

**NORTH LAS VEGAS CITY COUNCIL
AGENDA ITEM**

Number: **30**

SUBJECT:

Ordinance No. 2440 (ZN-09-08, HICKEY DEVELOPMENT); an application submitted by Chris Hickey and Glen Hickey, on behalf of Hickey Family Trust, Chris Hickey and Shaun Trust, Chris Hickey and Glen Hickey, property owners, for a reclassification of property from an M-1, Business Park Industrial District to an M-2, General Industrial District. The property is located at 3811-3842 Development Court.

REQUESTED BY:

Chris Hickey and Glen Hickey, on behalf of Hickey Family Trust, Chris Hickey and Shaun Trust, Chris Hickey and Glen Hickey, property owners

RECOMMENDATION OR RECOMMENDED MOTION:

It is recommended that on April 2, 2008, City Council introduce Ordinance No. 2440 and approve Ordinance No. 2440 on April 16, 2008.

FISCAL IMPACT:

Amount: \$

Explanation:

ACCOUNT NUMBER:

STAFF COMMENTS AND BACKGROUND INFORMATION:

At the meeting of March 12, 2008, the Planning Commission unanimously recommended approval (7-0 vote) of ZN-09-08 (Commissioner Harry Shull made the motion and Commissioner Dean Leavitt seconded the motion) to reclassify the property from an M-1, Business Park Industrial District to an M-2, General Industrial District.

The proposed property reclassification to an M-2 General Industrial District will be consistent with the Comprehensive Plan land use designation of Heavy Industrial.

The Planning and Zoning Department recommended approval.

Attachments:

Ordinance Number 2440
Staff Report with Attachments
Location and Zoning Map

LIST CITY COUNCIL GOAL(S):

Planned and Quality Growth

PREPARED BY:



Frank Fiori, AICP
Acting Planning and Zoning Director

**RESPECTFULLY
SUBMITTED BY:**



Gregory E. Rose
City Manager

**CITY COUNCIL
MEETING DATE:**

April 2, 2008

ORDINANCE NO. 2440

AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY RECLASSIFYING APPROXIMATELY 4± ACRES THEREIN FROM AN M-1 BUSINESS PARK INDUSTRIAL DISTRICT TO AN M-2, GENERAL INDUSTRIAL DISTRICT (ZN-09-08, HICKEY DEVELOPMENT), FOR PROPERTY LOCATED AT 3811 - 3842 DEVELOPMENT COURT, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

WHEREAS, the rezoning is consistent with the Comprehensive Plan; and

WHEREAS, the Council determines that the amendment will not adversely affect the health and general welfare; and,

WHEREAS, according to Paragraphs 1 and 2 of Subsection E of Section 20 of Chapter 28 of Title 17 of the North Las Vegas Municipal Code, the City Council may, by ordinance, reclassify property.

NOW THEREFORE, the City Council of the City of North Las Vegas does ordain:

SECTION 1: In accordance with the provisions of Ordinance No. 2440 the following described parcel of land shall be reclassified as follows:

M-1, BUSINESS PARK INDUSTRIAL DISTRICT TO AN M-2, GENERAL INDUSTRIAL DISTRICT (ZN-09-08), the following property described to wit:

Assessor's Parcel No.: 140-06-316-001;002;003;004;005;006;007 & 008

BASIS OF BEARING

S00°47'04"E, BEING THE WEST LINE OF THE SW1/4, SECTION 6, T.20S., R.62E., M.D.M. AS SHOWN ON FILE 86, PAGE 80 OF SURVEYS.

LEGAL DESCRIPTION

A PORTION OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 6, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M., CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) OF SECTION 6; THENCE N88°28'57"E ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER (SW1/4) OF SECTION 6, 920.08 FEET; THENCE S0°47'04"E, 441.35 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING

S0°47'04"E, 441.35 FEET; THENCE S88°28'15"W, 460.04 FEET; THENCE N0°47'04"W, 441.33 FEET; THENCE N88°28'06"E, 460.04 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING AN AREA OF 4.6606 ACRES MORE OF LESS

SECTION 2: The M-2, General Industrial District herein created is subject to the development standards and requirements of the North Las Vegas Municipal Code.

SECTION 3: NON-INFRINGEMENT OF RIGHTS. The City Council of the City of North Las Vegas has been informed by the City Attorney as to the constitutionality of this ordinance and based upon such information we are adopting this ordinance in good faith with a reasonable belief that the actions taken by the City of North Las Vegas are not in violation of any rights, privileges, or immunities secured by the laws providing for equal rights of citizens or persons.

