

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

February 9, 2011

***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 Dean Leavitt

### **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 January 12, 2011.

### NEW BUSINESS

1. [UN-74-10 \(42040\) C-STORE WITH GAS PUMPS](#) (Public Hearing). An application submitted by GK3 Architecture on behalf of Bouquet Inc., property owner, for a special use permit in a C-1, Neighborhood Commercial District to allow a convenience food store with gas pumps. The property is located at the northwest corner of Centennial Parkway and Commerce Street. The Assessor's Parcel Number is 124-22-401-012. **(Continued January 12, 2011)**
2. [UN-76-10 \(42049\) CARWASH](#) (Public Hearing). An application submitted by GK3 Architecture on behalf of Bouquet Inc., property owner, for a special use permit in a C-1, Neighborhood Commercial District to allow an automobile washing establishment (self-service). The property is located at the northwest corner of Centennial Parkway and Commerce Street. The Assessor's Parcel Number is 124-22-401-012. **(Continued January 12, 2011)**
3. [UN-01-11 \(42160\) NORTHGATE FOURSQUARE CHURCH](#) (Public Hearing). An application submitted by LM Construction Co. LLC, on behalf of International Church of Foursquare Gospel, property owner, for a special use permit in an R-E, Ranch Estates District to allow a church. The property is located at the southwest corner of Washburn Road and Donna Street. The Assessor's Parcel Numbers are 124-35-302-001, 124-35-302-002 and 124-35-302-003. **(Continued January 12, 2011)**
4. [UN-02-11 \(42163\) SIMMONS PLAZA](#) (Public Hearing). An application submitted by Bertha Rice on behalf of Simmons Associates LLC, property owner, for a special use permit in a C-1, Neighborhood Commercial District to allow a secondhand dealer. The property is located at 2815 W. Lake Mead Boulevard, Suite 103. The Assessor's Parcel Number is 139-20-614-002. **(Continued January 12, 2011)**
5. [UN-03-11 \(42172\) AMERICAN NIGHTMARE TATTOO](#) (Public Hearing). An application submitted by Mickey Wright on behalf of West Craig Plaza LLC, property owner for a special use permit in a C-2, General Commercial District to allow a tattoo parlor. The property is located at 4444 West Craig Road, Suite #116. The Assessor's Parcel Number is 139-06-201-010. **(Continued January 12, 2011)**
6. [UN-05-11 \(42313\) IN TOUCH CREDIT UNION](#) (Public Hearing). An application submitted by In Touch Credit Union on behalf of Craig Losee Corner LLC, property owner, for a special use permit in a C-2, General Commercial District to allow a financial institution (credit union). The property is located at 2620 E. Craig Road. The Assessor's Parcel Number is 139-01-210-007.

