

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

April 13, 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 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 March 9, 2011.

### **NEW BUSINESS**

1. **VAC-01-11 (42878) FIRESTONE AUTO CARE** (Public Hearing). An application submitted by Firestone c/o Jones Lang LaSalle on behalf of Ann-Decatur, LLC, property owner, to vacate a portion of an underground drainage easement. The property is located at the northeast corner of Ann Road and Montgomery Street. The Assessor's Parcel Number is 124-30-401-015.
2. **UN-26-11 (42877) FIRESTONE AUTO CARE** (Public Hearing). An application submitted by Firestone c/o Jones Lang LaSalle on behalf of Ann-Decatur, LLC, property owner, for a special use permit in a PUD, Planned Unit Development District to allow an automobile service facility. The property is located at the northeast corner of Ann Road and Montgomery Street. The Assessor's Parcel Number is 124-30-401-015.
3. **FDP-01-11 (42879) FIRESTONE AUTO CARE.** An application submitted by Firestone c/o Jones Lang LaSalle on behalf of Ann-Decatur, LLC, property owner, for a final development plan review in a PUD, Planned Unit Development District to develop the first phase of a commercial/retail center containing an automobile service facility. The property is located at the northeast corner of Ann Road and Montgomery Street. The Assessor's Parcel Number is 124-30-401-015.

4. [\*\*ZN-98-04 \(42863\) VISTA CIELO VILLAGE 1\*\*](#) (Public Hearing). An application submitted by Harmony Homes on behalf of Harmony 461, LLC, property owner, for an amendment to a previously approved 85 acre PUD, Planned Unit Development District by adding and reclassifying an additional 15 acres of R-1, Single-Family Low Density District which would consist of an additional 100 lots to the PUD, Planned Unit Development which is currently approved for 433 single-family lots. The properties are located at the northeast corner of Ann Road and Lawrence Street. The Assessor's Parcel Numbers are 124-26-812-003 thru 124-26-812-005 and 124-26-815-001 thru 124-26-815-103.
  
5. [\*\*T-1343 \(42866\) VISTA CIELO VILLAGE 1\*\*](#). An application submitted by Harmony Homes on behalf of Harmony 461, LLC, property owner, for approval of a tentative map in an R-1, Single-Family Low Density District (proposed PUD, Planned Unit Development District) consisting of 100 single-family lots. The properties are located at the northeast corner of Ann Road and Lawrence Street. The Assessor's Parcel Numbers are 124-26-812-003 thru 124-26-812-005 and 124-26-815-001 thru 124-26-815-103.
  
6. [\*\*UN-08-09 \(42882\) METRO PAWN\*\*](#) (Public Hearing). An application submitted by Metro Pawn on behalf of County of Clark (Aviation) & Marcello Airport Center, LLC, property owners, for an extension of time for a previously approved special use permit in a C-2, General Commercial District to allow a pawnshop. The property is located at the northeast corner of Rancho Drive and Carey Avenue. (2480 North Rancho Drive). The Assessor's Parcel Number is 139-18-411-006.
  
7. [\*\*UN-44-06 \(42808\) ALEXANDER & MLK\*\*](#) (Public Hearing). An application submitted by Ghassan Shamoun, property owner, for an extension of time for a previously approved special use permit in a PUD, Planned Unit Development District to allow a convenience food store with gas pumps. The property is located at the northwest corner of Alexander Road and Martin Luther King Boulevard. The Assessor's Parcel Number is 139-04-410-011.

8. [\*\*AMP-01-11 \(42881\) CENTENNIAL & TROPICAL\*\*](#) (Public Hearing). An application submitted by M Grape LLC c/o Raymond Shapiro, property owner, for an amendment to the Master Plan of Streets and Highways to realign the intersection of Tropical Parkway and Centennial Parkway. A copy of the proposed amendment to the Master Plan of Streets and Highways is on file with the Community Development Department.
  
9. [\*\*UN-24-11 \(42874\) SOMERSET ACADEMY\*\*](#) (Public Hearing). An application submitted by Academica Corporation on behalf of Commerce Plaza LLC, property owner, for a special use permit in a C-2, General Commercial District to allow a school. The properties are located at 385, 405 and 415 Centennial Parkway. The Assessor's Parcel Numbers are 124-27-115-012, 124-27-115-017 and 124-27-115-018.
  