SECTION 4: SEVERABILITY. If any section, paragraph, clause or provision of this Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall in no way affect the validity and enforceability of the remaining provisions of this Ordinance.

SECTION 5: EFFECTIVE DATE. This Ordinance shall become effective after its passage by the City Council of the City of North Las Vegas and, after such passage by the City Council, publication once by title in a newspaper qualified pursuant to the provisions of Chapter 238 of NRS, as amended from time to time.

SECTION 6: PUBLICATION. The City Clerk shall cause this Ordinance, immediately following its adoption, to be published once by title, together with the names of the Councilmen voting for or against passage, in a newspaper qualified pursuant to the provisions of Chapter 238 of NRS, as amended from time to time.

PASSED AND ADOPTED THIS _____ day of _____, 2008.

AYES:

NAYS:

ABSENT:

APPROVED:

MICHAEL L. MONTANDON, MAYOR

ATTEST:

KAREN L. STORMS, CMC, CITY CLERK

#4) ZN-09-08
HICKEY DEVELOPMENT
M-1 to M-2
PUBLIC HEARING

STAFF REPORT

To: Planning Commission
Item: ZN-09-08

Meeting Date: March 12, 2008
Prepared by: Toni W. Ellis

GENERAL INFORMATION

Applicant:	Chris Hickey and Glen Hickey
Property Owners:	Chris Hickey and Glen Hickey
Requested Action:	Approval of property reclassification from an M-1, Business Park Industrial District to an M-2, General Industrial District
Location:	3811 - 3842 Development Court
Parcel Number(s):	140-06-316-001 thru 140-06-316-008
Lot Area:	4± acres
Comprehensive Plan:	Heavy Industrial
Existing Land Use and Zoning:	Undeveloped; M-1, Business Park Industrial
Surrounding Land Use and Zoning:	North: Office/Warehousing; M-1, Business Park Industrial East: Office/Warehousing; M-1, Business Park Industrial South: Office/Warehousing; M-1, Business Park Industrial West: Office/Warehousing; M-2, General Industrial and R-E, Ranch Estates

BACKGROUND INFORMATION

The applicant requests Planning Commission approval of a property reclassification from an M-1, Business Park Industrial District to an M-2; General Industrial District for eight (8) parcels consisting of approximately 4± acres. The parcels are located on Development Court, a cul de sac approximately 470 feet south of Craig Road and approximately 320 feet east of Pecos Road.

Six of the eight parcels are undeveloped, with an office/warehouse building occupying APNs 140-06-316-005 and 140-06-316-006. A cell tower is located on APN 140-06-316-004.

The Comprehensive Plan land use designation for this site is Heavy Industrial, and the applicant states in the Letter of Intent that the requested zone change is compatible with the surrounding area.

DEPARTMENT COMMENTS

Public Works Department:	The Department of Public Works has no comment.
Fire Department:	The Fire Department has no comment.
Utilities Department:	The Utilities Department has no comment.

ANALYSIS

The proposed property reclassification to M-2, General Industrial is consistent with the Comprehensive Plan land use designation of Heavy Industrial. The primary purpose of the Heavy Industrial land use is manufacturing, processing, warehousing, storage, shipping, and other uses similar in function or intensity.

According to the letter of intent, the applicant is intending to duplicate the existing building on parcels 140-06-316-005 and 006 onto the vacant parcels. The property located to the west of this site is zoned M-2, General Industrial and R-E, Ranch Estates; with M-1, Business Park Industrial zoning to the north, east and south consisting of office/warehousing. The property reclassification of these parcels will be consistent with the surrounding area. In addition, these parcels are in close proximity to Craig Road & I-15.

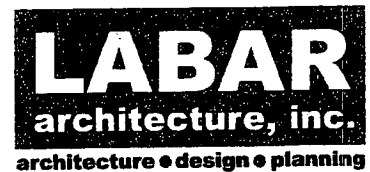
Therefore, the Planning and Zoning Department has no objection to the proposed property reclassification.

RECOMMENDATION

The Planning and Zoning Department recommends that ZN-09-08 be approved and forwarded to the City Council for final approval.

ATTACHMENTS

Letter of Intent
Boundary Map
Location & Zoning Map



January 2, 2008

Ronald D. LaBar, AIA
458 West 15th Avenue
Spokane, WA 99203
Ph: (702) 304-1660 or (509) 363-0240
Fx: (509) 363-0241

City of North Las Vegas
Planning & Development Department
2240 Civic Center Drive
North Las Vegas, Nevada 89030

Re: Letter of Intent – Development Court Re-zone

To Whom It May Concern:

This letter is addressed to the City of North Las Vegas, Planning & Development Department as required by the Title 17, Re-zone Submittal Requirements. Assessor's Parcel Number(s) are 140-06-316-001 through 008.

