

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

March 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 Jo Cato

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 February 9, 2011.

NEW BUSINESS

1. **UN-11-07 (42527) TUTOR TIME AKA CHILDREN'S LEARNING ADVENTURE ANN ROAD** (Public Hearing). An application submitted by John Shield w/ Children's Learning Adventure on behalf of RCS Capital Development LLC, property owner, for an extension of time for a previously approved special use permit in a C-P, Professional Office Commercial District to allow a child care facility. The property is located north of Ann Road and approximately 620 feet east of Allen Lane. The Assessor's Parcel Number is 124-29-401-007.
2. **UN-12-11 (42521) MAVERIK CONVENIENCE STORE** (Public Hearing). An application submitted by Maverik, Inc. on behalf of Leon Chen Etal, 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 northeast corner of Losee Road and Lone Mountain Road. The Assessor's Parcel Number is 124-36-401-006.
3. **UN-13-11 (42488) C AND L PLAZA** (Public Hearing). An application submitted by Firas Sulyman on behalf of Connors Family 1984 Trust, property owner, for a special use permit in an M-2, General Industrial District to allow a retail commercial use. The property is located at 2040 East Craig Road, Suite 102. The Assessor's Parcel Number is 139-02-613-016.
4. **UN-17-11 (42544) COLLISION AUTHORITY** (Public Hearing). An Application submitted by Collision Authority on behalf of Comex Building LLC, 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 4429 Losee Road. The Assessor's Parcel Number is 139-02-613-012.
5. **ZOA-06-11 (42388) CNLV - MANUFACTURED HOUSING** (Public Hearing). An application amendment initiated by the City of North Las Vegas to amend Title 17 (Zoning Ordinance) Section 17.24.210, Single-Family Design Guidelines; subsection (1.2), Manufactured Housing; to amend the allowed age of a manufactured home placed on a residential lot; and providing for other matters properly related thereto.
6. **UN-18-11 (42549) FIRESTONE AUTO CARE** (Public Hearing). An application submitted by Firestone on behalf of HD Development Maryland Inc., property owner, for a special use permit in a C-2, General Commercial District to allow an automobile service facility. The property is located on the south side of Craig Road and approximately 700 feet east of Martin Luther King Boulevard. The Assessor's Parcel Number is 139-04-701-016.

7. [UN-14-11 \(42489\) C-STORE RENOVATION](#) (Public Hearing). An application submitted by Argyris Enterprises LLC, property owner, for a special use permit in an M-2, General Industrial District to allow a convenience food store with gas pumps. The property is located at 3820 Craig Road. The Assessor's Parcel Number is 140-06-210-044.
8. [UN-15-11 \(42490\) C-STORE RENOVATION](#) (Public Hearing). An application submitted by Argyris Enterprises LLC, property owner, for a special use permit in an M-2, General Industrial District to allow a convenience food restaurant. The property is located at 3820 Craig Road. The Assessor's Parcel Number is 140-06-210-044.
9. [UN-16-11 \(42502\) C-STORE RENOVATION](#) (Public Hearing). An application submitted by Argyris Enterprises LLC, property owner, for a special use permit in an M-2, General Industrial District to allow an automobile service facility (smog station). The property is located at 3820 Craig Road. The Assessor's Parcel Number is 140-06-210-044.
10. [ZOA-07-11 \(\(42607\) CNLV - REDEVELOPMENT AREA](#) (Public Hearing). An application amendment initiated by the City of North Las Vegas to amend Title 17 (Zoning Ordinance) Section 17.20.210 (I) R-A/PSP Redevelopment Area/Public/Semi Public Subdistrict specifically subsection (2) to allow retail/service uses as a principally permitted use; and subsection (3) removing public buildings and uses, and retail service uses as special uses; and providing for other matters properly related thereto.
11. [T-1342 \(42538\) ELDORADO R1-60 NO. 16 & R1-56 #16](#). An application submitted by Pardee Homes, property owner, for approval of a tentative map in the OL/DA, Open Land Development Agreement District, consisting of 144 residential lots. The property is located at the southwest corner of Deer Springs Way and Gliding Eagle Road. The Assessor's Parcel Numbers are 124-21-315-001 thru 124-21-315-015, 124-21-315-017 thru 124-21-315-033, 124-21-315-038 thru 124-21-315-073, 124-21-316-001 thru 124-321-316-063 and 124-21-317-001 thru 124-21-317-005.

OLD BUSINESS

12. [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 and February 9, 2011)**

13. [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 and February 9, 2011)**

14. [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. **(Continued February 9, 2011)**

WORK SESSION

Presentation, discussion and/or direction on the New Title 17 Zoning Ordinance.

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.