

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

May 11, 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 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 Special Planning Commission Meeting of March 30, 2011

NEW BUSINESS

1. **[UN-34-11 \(42990\) NEW ANTIOCH CHRISTIAN FELLOWSHIP](#)** (Public Hearing). An application submitted by New Antioch Christian Fellowship on behalf of North Valley Enterprises, LLC, property owner, for a special use permit in an MPC/C-P, Master Planned Community/Professional Office Commercial District to allow a church. The property is located at 2600 Nature Park Drive. The Assessor's Parcel Number is 124-20-501-007.
2. **[UN-30-11 \(42927\) K. O. TATTOO AND BODY PIERCING](#)** (Public Hearing). An application submitted by Wayne and Ruby Getsinger on behalf of Raquel D. Orozco, property owner, for a special use permit in an M-2, General Industrial District to allow a retail commercial use (tattoo parlor). The property is located at 3745 Losee Road, Suite 4. The Assessor's Parcel Number is 139-11-601-004.
3. **[UN-32-11 \(42974\) TRUCK LUBE AND REPAIRS](#)** (Public Hearing). An application submitted by Nevada Lubes, LLC on behalf of Railroad Valley Enterprises 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 3383 Losee Road. The Assessor's Parcel Numbers are 139-11-413-002 through 139-11-413-005.
4. **[UN-35-11 \(42995\) TRUCK WASH & DETAIL](#)** (Public Hearing). An application submitted by Nevada Lubes, LLC on behalf of Railroad Valley Enterprises LLC, property owner, for a special use permit in an M-2, General Industrial District to allow an automobile washing establishment (hand-wash). The property is located at 3383 Losee Road. The Assessor's Parcel Numbers are 139-11-413-002 through 139-11-413-005.
5. **[UN-31-11 \(42957\) COLLISION AUTHORITY](#)** (Public Hearing). An application submitted by Collision Authority on behalf of Craig Pad Partners 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 north of Craig Road approximately 600 feet east of Berg Street. The Assessor's Parcel Number is 139-01-211-004.

6. [UN-33-11 \(42976\) MR. WILLY'S CHICKEN & FISH](#) (Public Hearing). An application submitted by Cloud 2000 Insurance Trust, 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 3330 Losee Road. The Assessor's Parcel Number is 139-11-801-006.
7. [UN-36-11 \(43006\) THE GROVE](#) (Public Hearing). An application submitted by Kamros Holdings LLC, property owner, for a special use permit in a C-1, Neighborhood Commercial District to allow a convenience food restaurant. The property is located at 445 West Craig Road. The Assessor's Parcel Number is 139-03-311-016.
8. [SPR-01-10 \(42956\) CIVIC CENTER NURSERY](#). An application submitted by Reed Hinkelman, property owner, for an extension of time for an existing site plan review in an M-2, General Industrial District to allow a 15 foot perimeter landscape area along Civic Center Drive and a five (5) foot perimeter landscape area along I-15 where 20 feet is the minimum required. The property is located on Civic Center Drive approximately 658 feet north of Branson Avenue. The Assessor's Parcel Number is 139-12-103-006.
9. [SPR-08-10 \(42998\) 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 an amendment to a previously approved site plan review in an M-2, General Industrial District to request waivers from the Industrial Design Guidelines to exceed the height of light poles from 20 feet to 55 feet and not to provide parapets for the mechanical equipment located on roof tops. 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.
10. [SPR-03-11 \(42951\) ALIANTE PARCELS 31A, 31B, AND 31C](#). An application submitted by Pardee Homes of Nevada, property owner, for a site plan review in an MPC R-1, Master Planned Community Single Family Residential District to allow a waiver from the Aliante's corner side landscaping requirements. The property is located south of Nature Park Drive east of Aliante Parkway. The Assessor's Parcel Numbers are 124-16-411-002, 124-16-411-005, 124-16-411-025, 124-16-411-031, 124-17-813-012, 124-17-813-013 and 124-21-112-057, 124-20-513-014, 124-20-513-015, 124-20-513-019, 124-20-513-020, 124-20-513-022, 124-20-513-023, 124-20-513-025, 124-20-513-026, 124-20-513-027, 124-20-513-050, 124-20-513-052, 124-20-513-056, 124-21-112-005, 124-21-112-017, 124-21-112-021, 124-21-112-022, 124-21-112-030 and 124-21-112-046.

11. [**SPR-04-11 \(42953\) ALIANTE PARCELS 30A AND 30B.**](#) An application submitted by Pardee Homes of Nevada, property owner, for a site plan review in an MPC R-1, Master Planned Community Single Family Residential District to allow a waiver from the Aliante's corner side landscaping requirements. The property is located on the northwest corner of Clayton Street and Deer Springs Way. The Assessor's Parcel Numbers are 124-20-512-003, 124-20-512-023, 124-20-513-039, 124-20-512-051, 124-20-512-052, 124-20-512-059, 124-20-512-060, 124-20-613-003, 124-20-613-012, 124-20-613-013, 124-20-613-038, 124-20-613-044, 124-20-613-052, 124-20-613-054, 124-20-613-060, 124-20-613-063, 124-20-613-067, 124-20-613-077, 124-20-613-078, 124-20-613-087, 124-20-613-088 and 124-20-613-097.
12. [**SPR-05-11 \(43008\) DECATUR & TROPICAL SIGN.**](#) An application submitted by M Grape LLC, property owner, for a site plan review in a C-2, General Commercial District for a waiver to allow for increased number of freestanding signs, increased sign area and increased sign heights, three (3) freestanding signs when one (1) is the maximum allowed; in addition the applicant is requesting a waiver to allow a 25-foot high freestanding sign along Decatur Boulevard where an 18-foot freestanding sign is the maximum height allowed and a 25-foot freestanding sign across from residential where an eight (8) foot high monument sign is the maximum height allowed. The property is located at the northeast corner of Tropical Parkway and Decatur Boulevard. The Assessor's Parcel Number is 124-30-204-001.
13. [**CNLV TITLE 17 ZONING CODE.**](#) Reconsideration of motion to: 1) allow pigs on lots with 6,000 square feet instead of five acres; 2) allow motor homes or recreational vehicles to be parked on side lots; 3) remove the requirement of a maximum allowed amount of parking; 4) amend the requirements for Traffic Impact analysis with developments; 5) require lighting within utility easements that serve as pedestrian linkages; 6) allow the landscaped parkway to be counted as open space within a development; 7) allow 30-foot in height light poles within the C-2 district; and 8) modify lot sizes, open space and the use of the Residential Design Incentive System within the R-1 Single-Family Low Density Residential and R-2 Medium Density Residential Districts.

OLD BUSINESS

14. [**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. **(Continued April 13, 2011)**

15. **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. **(Continued April 13, 2011)**

16. **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, March 9 and April 13, 2011)**

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.