This request is to change the current zoning from M-1 to M-2, which is consistent with the Land Use Master Plan designating the area for Industrial use.

Parcels 005 & 006 have been developed as a contractor's office/warehouse building; the remaining parcels are currently vacant dirt lots. The proposed Land Use Designation is consistent with the existing use. Future development is planned to be (3) more similar office/warehouse buildings arranged with a zero lot line on adjacent parcels. The Land Use Designation of M-2 will allow this arrangement, where the current M-1 would require a Variance. An M-2 designation would also allow more flexibility for tenant use and operations.

The proposed Land Use complies with the current approved and adjacent property uses, which are M-2 zoning to the West and M-1 to the North, East & South; and it complies with the provisions of the Development Code provided by the City of North Las Vegas.

The proposed zoning will not impose any new use impacts to the adjacent properties and neighborhood in general.

Public Safety, transportation and utility services will be able to access and serve the proposed facility's property.

Maintenance of subject property and accompanying utilities/infrastructure will be assured.

The natural environment surrounding the proposed facility will not be compromised in any fashion. Any potential conflicts would be mitigated. The proposed facility will not exceed the capacity of public services, which cannot be mitigated.

In general, we request approval base on the above information and documents provided.

If you have any questions or require further information regarding this request letter, please do not hesitate to contact me.

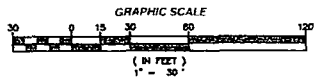
Regards,

Ronald D. LaBar, AIA

BENCHMARK
CITY OF NORTH LAS VEGAS VERTICAL CONTROL, 8002 SW, BEING A IRVET AND SQUARE ALUMINUM PLATE IN THE TOP OF CURB AT THE NORTHWEST CORNER OF CRAIG ROAD AND PECOS ROAD, NEAR THE PC OF PECOS ROAD.

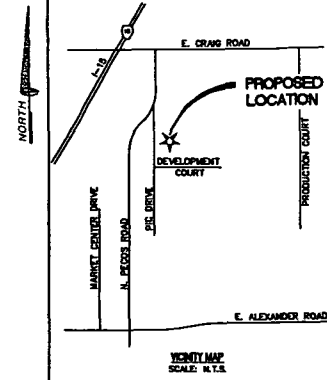
ELEVATION: 1912.07 FEET NAVD83
562.600 METERS NAVD83

BASIS OF BEARING
NORTH 00°10'40" WEST, BEING THE WEST LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 6, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M. AS SHOWN BY MAP THEREOF ON FILE IN BOOK 63, PAGE 28 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.



LEGEND

—+—+—+—	CENTERLINE	⊙	FOUND MONUMENT AS NOTED	Ⓢ	SANITARY SEWER MANHOLE	TSW	TOP SIDEWALK
—+—+—+—	RIGHT-OF-WAY	OR	OFFICIAL RECORD	Ⓢ	STORM DRAIN MANHOLE	TOP	TOP OF SLOPE
—+—+—+—	SECTION LINE	W	WATER VALVE	FT	FINISH FLOOR	TOE	TOE OF SLOPE
—+—+—+—	PROPERTY LINE	W	WATER METER	EC	EDGE CONCRETE PATH	MOS	NATURAL GROUND SLOPE
—+—+—+—	SETBACK LINE			TC	TOP BACK CURB/ CONCRETE		
—+—+—+—	EASEMENT LINE			NG	NATURAL GROUND		
—+—+—+—	BLOCK WALL			GB	GRADE BREAK		
---	EXISTING 1" CONTOUR						
---	EXISTING 5" CONTOUR						



REVISIONS		DATE
REV. BY	APPROV.	DESCRIPTION
1	A	10/1/08
2	A	10/1/08
3	A	10/1/08
4	A	10/1/08
5	A	10/1/08
6	A	10/1/08
7	A	10/1/08
8	A	10/1/08
9	A	10/1/08
10	A	10/1/08
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100	A	10/1/08

SPECTRUM
SURVEYING & ENGINEERING
7301 N. COMPTON BLVD., SUITE 200
LAS VEGAS, NEVADA 89150
PHONE (702) 587-7700
FAX (702) 587-0700

