

**NOTICE AND AGENDA  
CITY OF NORTH LAS VEGAS  
PLANNING COMMISSION**

September 8, 2010

***All Staff Reports and attachments are available on the City's  
Website - [http:// www.cityofnorthlasvegas.com](http://www.cityofnorthlasvegas.com)***

The North Las Vegas City Council Chamber is accessible to all persons. For reasonable accommodations to those with disability impairments, please contact the ADA Coordinator at (702) 633-1510 or TDD (800) 326-6868 at least seventy-two (72) hours in advance of the meeting. For general questions regarding this agenda, please contact the Community Development Department at (702) 633-1516.

**BRIEFING**

5:30 P.M., Conference Room, North Las Vegas City Hall, 2200 Civic Center Drive

**CALL TO ORDER**

6:00 P.M., Council Chambers, North Las Vegas City Hall, 2200 Civic Center Drive

**WELCOME**

The decision of the Planning Commission on Use Permits and Variances is final unless appealed within seven days, in writing, to the City Clerk at which time a new public hearing will be scheduled before the City Council. Zoning reclassifications and amendments to the Comprehensive Plan automatically go forward to City Council upon approval by the Planning Commission; however, if the Planning Commission denies a Zoning Reclassification or amendment to the Comprehensive Plan, the decision is final unless appealed within seven days, in writing, to the City Clerk at which time a new public hearing will be scheduled before the City Council.

Unless Otherwise noted, all agenda items are **ACTION** items except for Public Forum issues. Individuals wishing to speak on Public Hearing items are encouraged to complete a yellow card and submit it to the Planning Commission. The applicant will be permitted up to ten (10) minutes to present his or her application to the Commission. If possible, the Commission members will hold any questions until the conclusion of the applicant's presentation.

After the close of the initial presentation by an applicant, anyone wishing to offer comments will be permitted up to three (3) minutes to offer his or her statement to the Commission regarding the application presented. At the conclusion of the public comment period, the applicant will be permitted five (5) minutes to present his or her summary/rebuttal to the Commission.

Any deviations from the above time limits must be approved by the Commission before commencing any presentation by the applicant or members of the general public. Any request to waive the above time restrictions is limited to one (1) minute. The Commission may grant additional time, if it is deemed necessary.

### **STANDARD CONDITIONS**

Standard Conditions are listed in Exhibit "A" and are attached to this agenda.

### **VERIFICATION**

Verification the Agenda and Meeting Notice was properly posted on the bulletin board at City Hall, the bulletin board at the Public Safety Building, the bulletin boards at the North Las Vegas Public Library, the Aliante Library, and the Alexander Library in compliance with N.R.S. 241, "The Open Meeting Law."

### **PLEDGE OF ALLEGIANCE**

Commissioner Laura Perkins

### **PUBLIC FORUM**

This is the first of two portions of the meeting devoted to the Public. After completing and submitting a yellow card, please come forward upon recognition by the Chairman and feel free to speak on any topic or item not listed on the agenda. Usually items received under this heading will be referred to the appropriate City staff for action at a later date. Items listed on the agenda will be heard after introduction by Staff. In consideration of other citizens, we ask that you please limit your comments to five minutes and that repetition be avoided. The Chairman may, at his discretion, hold the cards until the second Public Forum at the end of the meeting.

### **MINUTES**

- Approval of Minutes for the Planning Commission Meeting of July 28, 2010.
- Approval of Minutes for the Planning Commission Meeting of August 11, 2010.

