

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

October 13, 2010

**All Staff Reports and attachments are available on the City's
Website - <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) 533-1516.

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 Joseph DePhillips

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 September 8, 2010.

NEW BUSINESS

1. **VAC-07-10 (41764) SUNRISE AUTO SALES & LOBO AUTO** (Public Hearing). An application submitted by Israel Hernandez on behalf of Edgardo Israel Hernandez, etal, property owner, to vacate the 14' 6" public drainage easement and right-of-way. The property is located at 2643 North Las Vegas Boulevard. The Assessor's Parcel Numbers are 139-13-301-003, 139-13-302-006 and 139-13-302-007.
2. **UN-61-08 (41765) SUNRISE AUTO SALES** (Public Hearing). An application submitted by Israel Hernandez on behalf of Edgardo Israel Hernandez, etal, property owner, for an extension of time for a previously approved special use permit in a C-2, General Commercial District to allow an automobile sales facility. The property is located at 2643 North Las Vegas Boulevard. The Assessor's Parcel Numbers are 139-13-301-003, 139-13-302-006 and 139-13-302-007.
3. **VAC-06-10 (41696) RHAPSODY NORTH** (Public Hearing). An application submitted by William Lyon Homes Inc., property owner, to vacate the 10 foot public drainage easement across two (2) lots. The property is generally located at the southwest corner of Washburn Road and Harold Street. The Assessor's Parcel Numbers are 124-35-701-003 and 124-35-701-004.
4. **VN-05-10 (41659) SLOAN & STEPHENS** (Public Hearing). An application submitted by Williams Lill Holdings L.P., property owner, for a variance in an M-2, General Industrial District to allow a 10 foot high fence where eight (8) feet is the maximum height allowed. The property is located at 5530 North Sloan Lane. The Assessor's Parcel Number is 123-34-101-002.

5. [**UN-66-10 \(41663\) ALL JAPANESE AUTO PARTS**](#) (Public Hearing). An application submitted by Michael C. Puskarich on behalf of Finger Revocable Trust, property owner, for a special use permit in an M-2, General Industrial District to allow an automobile wrecking yard. The property is located at 4860 LaMancha Avenue. The Assessor's Parcel Number is 123-29-801-004.

6. [**FDP-02-10 \(41769\) ARCO AM/PM**](#). An application submitted by GK3 Architecture on behalf of Maria Enamorado, property owner, for a final development plan review in a PUD, Planned Unit Development District consisting of a convenience store with gas pumps, automatic drive-through washing establishment, and convenience food establishment. The property is located at the southwest corner of Ann Road and North 5th Street. The Assessor's Parcel Number is 124-34-502-006.

7. [**UN-67-10 \(41767\) LANTIS FIREWORKS STORAGE APEX**](#) (Public Hearing). An application submitted by Lantis Productions, Inc. on behalf of Kapex LLC, property owner, for a special use permit in an M-2, General Industrial District to allow hazardous materials (pyrotechnics and fireworks storage). The property is located at 13975 Grand Valley Parkway. The Assessor's Parcel Number is 103-16-010-006.

8. [**VN-06-10 \(41822\) 4012 DOVE CREEK**](#) (Public Hearing). An application submitted by Sue Hrajnoha on behalf of Joan Rubin Revocable Trust, property owner, for a variance in an R-1, Single-Family Low Density Residential District to allow a six (6) foot high fence where four (4) feet high is the maximum height allowed. The property is located at 4012 Dove Creek Road. The Assessor's Parcel Number is 139-06-416-030.

9. [**SPR-15-07 \(41644\) DEER SPRINGS & NORTH 5TH.**](#) An application submitted by Camden Development, Inc. on behalf of Camden Operating LP, property owner, for an extension of time for a previously approved site plan review in an R-4, High Density Residential District consisting of 214 multi-family units. The property is located at the northwest corner of Deer Springs Way and North 5th Street. The Assessor's Parcel Number is 124-22-601-005.

10. [**SPR-16-07 \(41643\) DEER SPRINGS & GOLDFIELD.**](#) An application submitted by Camden Development, Inc. on behalf of Camden Operating LP, property owner, for an extension of time for a previously approved site plan review in an R-3, Multi-Family Residential District consisting of 214 multi-family units. The property is located at the southeast corner of Deer Springs Way and Goldfield Street. The Assessor's Parcel Number is 124-22-701-011.

11. [**SPR-08-10 \(41772\) ADESA LAS VEGAS.**](#) An application submitted by Adesa, Inc. on behalf of Meldrum Geraldine Ann and Meldrum Family Trust and Floyd A. & Geraldine Meldrum Family Trust for a site plan review in an M-2, General Industrial District to allow an automobile auction facility on 45.87 acres and waivers from design standards. The property is located at 801 East Gowan Road and 1000 East Gowan Road. The Assessor's Parcel Numbers are 139-11-201-004 and 139-11-202-001.

OLD BUSINESS

12. [**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.
(Continued September 8, 2010)

PUBLIC FORUM

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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.