

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

November 14, 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

Vice-Chairman Jay Aston

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 October 10, 2012 (For possible action)

NEW BUSINESS

1. **[UN-36-12 \(45204\) C & K AUTO](#)** (Public Hearing). An application submitted by C and K Automotive LLC on behalf of North Fifth Properties, property owner, for a use permit in an M-2, General Industrial District to allow vehicle sales. The property is located at 3660 North Fifth Street. The Assessor's Parcel Number is 139-11-201-003. (For possible action)
2. **[UN-37-12 \(45218\) UNITED RECYCLING LLC](#)** (Public Hearing). An application submitted by United Recycling LLC on behalf of Railroad Valley Enterprises LLC, property owner, for a use permit in an M-2, General Industrial District, to allow an outdoor recycling center. The property is located at 3383 Losee Road. The Assessor's Parcel Numbers are 139-11-413-002 thru 005. (For possible action)
3. **[UN-38-12 \(45232\) PARMOUNT FIBERS](#)** (Public Hearing). An application submitted by Paramount Waste Management Inc. on behalf of Pannee McMackin, property owner, for a special use permit in an M-2, General Industrial District, to allow an outdoor recycling center. The property is located at 1208 Wagner Ave. The Assessor's Parcel Numbers are 139-11-303-002 and 003. (For possible action)
4. **[VN-04-12 \(45162\) CRAIG ROAD HOSPITALITY](#)** (Public Hearing). An application submitted by Nevada Sign on behalf of DSC Management LLC, property owner, for a variance in an M-2, General Industrial District to allow a 56 foot tall sign where 45 feet is the maximum height allowed. The property is located west of Frehner Road and north of Craig Road. The Assessor's Parcel Number is 139-01-211-008. (For possible action)
5. **[ZOA-04-12 \(45222\) CRAIG & BRUCE](#)** (Public Hearing). An application submitted by Deirdre Waitt, Blue Marble Development LLC to amend Title 17 (Zoning Ordinance) Table 17.16-10, Land Use Compatibility Table to allow residential development in the AE-70 Subzone of the Air Terminal Environs Overlay District, with 30 decibels of noise reduction; and providing for other matters properly related thereto. (For possible action)
6. **[AMP-06-12 \(45220\) CRAIG & BRUCE](#)** (Public Hearing). An application submitted by Deirdre Waitt, Blue Marble Development LLC on behalf of Comerica Bank, property owner, for an amendment to the Comprehensive Plan, land use element, to change the current designation of Community Commercial to Multi-Family Residential. The property is located at the northwest corner and northeast corner of Craig Road and Bruce Street. The Assessor's Parcel Numbers are 139-02-215-001 and 139-02-612-001. (For possible action)

7. [**ZN-08-12 \(45236\) CRAIG & BRUCE**](#) (Public Hearing). An application submitted by Deirdre Waitt, Blue Marble Development LLC on behalf of Comerica Bank, property owner, for reclassification of property from PUD, Planned Unit Development District to an R-3, Multi-Family Residential District. The property is located at the northwest corner and northeast corner of Craig Road and Bruce Street. The Assessor's Parcel Numbers are 139-02-215-001 and 139-02-612-001. (For possible action)
8. [**VAC-05-12 \(45199\) IGLESIA DE DIOS OF NORTH LAS VEGAS**](#) (Public Hearing). An application submitted by Iglesia De Dios of North Las Vegas, property owner, to vacate the utility easements on 2540 Belmont Street, 3024 Haddock Avenue and 3028 Haddock Avenue. The Assessor's Parcel Numbers are 139-13-810-001, and 002, 139-13-811-001, 139-13-811-004 and 005. (For possible action)
9. [**AMP-07-12 \(45229\) TJX EXPANSION**](#) (Public Hearing). An application submitted by TJX Companies on behalf of TML Mendenhall LP, property owner, for an amendment to the Comprehensive Plan, Streets and Highways, to remove a portion of La Madre Way commencing at Lamb Boulevard and proceeding west to the I-15 right-of-way and continuing northwest to Washburn Road. The Assessor's Parcel Numbers are 123-31-702-001 and 123-31-703-001. (For possible action)
10. [**VAC-06-12 \(45230\) TJX EXPANSION**](#) (Public Hearing). An application submitted by TJX Companies on behalf of TML Mendenhall LP, property owner, to vacate portions of Lincoln Road and Smiley Road. The property is located west of Lamb Boulevard and south of Smiley Road. The Assessor's Parcel Numbers are 123-31-702-001 and 123-31-703-001. (For possible action)
11. [**UN-26-08 \(45106\) MILLER HOTEL & CASINO**](#) (Public Hearing). An application submitted by Milros Company Inc. on behalf of Miller Alon & Rosanna Family Trust, property owners, for an extension of time to a previously approved special use permit in a C-2, General Commercial District to allow two casino/hotels. The property is located at the northeast corner of the Centennial Parkway and Sloan Lane right-of-way alignments. The Assessor's Parcel Number is 123-22-301-001. (For possible action)
12. [**UN-27-08 \(45107\) MILLER HOTEL & CASINO**](#) (Public Hearing). An application submitted by Milros Company Inc. on behalf of Miller Alon & Rosanna Family Trust, property owners, for an extension of time to a previously approved special use permit in a C-2, General Commercial District to allow 90-foot-high casino/hotels where 60 feet is the maximum height allowed. The property is located at the northeast corner of the Centennial Parkway and Sloan Lane right-of-way alignments. The Assessor's Parcel Number is 123-22-301-001. (For possible action)

13. [UN-35-12 \(45158\) 7-ELEVEN CONVENIENCE STORE W/GAS](#) (Public Hearing). An application submitted by 7-Eleven Inc. on behalf of Deer Springs Crossing LP, 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 northeast corner of North Fifth Street and Rome Boulevard. The Assessor's Parcel Number is 124-23-316-06. (For possible action)
14. [VAC-04-12 \(45093\) SOUTHERN TIRE MART @ CHEYENNE](#) (Public Hearing). An application submitted by Southern Tire Mart, LLC on behalf of Cohen 2006 Trust & Cohen Andrew Co-TRS, property owners, to vacate the slope easement on a property. The property is located south of Cheyenne Avenue and west of Losee Road. The Assessor's Parcel Number is 139-14-01-018. (For possible action)

OLD BUSINESS

15. [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) **(Continued August 8, September 12, and October 10, 2012)**
16. [UN-33-12 \(45060\) MAVERIK – CAREY](#) (Public Hearing). An Application submitted by Maverik Inc. on behalf of Denbeste Nevada Properties LLC, property owner, for a special use permit in an M-2, General Industrial District to allow a convenience store with gas pumps. The property is located at the northwest corner of Losee Road and Carey Avenue. The Assessor's Parcel Numbers are 139-15-801-021 and 022. (For possible action) **Continued October 10, 2012)**

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.