

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

August 10, 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 those listed for discussion only and Public Forum issues. Items on the agenda may be taken out of order. The Planning Commission may combine two or more agenda items for consideration; and may remove an item from the agenda or delay discussions relating to an item on the agenda at any time.

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 Dilip Trivedi

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.

NEW BUSINESS

1. [**AMP-03-11 \(43433\) COLONIAL GRAND @ AZURE**](#) (Public Hearing). An application submitted by Colonial Realty LP, property owner, for an amendment to the Comprehensive Plan, land use element, to change the current designation of Mixed Use Commercial to Multi-Family Residential (up to 25 du/acre). The property is located at the northwest corner of Tropical Parkway and Lamb Boulevard. The Assessor's Parcel Numbers are 123-30-601-013, -014 and -015. (For possible action)
2. [**ZN-01-11 \(43434\) COLONIAL GRAND @ AZURE**](#) (Public Hearing). An application submitted by Colonial Realty LP, property owner, for a reclassification of property from a PUD Planned Unit Development District to an R-3 Multi-Family Residential District. The property is located at the northwest corner of Tropical Parkway and Lamb Boulevard. The Assessor's Parcel Numbers are 123-30-601-013, -014 and -015. (For possible action)
3. [**SPR-09-11 \(43435\) COLONIAL GRAND @ AZURE**](#). An application submitted by Colonial Realty LP, property owner, for a site plan review in an R-3 Multi-Family Residential District consisting of 438 Multi-family units. The property is located at the northwest corner of Tropical Parkway and Lamb Boulevard. The Assessor's Parcel Numbers are 123-30-601-013,- 014 and -015. (For possible action)
4. [**UN-74-05 \(43430\) NITREX, INC.**](#) (Public Hearing). An application submitted by Nitrex Inc. on behalf of 5599 LLC, property owner, to amend a previously approved special use permit in an M-2, General Industrial District to allow 1,500 gallons of hazardous material (ammonia) where 1,000 gallons are approved. The property is located at 201 East Mayflower Avenue. The Assessor's Parcel Number is 139-15-615-025. (For possible action)

5. [**UN-59-11 \(43392\) DORRELL COMM SITE**](#) (Public Hearing). An application submitted by Turn-Key Telecom, LLC on behalf of LAACO LTD, property owner, for a special use permit in a C-1, Neighborhood Commercial District to convert a single tower facility to a multiple tower facility consisting of one (1) 100 foot telecommunication tower and one (1) 90 foot telecommunication tower. The property is located at the northwest corner of Dorrell Lane and Commerce Street. The Assessor's Parcel Number is 124-22-101-014. (For possible action)
6. [**VAC-05-11 \(43427\) NELLIS CORNER, LLC**](#) (Public Hearing). An application submitted by Nellis Corner, LLC, property owner, to vacate the southerly 10 foot portion of Craig Road, commencing at Lamb Boulevard and proceeding west approximately 212 feet. The property is located at the southwest corner of Craig Road and Lamb Boulevard. The Assessor's Parcel Numbers are 140-06-611-005 and -006. (For possible action)
7. [**UN-58-11 \(43314\) MOBILE TECH FLEET SERVICE**](#) (Public Hearing). An application submitted by Mobile Tech Fleet Service on behalf of Trust Thirteen & Buettner Hunter P&J Co-Trust, property owners, for a special use permit in an M-2, General Industrial District to allow an automobile repair facility. The property is located at 3824 Losee Road, Suite "B". The Assessor's Parcel Number is 139-11-504-006. (For possible action)
8. [**SPR-15-07 \(43316\) DEER SPRINGS & NORTH 5TH PROJECT.**](#) An application submitted by Camden Development, Inc. on behalf of Camden Operating LP, property owner, for an extension of time for a previously approved site plan review in an R-4, High Density Residential District consisting of 214 multi-family units. The property is located at the northwest corner of Deer Springs Way and North 5th Street. The Assessor's Parcel Number is 124-22-601-005. (For possible action)
9. [**SPR-16-07 \(43317\) DEER SPRINGS GOLDFIELD PROJECT.**](#) An application submitted by Camden Development, Inc. on behalf of Camden Operating LP, property owner, for an extension of time for a previously approved site plan review in an R-3, Multi-Family Residential District consisting of 214 multi-family units. The property is located at the southeast corner of Deer Springs Way and Goldfield Street. The Assessor's Parcel Number is 124-22-701-011. (For possible action)
10. [**SPR-10-11 \(43446\) REPUBLIC SILVER STATE DISPOSAL.**](#) An application submitted by Republic Silver State Disposal, property owner, for a site plan review in an M-2, General Industrial District, to waive landscaping requirements. The property is located at 209 West Cheyenne Avenue, (Southeast corner of Cheyenne Avenue and Commerce Street). The Assessor's Parcel Number is 139-15-501-001. (For possible action)

OLD BUSINESS

11. **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. (For possible action) **(Continued May 11, 2011)**

12. **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. (For possible action) **(Continued May 11, 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.