

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

July 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

Vice-Chairman Steve Brown

ELECTION OF PLANNING COMMISSION OFFICERS

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 April 27, 2011.
- Approval of minutes for the Planning Commission Meeting of May 11, 2011.
- Approval of minutes for the Planning Commission Meeting of June 8, 2011.

NEW BUSINESS

1. [**UN-48-11 \(43276\) DOX VEI**](#) (Public Hearing). An application submitted by Miguel A. Gonzalez on behalf of Jacqueline Spinner, property owner, for a special use permit in an M-2, General Industrial District to allow a church. The property is located at 101 West Brooks Avenue, Suites A, B and C. The Assessor's Parcel Number is 139-15-601-001.
2. [**UN-49-11 \(43277\) KEDESH HOUSE OF REFUGE**](#) (Public Hearing). An application submitted by Pastor Glenda Burns on behalf of Jacqueline Spinner, property owner, for a special use permit in an M-2, General Industrial District to allow a church. The property is located at 101 West Brooks Avenue, Suite H. The Assessor's Parcel Number is 139-15-601-001.
3. [**UN-53-11 \(43284\) HERNANDEZ RESIDENTIAL**](#) (Public Hearing). An application submitted by Miguel Hernandez, property owner, for a special use permit in an R-1, Single-Family Low Density District to allow a garage conversion. The property is located at 3409 Lillis Circle. The Assessor's Parcel Number is 139-24-512-024.
4. [**UN-56-11 \(43289\) LONGLIFE CARCARE**](#) (Public Hearing). An application submitted by Edward Rivera on behalf of Craig Road Business Center, 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 4550 Donovan Way, Suite 122. The Assessor's Parcel Number is 139-01-611-009.
5. [**UN-36-03 \(43228\) COAST HOTEL & CASINO**](#) (Public Hearing). An application submitted by Coast Hotel & Casinos, Inc., property owner, for an extension of time for a previously approved special use permit in a C-2 General Commercial District to allow a casino/hotel and to allow a building to exceed the maximum building height of 60 feet (approximately 190 feet). The property is located at 4205 East Centennial Parkway. The Assessor's Parcel Number is 123-30-501-008.

6. [UN-43-11 \(43198\) ALIANTE MARKETPLACE](#) (Public Hearing). An application submitted by SEV Enterprise DBA Rocco's New York Pizzeria on behalf of Aliante Marketplace, LLC, property owner, for a special use permit in an MPC/C-2, Master Planned Community/General Commercial District to allow an "on-sale" establishment (beer-wine-spirit-based products). The property is located at 6885 Aliante Parkway, Suite 109. The Assessor's Parcel Number is 124-20-612-012.
7. [UN-44-11 \(43231\) WILLIE H. BROOKS SOAR ACADEMY](#) (Public Hearing). An application submitted by Willie H. Brooks SOAR Academy on behalf of Zion United Methodist, property owner, for a special use permit in an R-1, Single-Family Low Density District to allow a school. The property is located at 2108 North Revere Street. The Assessor's Parcel Number is 139-22-201-001.
8. [UN-57-11 \(43291\) SPEC CHEM](#) (Public Hearing). An application submitted by Spec Chem on behalf of Melton & Katherine L. Bacon, Trust, property owners, for a special use permit in an M-2, General Industrial District to allow a concrete batch plant. The property is located at 3930 East Lone Mountain Road. The Assessor's Parcel Number is 123-31-801-007.
9. [UN-50-11 \(43278\) VCA](#) (Public Hearing). An application submitted by Debra Ball on behalf of Geraldine Ann Meldrum, property owner, for a special use permit in an M-2, General Industrial District to allow an indoor recreation facility (cheer training facility). The property is located at 3630 North 5th Street, Suites 100 & 110. The Assessor's Parcel Number is 139-11-201-003.
10. [UN-52-11 \(43285\) ARISTOCRAT FOCUS II](#) (Public Hearing). An application submitted by David Douglas on behalf of 3853 LLC, property owner, for a special use permit in an M-2, General Industrial District to allow an indoor recreation facility (martial arts). The property is located at 3853 East Craig Road, Suite 11. The Assessor's Parcel Number is 140-06-210-032.
11. [UN-54-11 \(43286\) BRAZZ BALLZ #1](#) (Public Hearing). An application submitted by Robert T. Marbury III on behalf of 3853 LLC, property owner, for a special use permit in an M-2 General Industrial District to allow an indoor recreation facility with various recreational activities. The property is located at 3853 East Craig Road, Suite 7. The Assessor's Parcel Number is 140-06-210-032.
12. [UN-46-11 \(43268\) ANN DECATUR MARKET PLACE](#) (Public Hearing). An application submitted by Xiu Qin LI on behalf of Decatur Crossing LLC, property owner, for a special use permit in a PUD, Planned Unit Development District to allow a massage establishment (reflexology). The property is located at 4770 Ann Road, Suite 3. The Assessor's Parcel Number is 124-30-401-024.