### **NEW BUSINESS**

1. **[ZN-09-10 \(41589\) MANHEIM NEVADA](#)** (Public Hearing). An application submitted by Manheim Auction on behalf of JMC IV Real Estate Company, property owner, for a property reclassification from M-1, Business Park Industrial District to M-2, General Industrial District. The property is located at 6600 Auction Lane. The Assessor's Parcel Number is 123-23-101-002.
2. **[SPR-07-10 \(41590\) MANHEIM NEVADA](#)**. An application submitted by Manheim Auction on behalf of JMC IV Real Estate Company, property owner, for a site plan review in an M-2, General Industrial District for additional parking for an existing automobile auction facility on 15 acres with waivers from the design. The property is located at 6600 Auction Lane. The Assessor's Parcel Number is 123-23-101-002.
3. **[UN-60-10 \(41475\) CRAIG COMMERCE CENTER](#)** (Public Hearing). An application submitted by Mark Wheeler on behalf of Harsch Investment Properties Craig LLC, property owner, for a special use permit in an M-2, General Industrial District to allow retail sales. The property is located at 2707 East Craig Road, Suite "A". The Assessor's Parcel Number is 139-01-301-002.
4. **[UN-61-10 \(41510\) ACE CYCLES](#)** (Public Hearing). An application submitted by Paul Yeghiayan, property owner, for a special use permit in an M-2, General Industrial District to allow an automobile repair facility. The property is located at 3410 Bunkerhill Drive. The Assessor's Parcel Number is 139-08-712-013.
5. **[UN-62-10 \(41511\) RAZOR WIRE](#)** (Public Hearing). An application submitted by Ram Refrigeration & Air Conditioning, Inc., property owner, for a special use permit in an M-2, General Industrial District to allow additional security measures consisting of razor wire. The property is located at 4060 Arcata Way. The Assessor's Parcel Number is 139-02-802-006.
6. **[UN-64-10 \(41568\) BUS PLUS](#)** (Public Hearing). An application submitted by Bus Plus on behalf of Eisen Family Trust, property owner, for a special use permit in an M-2, General Industrial District to allow an automobile repair facility. The property is located at 2420 Losee Road. The Assessor's Parcel Number is 139-15-802-008.

7. [VAC-05-10 \(41545\) LAREDO PARK](#) (Public Hearing). An application submitted by William Lyon Homes, property owner, to vacate a 3-foot side yard utility easement on lots 4, 5 and 27 through 37 of the Laredo Park Subdivision. The property is located approximately 670 feet north of Grand Teton Drive east of Decatur Boulevard. The Assessor's Parcel Numbers are 124-07-414-004, 124-07-414-005 and 124-07-414-027 through 124-07-414-037.
8. [UN-37-09 \(41582\) POPPA'S BAR](#) (Public Hearing). An application submitted by Bill Weiler Under Trust Agreement, property owner, for an extension of time of a previously approved special use permit in an M-2, General Industrial District to allow a Restricted Gaming "On-Sale" establishment. The property is located at 2750 East Craig Road. The Assessor's Parcel Number is 139-01-201-015.
9. [UN-26-08 \(41504\) MILLER HOTEL & CASINO](#) (Public Hearing). An application submitted by Milros Company Inc., on behalf of Miller Alon & Rosanna Family Trust, property owners, for an extension of time for a previously approved special use permit in a C-2, General Commercial District to allow a casino/hotel. The property is located northeast of I-15 and Sloan Lane. The Assessor's Parcel Number is 123-22-301-001.
10. [UN-27-08 \(41505\) MILLER HOTEL & CASINO](#) (Public Hearing). An application submitted by Milros Company Inc., on behalf of Miller Alon & Rosanna Family Trust, property owners, for an extension of time for a previously approved special use permit in a C-2, General Commercial District to allow a 90-foot-high casino/hotel where 60 feet is the maximum height allowed. The property is located northeast of I-15 and Sloan Lane. The Assessor's Parcel Number is 123-22-301-001.
11. [UN-63-10 \(41567\) RAPID CASH](#) (Public Hearing). An application submitted by Rapid Cash on behalf of Cheyenne Marketplace LLC, property owner, for a special use permit in a PUD, Planned Unit Development District to allow a secondhand dealer (purchase of gold). The property is located at 1360 West Cheyenne Avenue, Unit 101. The Assessor's Parcel Number is 139-09-801-011.
12. [UN-03-04 \(41627\) DOTTY'S AT LAKE MEAD & SIMMONS](#) (Public Hearing). An application submitted by Nevada Restaurant Services, Inc. on behalf of Simmons Associates, LLC, property owner, to amend a condition regarding on-site security for a previously approved special use permit in a C-1, Neighborhood Commercial District to allow the "on-sale" of alcoholic beverages in conjunction with a tavern. The property is located at 2795 West Lake Mead Boulevard. The Assessor's Parcel Number is 139-20-614-003.
13. [T-1339 \(41575\) RHAPSODY NORTH](#). An application submitted by William Lyon Homes Inc., property owner, for approval of a tentative map in an R-1, Single Family Low Density District consisting of 39 residential lots. The property is located at the southwest corner of Harold Street and Washburn Road. The Assessor's Parcel Numbers are 124-35-701-002 through 124-35-701-006.