7. [\*\*ZOA-04-11 \(42346\) RECREATIONAL IN MUD\*\*](#) (Public Hearing). An application initiated by Christopher Joseph England to amend Title 17 (Zoning Ordinance) Section 17.28.065, Procedures for Mixed Use Development District (MUD) approval to allow recreational uses as a special use on developed but vacant commercial properties; and providing for other matters properly related thereto.
8. [\*\*SPR-18-09 \(42198\) THE GROVE.\*\*](#) An application submitted by Kamros Holdings, LLC, property owner, for an amendment to a previously approved site plan review in a C-1, Neighborhood Commercial District to amend conditions regarding the electronic message board. The property is located at 445 West Craig Road. The Assessor's Parcel Number is 139-03-311-016.
9. [\*\*UN-04-11 \(42241\) PREMIER AUTO AUCTION\*\*](#) (Public Hearing). An application submitted by Premier Auto Auction on behalf of Ivan B. & Helen C. Cannon Family Trust, property owner for a special use permit in an M-2, General Industrial District to allow additional security measures consisting of an electric fence. The property is located at 3000 Losee Road and 3038 Losee Road. The Assessor's Parcel Numbers are 139-14-102-005 and 139-14-102-006.
10. [\*\*UN-10-11 \(42347\) COPART\*\*](#) (Public Hearing). An application submitted by Copart Las Vegas on behalf of Copart Arizona Inc., property owner for a special use permit in an M-2, General Industrial District to allow additional security measures consisting of an electric fence. The property is located at 4810 N. Lamb Boulevard. The Assessor's Parcel Number is 123-32-401-010.
11. [\*\*UN-11-11 \(42348\) COPART\*\*](#) (Public Hearing). An application submitted by Copart Las Vegas on behalf of Copart Arizona Inc., property owner for a special use permit in an M-2, General Industrial District to allow additional security measures consisting of an electric fence. The property is located at 3441 Clayton Street. The Assessor's Parcel Number is 139-08-701-018.
12. [\*\*SPR-01-11 \(42328\) BRUCE & WASHBURN/RHAPSODY NORTH.\*\*](#) An application submitted by William Lyon Homes, Inc., property owner, for a site plan review in an R-1, Single Family Low Density District to allow a waiver of the corner side landscaping requirements. 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.
13. [\*\*SPR-02-11 \(42180\) APEX DAVIS.\*\*](#) An application submitted by Apex Properties LLC & Carmine Limited Partnership on behalf of Carmine Limited Partnership, property owner, for a site plan review in an Industrial-Apex (I-A) Overlay District to allow a Junkyard/Salvage Yard facility and waivers from the Industrial-APEX (I-A) Overlay District Design Standards. The property is located approximately 10,300 feet west of US-93 and south of the power plant. The Assessor's Parcel Numbers are 103-08-510-004 through 103-08-510-007, 103-08-510-009 and 103-08-510-011 through 103-08-510-013.

14. [ZOA-03-11 \(42319\) SCHOOLS IN COMMERCIAL ZONING](#) (Public Hearing). An application initiated by Kaempfer Crowell Renshaw Gronauer & Fiorentino Attorneys at Law to amend Title 17 (Zoning Ordinance) Sections 17.20.100(C-1), Neighborhood Commercial and 17.20.110 (C-2), General Commercial Districts to allow schools as a special use; and providing for other matters properly related thereto.
15. [UN-06-11 \(42317\) FARMER BOYS RESTAURANT](#) (Public Hearing). An application submitted by HHI Clark LLC, property owner, for a special use permit in a C-2, General Commercial District to allow a convenience food restaurant. The property is located approximately 350 feet east of North 5th Street on the south side of Centennial Parkway. The Assessor's Parcel Number is 124-26-101-002.
16. [UN-07-11 \(42318\) RETAIL AT CENTENNIAL PARKWAY](#) (Public Hearing). An application submitted by HHI Clark LLC, property owner, for a special use permit in a C-2, General Commercial District to allow a convenience food restaurant. The property is located approximately 350 feet east of North 5th Street on the south side of Centennial Parkway. The Assessor's Parcel Number is 124-26-101-002.
17. [UN-08-11 \(42340\) ARCO @ TROPICAL & DECATUR](#) (Public Hearing). An application submitted by M Grape LLC, property owner, for a special use permit in a C-2, General Commercial District to allow an automobile washing establishment (self-service). The property is located at the northeast corner of Decatur Boulevard & Tropical Parkway. The Assessor's Parcel Number is 124-30-204-005.
18. [UN-09-11 \(42342\) ARCO @ TROPICAL & DECATUR](#) (Public Hearing). An application submitted by M Grape LLC, property owner, for a special use permit in a C-2, General Commercial District to allow a convenience food store with gas pumps. The property is located at the northeast corner of Decatur Boulevard & Tropical Parkway. The Assessor's Parcel Number is 124-30-204-005.

#### **OLD BUSINESS**

19. [ZOA-01-11 \(42142\) CNLV](#) (Public Hearing). An application initiated by the City of North Las Vegas to amend Title 17 (Zoning Ordinance) to add Additional Security Measures as a conditional use within Section 17.20.130 Business Park Industrial District (M-1), Section 17.20.140 General Industrial District (M-2), Section 17.20.150 Heavy Industrial District (M-3); adding provisions for Additional Security Measures within Section 17.24.025; removing Section 17.24.080 (J) which stipulates the current requirements for Additional Security Measures; and providing for other matters properly related thereto. **(Continued January 12, 2011)**

**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.