10. [\*\*UN-25-11 \(42876\) CRAIG ROAD INDUSTRIAL CENTER\*\*](#) (Public Hearing). An application submitted by Pico Vegas 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 4220 E. Craig Road, Suites 1, 4, 5 and 8. The Assessor's Parcel Number is 140-06-610-019.
  
11. [\*\*UN-27-11 \(42880\) FAST TOWING INC.\*\*](#) (Public Hearing). An application submitted by Fast Towing Inc on behalf of Pratte Lone Mountain Property, LLC, property owner, for a special use permit in an M-2, General Industrial District to allow an automobile impound yard. The property is located at 2900 East Lone Mountain Road. The Assessor's Parcel Number is 124-36-403-010.

12. [UN-28-11 \(42883\) NELLIS MANOR WARD - LDS CHURCH](#) (Public Hearing). An application submitted by The Presiding Bishop of the Church of Jesus Christ of Latter-Day Saints, a Utah Corporation, property owner, for a special use permit in an R-1, Single-Family Low Density District to allow a church. The property is located at the northwest corner of Tropical Parkway and Walnut Road. The Assessor's Parcel Number is 123-30-201-007.
  
13. [ZN-27-00 \(42886\) CHEYENNE VALLEY GATEWAY](#) (Public Hearing). An application submitted by LBCB LLC Series CVG Retail, property owner, for an amendment to a previously approved PUD, Planned Unit Development District to amend a condition regarding permitted uses in the "retail" portion of the site. The property is located at 4370 W. Cheyenne Avenue. The Assessor's Parcel Numbers are 139-07-417-004 thru 139-07-417-014.
  
14. [UN-20-11 \(42651\) FIRST IMPRESSIONS BARBERSHOP](#) (Public Hearing). An application submitted by Anthony M. Staten on behalf of Desert Holdings, LLC, 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 2755 West Cheyenne Avenue, Suite 106. The Assessor's Parcel Number is 139-17-510-047.
  
15. [UN-21-11 \(42666\) REFLECTION SOUTHERN BAPTIST CHURCH](#) (Public Hearing). An application submitted by Reflection Southern Baptist Church on behalf of Desert Holdings, LLC, property owner, for a special use permit in an M-2, General Industrial District to allow a church. The property is located at 2755 West Cheyenne Avenue, Suites 102, 103 and 104. The Assessor's Parcel Number is 139-17-510-047.
  
16. [UN-22-11 \(42860\) RAPID CASH](#) (Public Hearing). An application submitted by Rapid Cash/Speedy Cash on behalf of GNP LLC, property owner, for a special use permit in an R-A/CR, Redevelopment Area/Commercial Retail subdistrict to allow an auto title loan facility. The property is located at 2332 Civic Center Drive . The Assessor's Parcel Number is 139-23-503-001.

17. [UN-23-11 \(42861\) RAPID CASH](#) (Public Hearing). An application submitted by Rapid Cash/Speedy Cash on behalf of GNP LLC, property owner, for a special use permit in an R-A/CR, Redevelopment Area/Commercial Retail subdistrict to allow a deferred deposit and short term loan facility. The property is located at 2332 Civic Center Drive . The Assessor's Parcel Number is 139-23-503-001.
  
18. [UN-29-11 \(42907\) RAPID CASH](#) (Public Hearing). An application submitted by Rapid Cash/Speedy Cash on behalf of GNP LLC, property owner, for a special use permit in an R-A/CR, Redevelopment Area/Commercial Retail subdistrict to allow the purchase of gold and other precious metals (secondhand dealer). The property is located at 2332 Civic Center Drive . The Assessor's Parcel Number is 139-23-503-001.

#### **OLD BUSINESS**

19. [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 and March 9, 2011)**
  
20. [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. **(Continued March 9, 2011)**

21. [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. **(Continued March 9, 2011)**
  
22. [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. **(Continued March 9, 2011)**

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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.