

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

December 8, 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**

Vice-Chairman Steve Brown

### **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 November 10, 2010.

### **NEW BUSINESS**

1. **AMP-09-10 (42108) AMENDMENT TO THE 2006 COMPREHENSIVE MASTER PLAN - RESOLUTION NO. 2453** (Public Hearing). An application submitted by the City of North Las Vegas for an amendment to the City of North Las Vegas 2006 Comprehensive Master Plan, to amend Chapter 3, Guiding Principles, Goals, and Policies, and Appendix B, Existing Conditions, to comply with the requirements of NRS 278.160(f), Housing Plan; and amend Goal 7.5, Water Supply, and Goal 8.3, Code Enforcement. A copy of the proposed amendment to the Comprehensive Plan is on file with the Community Development Department.
2. **UN-48-10 (42065) FARMER BOYS** (Public Hearing). An application submitted by Farmer Boys on behalf of G P N LLC, property owner, for an amendment to condition 2b regarding landscaping for a previously approved special use permit in the R-A/CR, Redevelopment Area/Commercial Retail Subdistrict to allow a convenience food restaurant. The property is located at 2341 North Las Vegas Boulevard. (southwest corner of Las Vegas Boulevard and Carey Avenue). The Assessor's Parcel Numbers are 139-23-503-002 and 139-23-503-003.
3. **UN-68-10 (41956) CITY AUTO** (Public Hearing). An application submitted by City Auto on behalf of Cannavo Susan M. Trust & Cannavo Exemption Trust, property owners, for a special use permit in an M-3, Heavy Industrial District to allow additional security measures consisting of an electric fence. The property is located at 2220 North Commerce Street. The Assessor's Parcel Number is 139-22-501-009.
4. **UN-72-10 (42037) LAS VEGAS TRUCK SALVAGE** (Public Hearing). An application submitted by Las Vegas Truck Salvage on behalf of Cannavo Susan M. Trust & Susan Cannavo TRS, property owners, for a special use permit in an M-3, Heavy Industrial District to allow additional security measures consisting of an electric fence. The property is located at 1900 Losee Road. The Assessor's Parcel Number is 139-22-701-006.
5. **UN-69-07 (41984) ALMOST HOME ADULT DAYCARE** (Public Hearing). An application submitted by Almost Home Adult Day Care on behalf of KEJ, LLC property owner, for an amendment to condition 10 to revise the age restriction from 55 to 18 for a previously approved special use permit in a C-P, Professional Office Commercial District to allow an adult daycare. The property is located at 4308 North Decatur Boulevard. The Assessor's Parcel Number is 139-06-310-006.

6. [\*\*UN-69-10 \(42032\) VEGAS CHRISTIAN CENTER\*\*](#) (Public Hearing). An application submitted by Vegas Christian Center on behalf of 3465 Craig Road, LLC, property owner, for a special use permit in a C-1, Neighborhood Commercial District to allow a church. The property is located at 3465 West Craig Road, Suites B & C. The Assessor's Parcel Number is 139-05-316-018.
7. [\*\*UN-70-10 \(42031\) HIS WORD CHRISTIAN CENTER\*\*](#) (Public Hearing). An application submitted by Dr. Eric A. Toranzo with His Word Christian Center, property owner, for a special use permit in a C-1, Neighborhood Commercial District to allow a church. The property is located at 5165 Camino Al Norte. The Assessor's Parcel Number is 124-33-718-012.
8. [\*\*UN-71-10 \(42033\) ACE CYCLE\*\*](#) (Public Hearing). An application submitted by Kathy Bise on behalf of Raquel P. Orozco, 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 3765 Losee Road, Suite 1. The Assessor's Parcel Number is 139-11-601-004.
9. [\*\*UN-75-10 \(42042\) NEWCO CHECK INC\*\*](#) (Public Hearing). An application submitted by Robert Frimet on behalf of Dahlas Antoku, property owner, for a special use permit in an R-A/CR, Redevelopment Area Commercial/Retail Subdistrict to allow an expansion to an existing check cashing facility to include the purchase of gold. The property is located at 2039 Civic Center Drive. The Assessor's Parcel Number is 139-23-610-001.
10. [\*\*ZOA-07-10 \(42092\) REAL ESTATE SIGNS\*\*](#) (Public Hearing). An amendment initiated by the City of North Las Vegas to amend Title 17 (Zoning Ordinance) Sections 17.12.020 Definitions and 17.24.110 Signs to add regulations concerning real estate signs; and to provide for other matters properly related thereto.

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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.