

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

March 13, 2013

***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 February 13, 2013 (For possible action)

NEW BUSINESS

1. [**AMP-03-13 \(45666\) DEMETER**](#) (Public Hearing). An application submitted by Ted Gundersen, Nicholas & Company on behalf of Valley Bank of Nevada, property owner, for an amendment to the Master Plan of Streets and Highways, to reduce a portion of Ann Road from an 80 foot right-of-way to a 60 foot right-of-way commencing at Linn Lane and proceeding east to Sloan Lane. The Assessor's Parcel Number is 123-28-801-002. (For possible action)
2. [**VAC-05-13 \(45667\) DEMETER**](#) (Public Hearing). An application submitted by Ted Gundersen, Nicholas & Company on behalf of Valley Bank of Nevada, property owner, to vacate the northerly 20 feet of Ann Road commencing at Linn Lane and proceeding east to Sloan Lane. The Assessor's Parcel Number is 123-28-801-002. (For possible action)
3. [**SPR-02-13 \(45669\) DEMETER**](#). An application submitted by Ted Gundersen, Nicholas & Company on behalf of Valley Bank of Nevada, property owner, for a Site Plan Review in an M-2 General Industrial District to allow a 373,000 square foot food distribution center. The property is located at the northeast corner of Ann Road and Linn Lane. The Assessor's Parcel Number is 123-28-801-002. (For possible action)
4. [**UN-07-13 \(45670\) DEMETER**](#) (Public Hearing). An application submitted by Ted Gundersen, Nicholas & Company on behalf of Valley Bank of Nevada, property owner, for a special use permit in an M-2 General Industrial District to allow the storage of hazardous material (Anhydrous Ammonia). The property is located at the northeast corner of Ann Road and Linn Lane. The Assessor's Parcel Number is 123-28-801-002. (For possible action)

5. [UN-84-02 \(45652\) TAVERN AT ANN/DECATUR](#) (Public Hearing). An application submitted by Decatur Crossing LLC, property owner, for an extension of time to a previously approved special use permit in a PUD, Planned Unit Development District to allow a restricted gaming establishment. The property is located at 4790 West Ann Road. The Assessor's Parcel Number is 124-30-401-026. (For possible action)

6. [T-1352 \(45651\) GOLDFIELD I.](#) An application submitted by William Lyon Homes Inc., property owner, for approval of a tentative map in an R-1 Single-Family Low Density District to allow a 61 lot residential subdivision. The property is located at the northeast corner of LaMadre Way and Goldfield Street. The Assessor's Parcel Numbers are 124-34-701-011, 020, 021, 025, 026, 029, 032, 038 and 053. (For possible action)

OLD BUSINESS

7. [AMP-02-13 \(45541\) MAVERIK INC.](#) (Public Hearing). An application submitted by Maverik Inc. on behalf of Shamoun Ghassan, Zora Zuhair and Sequoia Financial Solutions Inc. for an amendment to the Comprehensive Plan, land use element, to change the current designation of Employment to Neighborhood Commercial. The property is located at the northwest corner of Alexander Road and Martin Luther King Boulevard. The Assessor's Parcel Numbers are 139-04-410-007 thru 139-04-410-014. (For possible action) **(Continued February 13, 2013)**

8. [ZN-02-13 \(45542\) MAVERIK INC.](#) (Public Hearing). An application submitted by Maverik Inc. on behalf of Shamoun Ghassan, Zora Zuhair and Sequoia Financial Solutions Inc. for a reclassification of property from a PUD, Planned Unit Development District and C-P, Professional Office Commercial District to a C-1, Neighborhood Commercial District. The property is located at the northwest corner of Alexander Road and Martin Luther King Boulevard. The Assessor's Parcel Numbers are 139-04-410-007 thru 139-04-410-014. (For possible action) **(Continued February 13, 2013)**

9. **T-1350 (45545) MAVERIK INC.** An application submitted by Maverik Inc, on behalf of Shamoun Ghassan, Zora Zuhair and Sequoia Financial Solutions Inc., property owner, for approval of a tentative map in a PUD, Planned Unit Development District and in a C-P Professional Office Commercial District (proposed C-1, Neighborhood Commercial District) to create a single lot commercial subdivision. The property is located at the northwest corner of Alexander Road and Martin Luther King Boulevard. The Assessor's Parcel Numbers are 139-04-410-009 thru 139-04-410-014. (For possible action) **(Continued February 13, 2013)**

10. **UN-06-13 (45544) MAVERIK INC.** (Public Hearing). An application submitted by Maverik Inc. on behalf of Shamoun Ghassan, Zora Zuhair and Sequoia Financial Solutions Inc., property owners, for a special use permit in a PUD, Planned Unit Development District and a C-P, Professional Office Commercial District (proposed C-1, Neighborhood Commercial District) to allow a convenience food store with gas pumps. The property is located at the northwest corner of Alexander Road and Martin Luther King Boulevard. The Assessor's Parcel Numbers are 139-04-410-009 thru 014. (For possible action) **(Continued February 13, 2013)**

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.