

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

August 8, 2012

***All Staff Reports and attachments are available on the City's
Website – <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 Services and Development Department at (702) 633-1516.

BRIEFING

5:30 P.M., Caucus Room, 2250 Las Vegas Boulevard North,
North Las Vegas, Nevada

CALL TO ORDER

6:00 P.M., Council Chambers, 2250 Las Vegas Boulevard North,
North Las Vegas, Nevada

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 July 11, 2012 (For possible action)

NEW BUSINESS

1. [**UN-24-11 \(44870\) SOMERSET ACADEMY**](#) (Public Hearing). An application submitted by Somerset Academy on behalf of School Development Centennial, LLC, property owner, for an amendment to a previously approved special use permit (UN-24-11) in a C-2, General Commercial District to amend Condition #9 by revising the specific configuration and turf size of the play ground. The property is located at 385 Centennial Parkway. The Assessor's Parcel Number is 124-27-115-022. (For possible action)
2. [**UN-86-01 \(44867\) TAVERN AT CENTENNIAL & LOSEE**](#) (Public Hearing). An application submitted by Centennial 2010, LLC, property owner, for an extension of time to a previously approved use permit (UN-86-01) in a C-1, Neighborhood Commercial District. The property is located at 6412 Losee Road. The Assessor's Parcel Number is 124-24-414-013. (For possible action)
3. [**UN-50-11 \(44869\) VEGAS CHEER AUTHORITY**](#) (Public Hearing). An application submitted by Vegas Cheer Authority on behalf of North Fifth Properties, LLC, property owner, for an amendment to a previously approved special use permit (UN-50-11) in an M-2, General Industrial District to expand an existing indoor recreation. The property is located at 3630 North 5th Street. The Assessor's Parcel Number is 139-11-201-003. (For possible action)
4. [**UN-25-12 \(44855\) ATC 306810**](#) (Public Hearing). An application submitted by American Tower Asset Sub, LLC on behalf of Donovan Way Enterprises LLC, property owner, for a special use permit in an M-2, General Industrial District to allow an extension to an existing telecommunication tower. The property is located at 4890 Donovan Way. The Assessor's Parcel Number is 123-31-402-005. (For possible action)

5. [**ZOA-03-12 \(44929\) AMENDMENT TO USES IN C-P DISTRICT**](#) (Public Hearing). An ordinance amendment initiated by the City of North Las Vegas to amend Title 17 (Zoning Ordinance), Section 17.20.010 (Permitted Use Table) of the North Las Vegas Municipal Code to amend use standards for "Personal Service Establishments" within the C-P, Professional Office Commercial District; and providing for other matters properly related thereto. (For possible action)

6. [**AMP-05-12 \(44871\) DONNA & ROME**](#) (Public Hearing). An application submitted by Pepperdine Enterprise Inc., 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. The property is located approximately 300 feet north of Rome Boulevard and west of Donna Street. The Assessor's Parcel Number is 124-23-301-015. (For possible action)

OLD BUSINESS

7. [**ZN-04-12 \(44293\) DONNA & ROME**](#) (Public Hearing). An application submitted by Pepperdine Enterprises Inc., property owner, for a reclassification of property from an R-2, Single-Family Medium Density Residential District to an R-3, Multi-Family Residential District. The property is generally located 250 feet north of Rome Boulevard and west of Donna Street. The Assessor's Parcel Number is 124-23-301-015. **(Continued March 14, April 11 and June 13, 2012)** (For possible action)

8. [**UN-23-12 \(44743\) MAVERICK BELMONT & LV. BLVD**](#) (Public Hearing). An application submitted by Maverick Inc. c/o Todd Meyers, on behalf of Brunner and Placid LLC, c/o Ray Koroghli, property owner, for a special use permit in a C-2, General Commercial District to allow a convenience store with gas pumps. The property is located at the southeast corner of Belmont Street and Las Vegas Boulevard. The Assessor's Parcel Number is 139-13-702-001. **(Continued July 11, 2012)** (For possible action)

9. [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, and January 12 and July 13, 2011)** (For possible action)

10. [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 and January 12 and July 13, 2011)** (For possible action)

11. [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 and January 12 and July 13, 2011)** (For possible action)

12. [**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 and January 12 and July 13, 2011)** (For possible action)

13. [**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 and January 12 and July 13, 2011)** (For possible action)

14. [**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 and January 12 and July 13, 2011)** (For possible action)

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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.