14. [\*\*T-1340 \(41576\) RHAPSODY SOUTH.\*\*](#) An application submitted by William Lyon Homes Inc., property owner for approval of a tentative map in an R-1, Single-Family Low Density District consisting of 24 residential lots. The property is located at the southeast corner of Bruce Street and LaMadre Way. The Assessor's Parcel Numbers are 124-35-801-001 through 124-35-801-004.
15. [\*\*SPR-06-10 \(41583\) IN-N-OUT BURGER.\*\*](#) An application submitted by In-N-Out Burgers, a California Corporation on behalf of Morgan Family Trust LTD Partnership, property owner, for a site plan review in an M-2, General Industrial District to allow a 65 foot high freestanding sign where an 18 foot high freestanding sign is the maximum allowed and to allow 300 square feet of sign area where 125 square feet is the maximum allowed. The property is located at the southeast corner of Craig Road and Berg Street. The Assessor's Parcel Number is 139-01-302-006.
16. [\*\*SPR-12-08 \(41586\) LAS FLORES SHOPPING CENTER.\*\*](#) An application submitted by Montecito Commercial, LLC on behalf of BJS Las Vegas, LLC, property owner, for an extension of time for a previously approved site plan review in an R-A/CR, Redevelopment Area/Commercial Retail Subdistrict consisting of an approximate 352,200 square foot shopping center. The property is located at the northwest corner of Hamilton Street and Las Vegas Boulevard. The Assessor's Parcel Number is 139-12-111-01.

### **PUBLIC FORUM**

This is the portion of the meeting devoted to the public. After completing and submitting a yellow card, please come forward upon recognition by the Chairman and feel free to speak upon any topic. Usually items received under this heading will be referred to the appropriate City staff for action at a later date.

### **DIRECTOR'S BUSINESS**

### **CHAIRMAN'S BUSINESS**

### **ADJOURNMENT**

**STANDARD CONDITIONS**

1. Unless expressly authorized through a variance, waiver or another approved method development shall comply with all applicable codes and ordinances.
2. Approval of a traffic study is required prior to submittal of the civil improvement plans.
3. Approval of a drainage study is required prior to submittal of the civil improvement plans.
4. Clark County Regional Flood Control District (CCRFCD) concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
5. Driveway number and location are subject to review and approval by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in North Las Vegas Municipal Code 17.24.130. Conformance may require modifications to the site.
6. New street names must be submitted to the City of Las Vegas Central Fire Alarm Office and the U.S. Postal Service for review and approval prior to submittal of the conformed tentative map.
7. The North Las Vegas Traffic Engineer may require minor revisions to the interior streets prior to the approval of the tentative map or final map for the project.
8. A water network analysis must be submitted with the civil improvement plans.
9. All known geologic hazards shall be shown on the tentative map and the civil improvement plans. Geologic hazards such as fault lines or fissures affecting residential structures may substantially alter the tentative map layout and require the submission of a revised tentative map which must be approved by the City prior to final approval of the civil improvement plans.
10. The prospective homeowners shall sign a written notice declaring knowledge of the existence of R.C. Farms, wherein the housing development may be subject to odors created by the pig farm.
11. Measures to achieve a noise level reduction, outdoor to indoor, of 25 decibels must be incorporated into the design and construction.
12. All known soil conditions shall be shown on the civil improvements plans. Soil conditions that affect landscaping and wall construction may substantially alter the site plan and require submission of a revised site plan, which must be approved by the Development Services Director or her designee prior to approval of the civil improvement plans.