DEVELOPER
HOTEL DEVELOPMENT
4000 NORTH PECOS ROAD
NORTH LAS VEGAS, NEVADA 89155
PHONE (702) 644-0277
FAX (702) 644-7860

DEVELOPMENT COURT
BOUNDARY MAP
APN# 140-06-316-101-008
PC DRIVE AND DEVELOPMENT COURT
NORTH LAS VEGAS, NV 89155

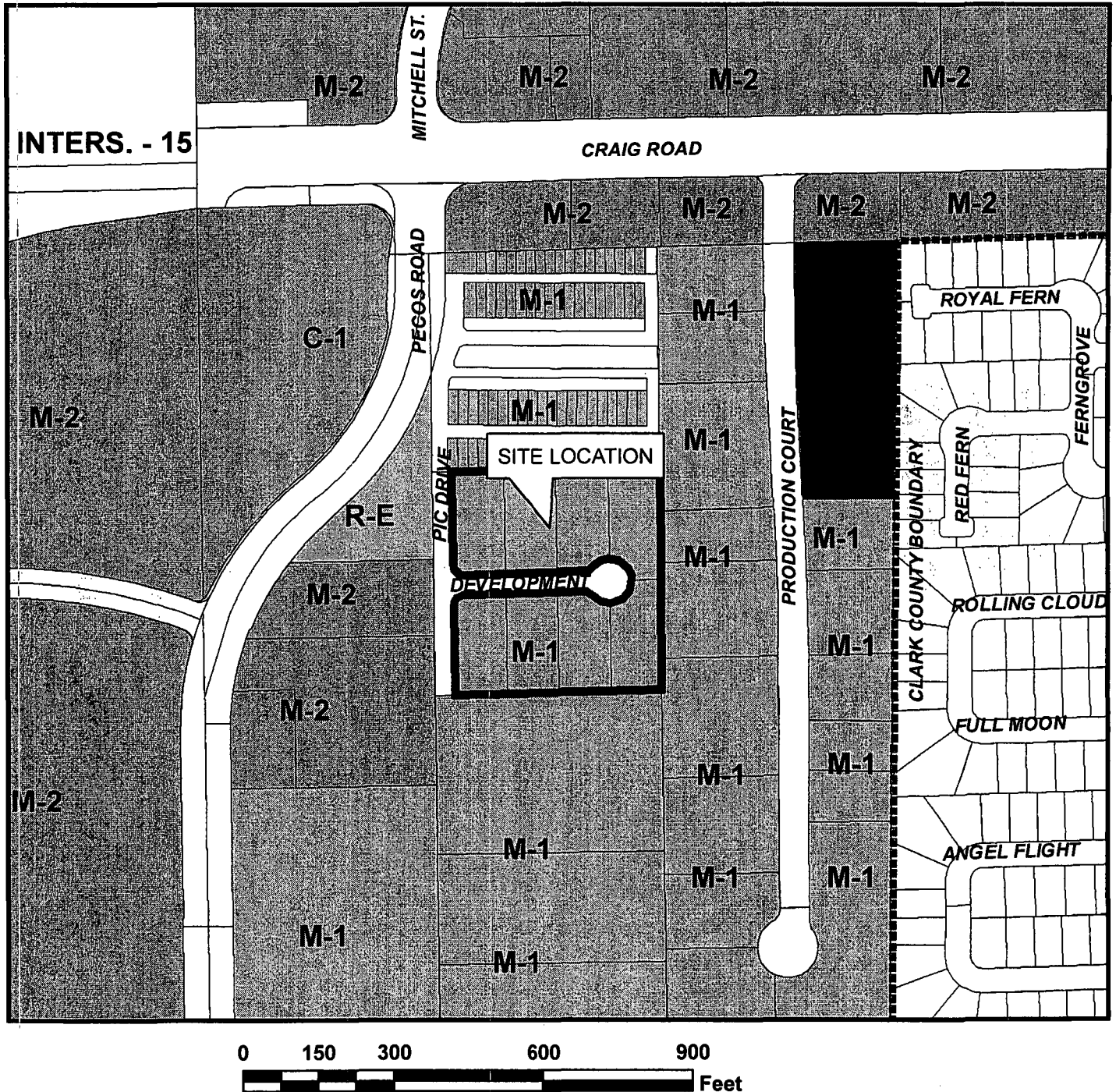


CITY PLAN	STATE PLAN
DATE	DATE
DRAWN BY	CHECKED BY
SCALE	SCALE



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Chris Hickey
Application Type: Property Reclassification
Request: M-1, Business Industrial District to M-2, General Industrial District
Project Info: Approximately .5 Acres
Case Number: ZN-09-08

