

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

October 12, 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 is final unless the decision is appealed to the City Council, or the item is required to be forwarded to the City Council for final action. The Planning Commission's approval of a Zoning Reclassification is automatically forwarded to the City Council upon approval; however, the Planning Commission's denial of a proposed Zoning Reclassification is final, unless appealed to the City Council. Any item that is appealed to the City Council must be filed with the City Clerk within seven calendar days of the Planning Commission decision. All appeals shall be submitted in writing on a form provided by the City Clerk and comply with all Municipal Code requirements.

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

Commissioner Sylvia Joiner-Greene

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 September 14, 2011. (For possible action)

NEW BUSINESS

1. [**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 were approved. The property is located at 201 East Mayflower Avenue. The Assessor's Parcel Number is 139-15-615-025. (For possible action)
2. [**ZN-54-06 \(43718\) CRAIG & ALLEN MUD AMENDMENT**](#) (Public Hearing). An application submitted by Craig Allen Retail LLC, property owner, for an amendment to an existing MUD MX-2, Mixed Use Development District/Community Center Mixed Use to modify a previously approved site plan for the commercial component. The property is located at the southwest corner of Craig Road and Allen Lane. The Assessor's Parcel Number is 139-06-714-001. (For possible action)
3. [**FDP-03-11 \(43721\) CRAIG & ALLEN COMMERCIAL CENTER**](#) (Public Hearing). An application submitted by Craig Allen Retail LLC, property owner, for a Final Development Plan review in an MUD MX-2, Mixed Use Development District/Community Center Mixed Use relating to pad A consisting of 3000 square feet. The property is located at the southwest corner of Craig Road and Allen Lane. (For possible action)

4. [**UN-67-11 \(43736\) SUPERIOR LINEN**](#) (Public Hearing). An application submitted by Mike Burdine on behalf of Prologis NA3 LLC, property owner, for a special use permit in an M-2, General Industrial District to allow a commercial laundry facility. The property is located at 4501 Mitchell Street. The Assessor's Parcel Number is 140-06-210-001. (For possible action)
5. [**UN-65-11 \(43712\) ALEX GOLD & SILVER**](#) (Public Hearing). An application submitted by Ali Diab on behalf of NLV Enterprises LLC, property owner, for a special use permit in an RA/CR, Redevelopment Area/Commercial/Retail Subdistrict to allow the purchase of gold, silver and other precious metals (secondhand dealer). The property is located at 1310 East Lake Mead Boulevard. The Assessor's Parcel Number is 139-23-601-022. (For possible action)
6. [**FDP-02-11 \(43705\) ANN-LOSEE VILLAGE 1.**](#) An application submitted by Harmony Homes, Inc., property owner, for a Final Development Plan review in a PUD, Planned Unit Development District consisting of 100 single-family dwellings. The property is located at the northeast corner of Lawrence Street and Ann Road. The Assessor's Parcel Numbers are 124-26-815-001 thru 098. (For possible action)
7. [**SPR-11-11 \(43720\) LVAC @ TROPICAL & DECATUR.**](#) An application submitted by Las Vegas Racquetball Club, Inc. DBA Las Vegas Athletic Club on behalf of M Grape LLC, property owner, for a site plan review in a C-2, General Commercial District to allow a commercial/retail center with approximately 89,000 square feet for a health and exercise center and retail uses. The property is located at the northeast corner of Tropical Parkway and Decatur Boulevard. The Assessor's Parcel Numbers are 124-30-204-001, 124-30-204-002 and a portion of 124-30-204-005. (For possible action)
8. [**SPR-12-11 \(43719\) COMMERCIAL CENTER DIRECTORY SIGN.**](#) An application submitted by M Grape LLC, property owner, for a site plan review in a C-2, General Commercial District to allow a 920 square foot directory sign at 75 feet in height where 250 square feet and 45 feet in height is the maximum allowed. The property is located at the southeast corner of Decatur Boulevard and Rice Street. The Assessor's Parcel Numbers are 124-30-204-001, 124-30-204-002 and a portion of 124-30-204-005. (For possible action)
9. [**FLOYD EDSALL TRAINING CENTER JOINT LAND USE STUDY \(JLUS\)**](#) (Public Hearing). Recommend acceptance of the Floyd Edsall Training Center Joint Land Use Study (JLUS) initiated by the Nevada State Division of State Land/State Land Use Planning Agency in cooperation with the City of North Las Vegas, Clark County, Nevada National Guard Floyd Edsall Training Center, and Nellis Air Force Base. (For possible action)

OLD BUSINESS

10. [**UN-63-11 \(43569\) ADVANTAGE 2**](#) (Public Hearing). An application submitted by Robert Frimet on behalf of Marbonita, LLC, property owner, for a special use permit in a C-2, General Commercial District to allow the purchase of gold, silver, and other precious metals (Secondhand Dealer). The property is located at 2672 North Las Vegas Boulevard. The Assessor's Parcel Number is 139-13-313-001. (For possible action) **(Continued September 14, 2011)**

11. [**SPR-08-09 \(43571\) WEB-SITE BUSINESS PARK**](#). An application submitted by Passco Companies Development, LLC on behalf of PCDC Development Fund 2006, LLC, property owner, for an extension of time of a previously approved site plan review in an M-2, General Industrial District to allow an industrial development consisting of approximately 270,450 square feet; waivers from the Industrial Development Standards. The property is located at the northeast corner of Tropical Parkway and Beesley Drive. The Assessor's Parcel Number is 123-27-201-025. (For possible action) **(Continued September 14, 2011)**

12. [**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) **(Continued August 10 and September 14, 2011)**

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.