13. [UN-47-11 \(43274\) CENTENNIAL PLAZA](#) (Public Hearing). An application submitted by AT&T Wireless on behalf of Simmons II LLC, property owner, for a special use permit in a C-1, Neighborhood Commercial District to allow an 80-foot telecommunication tower. The property is located at 2805 West Centennial Parkway. The Assessor's Parcel Number is 124-29-513-006.
14. [UN-86-01 \(43241\) TAVERN AT CENTENNIAL & LOSEE](#) (Public Hearing). An application submitted by Centennial 2010 LLC, property owner, for an extension of time for a previously approved special use permit in a C-1, Neighborhood Commercial District to allow an "on-sale" establishment (restricted gaming liquor). The property is located at 6412 Losee Road. The Assessor's Parcel Number is 124-24-414-005.
15. [VAC-04-11 \(43200\) NORTHGATE PHASE 1](#) (Public Hearing). An application submitted by Diamond Lamb, LLC, property owner, to vacate El Campo Grande Avenue between Lamb Boulevard and the I-15 right of way; to vacate Novak Street between El Campo Grande Avenue and the I-15 right-of-way, to vacate the associated drainage easement commencing 800 feet south of El Campo Grande Avenue and proceeding south 181 feet to the I-15 right of way; and to vacate a portion of Ann Road between Lamb Boulevard and the I-15 right of way. The Assessor's Parcel Numbers are 123-29-301-002, -003, 123-29-401-004, -005, -006, -007, -012, -013, and -015.
16. [T-1344 \(43199\) NORTHGATE PHASE 1](#). An application submitted by Diamond Lamb LLC, property owner, for approval of a tentative map in an MUD/MX-3 Mixed Use Development/Regional Center Mixed-Use District for a single lot commercial subdivision. The property is generally located north of Ann Road and east of Lamb Boulevard. The Assessor's Parcel Numbers is are 123-29-301-002, -003, 123-29-401-004, -005, -006, -007, -012, -013, and -015.
17. [VN-01-11 \(43280\) ELDORADO RCL NO. 24](#) (Public Hearing). An application submitted by RBF Consulting on behalf of Pardee Homes, property owner, for a variance in an O-L/DA, Open Land/Development Agreement District to allow an 18-foot setback to the garage where 20 feet is required, and to allow a 10-foot corner side yard setback where 15 feet is required for all 144 single family 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 -015, 124-21-315-017 thru -033, 124-21-315-038 thru -073, 124-21-316-001 thru -063, and 124-21-317-001 thru -005.

18. [**SPR-04-10 \(43270\) MILLER SUBSTATION EXPANSION**](#). An application submitted by Nevada Power Company, property owner, for an extension of time for a previously approved site plan review in a C-1, Neighborhood Commercial District to allow the expansion of an existing substation and a waiver of landscaping requirements along the north side of the site. The property is located at the northwest corner of Commerce Street and Carey Avenue. The Assessor's Parcel Number is 139-15-401-013.
19. [**SPR-08-11 \(43265\) GREEN VALLEY GROCERY #42**](#). An application submitted by Green Valley Grocery on behalf of Scope Camino Al Norte LLC, property owner, for a site plan review in a C-1, Neighborhood Commercial District to allow a waiver from the sign criteria for an increase in signage on the canopy of the fuel island. The property is located at 5225 Camino Al Norte. The Assessor's Parcel Number is 124-33-614-003.

OLD BUSINESS

20. [**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. **(Continued May 11, 2011)**
21. [**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. **(Continued May 11, 2011)**

22. [AMP-08-08 \(35792\) LOSEE STATION RESORT & CASINO](#) (Public Hearing). An application submitted by Losee Elkhorn Properties LLC, property owner, for an amendment to the Master Plan of Streets and Highways to increase Severence Lane between Losee Road and Statz Street from a 60-foot right-of-way to an 80-foot right-of-way. The Assessor's Parcel Numbers are 124-13-401-001, 124-13-401-002, 124-13-401-005, 124-13-401-006, 124-13-401-007 and 124-13-401-008. **(Continued July 9, August 13, and December 10, 2008, March 11, June 24, and November 24, 2009, January 13 and July 28, 2010)**
23. [VAC-07-08 \(35796\) LOSEE STATION RESORT & CASINO](#) (Public Hearing). An application submitted by Losee Elkhorn Properties LLC, property owner, to vacate Elkhorn Road between Losee Road and Statz Street; and to vacate Berg Street between Severence Lane and Elkhorn Road. The Assessor's Parcel Numbers are 124-13-401-001, 124-13-401-002, 124-13-401-005, 124-13-401-006, 124-13-401-007 and 124-13-401-008. **(Continued July 9, August 13, and December 10, 2008, March 11, June 24, and November 24, 2009, January 13 and July 28, 2010)**
24. [AMP-07-08 \(35791\) LOSEE STATION RESORT & CASINO](#) (Public Hearing). An application submitted by Losee Elkhorn Properties LLC, property owner, for an amendment to the Comprehensive Plan, land use element, to change the current designation of Mixed-Use Neighborhood to Resort Commercial. The property is located at the southwest corner of Statz Street and Severence Lane. The Assessor's Parcel Numbers are 124-13-401-001, 124-13-401-002, 124-13-401-005 through 124-13-401-008. **(Continued July 9, August 13, and December 10, 2008, March 11, June 24, and November 24, 2009, January 13 and July 28, 2010)**
25. [ZN-20-08 \(35795\) LOSEE STATION RESORT & CASINO](#) (Public Hearing). An application submitted by Losee Elkhorn Properties LLC, property owner, for a reclassification of property from an R-E, Ranch Estates District to a PUD, Planned Unit Development District consisting of a casino/hotel. This property is located at the southwest corner of Statz Street and Severence Lane. The Assessor's Parcel Numbers are 124-13-401-001, 124-13-401-002, 124-13-401-005 through 124-13-401-008. **(Continued July 9, August 13, and December 10, 2008, March 11, June 24, and November 24, 2009, January 13 and July 28, 2010)**
26. [GED-03-08 \(35793\) LOSEE STATION RESORT & CASINO](#) (Public Hearing). An application submitted by Losee Elkhorn Properties LLC, property owner, for a petition to establish a Gaming Enterprise District. The property is located at the southwest corner of Statz Street and Severence Lane. The Assessor's Parcel Numbers are 124-13-401-001, 124-13-401-002, 124-13-401-005 through 124-13-401-008. **(Continued July 9, August 13, and December 10, 2008, March 11, June 24, and November 24, 2009, January 13 and July 28, 2010)**

27. **UN-64-08 (35794) LOSEE STATION RESORT & CASINO** (Public Hearing). An application submitted by Losee Elkhorn Properties LLC, property owner, for a special use permit in an R-E, Ranch Estates District (proposed PUD, Planned Unit Development District) to allow a casino/hotel. The property is located at the southwest corner of Statz Street and Severence Lane. The Assessor's Parcel Numbers are 124-13-401-001, 124-13-401-002, 124-13-401-005 through 124-13-401-008. **(Continued July 9, August 13, and December 10, 2008, March 11, June 24, and November 24, 2009, January 13 and July 28, 2010)**

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.