

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

June 12, 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.

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 May 8, 2013 (For possible action)

NEW BUSINESS

1. [**AMP-04-13 \(46077\) KB @ CENTENNIAL SPRINGS**](#) (Public Hearing). An application submitted by KB Home on behalf of Centennial Springs LLC, property owner, for an amendment to the Comprehensive Plan, land use element, to change the current designation of Multi-Family Residential to Single Family Medium Residential. The property is located at the northwest corner of Centennial Parkway and Valley Drive. The Assessor's Parcel Number is 124-30-101-007. (For possible action)
2. [**ZN-04-13 \(46078\) KB @ CENTENNIAL SPRINGS**](#) (Public Hearing). An application submitted by KB Home on behalf of Centennial Springs LLC, property owner, for reclassification of property from the PUD, Planned Unit Development District to the R-2, Single-Family Medium Density District. The property is located at the northwest corner Centennial Parkway and Valley Drive. The Assessor's Parcel Number is 124-30-101-007. (For possible action)
3. [**WAV-02-13 \(46080\) KB @ CENTENNIAL SPRINGS**](#). An application submitted by KB Home on behalf of Centennial Springs LLC, property owner, for a waiver in a proposed R-2, Single-Family Medium Density Residential District to allow a waiver from Title 16 requiring sidewalks on both sides of a private street. The property is located at the northwest corner of Centennial Parkway and Valley Drive. The Assessor's Parcel Number is 124-30-101-007. (For possible action)
4. [**T-1353 \(46079\) KB @ CENTENNIAL SPRINGS**](#). An application submitted by KB Home on behalf of Centennial Springs LLC, property owner, for approval of a tentative map in a PUD Planned Unit Development District (proposed R-2, Single-Family Medium Density Residential District) to allow 127 single family dwellings. The property is located at the northwest corner of Centennial Parkway and Valley Drive. The Assessor's Parcel Number is 124-30-101-007. (For possible action)

5. [**UN-13-13 \(46081\) WORKSHOP/GARAGE**](#) (Public Hearing). An application submitted by Douglas Bueltel and Stephen Bueltel, on behalf of Douglas Bueltel, property owner, for a special use permit in an R-E, Ranch Estates District to allow a 1,710 square foot detached workshop/garage. The property is located at 4709 Overlook Ranch Street. The Assessor's Parcel Number is 139-05-114-015. (For possible action)
6. [**UN-14-13 \(46082\) FUSA INC.**](#) (Public Hearing). An application submitted by FUSA Inc. on behalf of Isaactos LLC, property owner, for a special use permit in an M-2, General Industrial District to allow a vehicle sales facility. The property is located at 2266 Losee Road. The Assessor's Parcel Numbers are 139-22-510-005 thru 008. (For possible action)
7. [**UN-18-13 \(46094\) ALL CITY AUTO SPA AT CHEYENNE**](#) (Public Hearing). An application submitted by Sarkis Furnchyan, on behalf of Djanibekyan Armen & Avetisyan Hasmik, property owners, for a special use permit in a C-2, General Commercial District to allow a vehicle washing facility. The property is located at 2436 E Cheyenne Avenue. The Assessor's Parcel Numbers are 139-11-813-010, 011 and 012. (For possible action)
8. [**VN-02-13 \(46096\) ALL CITY AUTO SPA AT CHEYENNE**](#) (Public Hearing). An application submitted by Sarkis Furnchyan on behalf of Djanibekyan Armen & Avetisyan Hasmik, property owners, for a variance in a C-2, General Commercial District to allow an 11-foot building setback where 20 feet is required for an existing hand carwash and zero setback where 10 feet is required for a parking lot. The property is located at 2436 E Cheyenne Avenue. The Assessor's Parcel Numbers are 139-11-813-010, 011 and 012. (For possible action)
9. [**UN-15-13 \(46088\) AA ACTION TOWING INC.**](#) (Public Hearing). An application submitted by AA Action Towing on behalf of Cougar, LLC, property owner, for a special use permit in an M-2, General Industrial District to allow an automobile impound yard. The property is located at 2511 Kiel Way. The Assessor's Parcel Number is 139-15-801-014. (For possible action)

10. [UN-16-13 \(46090\) UNEV TERMINAL EXPANSION](#) (Public Hearing). An application submitted by Rick Partain, on behalf of UNEV Pipeline LLC, property owner, for a special use permit in an M-2, General Industrial District to allow an expansion to an existing hazardous materials storage, to allow an additional 110,000 barrels of unleaded gasoline and 30,000 barrels of ethanol. The property is located at 13420 Grand Valley Parkway. The Assessor's Parcel Number is 103-15-000-005. (For possible action)

11. [UN-17-13 \(46095\) PELON AUTO SALES](#) (Public Hearing). An application submitted by Martin Lopez, on behalf of 3853 LLC, Gerald Butler, property owner, for a special use permit in an M-2, General Industrial District to allow a vehicle sales facility. The property is located at 3873 East Craig Road, Suite 10. The Assessor's Parcel Number is 140-06-210-032. (For possible action)

12. [UN-44-06 \(45906\) ALEXANDER RD. & MLK BLVD.](#) (Public Hearing). An application submitted by Ghassan Shamoun on behalf of Zuhain Zora and Ghassan Shamoun, property owners, for an extension of time to a previously approved special use permit in a PUD, Planned Unit Development 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 139-04-410-007 thru 139-04-410-013. (For possible action)

13. [ZN-05-13 \(46087\) HAMMER/LAWRENCE](#) (Public Hearing). An application submitted by Denuo LLC, on behalf of Terra Santa Ltd and Dakota Tech LLC, property owners, for reclassification of property from an R-E, Ranch Estates District to an R-1, Single Family Low Density District. The property is located approximately 132 feet south of Hammer Lane and west of Lawrence Street. The Assessor's Parcel Numbers are 124-35-601-003 and 006. (For possible action)

14. [T-1354 \(46089\) HAMMER/LAWRENCE](#). An application submitted by Denuo LLC, on behalf of Terra Santa LTD and Dakota Tech LLC, property owners, for approval of a tentative map in an R-E Ranch Estate District (proposed R-1, Single-Family Low Density District) to allow 20 single family dwellings. The property is located approximately 132 feet south of Hammer Lane and west of Lawrence Street. The Assessor's Parcel Numbers are 124-35-601-003 and 006. (For possible action)

15. [**ZN-06-13 \(46092\) REGENA & GOLDFIELD, LLC**](#) (Public Hearing). An application submitted by Regena & Goldfield LLC, property owner, for reclassification of property from the R-2, Single-Family Medium Density District to an R-3, Multi-Family Residential District. The property is located at the southeast corner of Regena Avenue and Goldfield Street. The Assessor's Parcel Number is 124-27-504-001. (For possible action)

16. [**SPR-03-13 \(46093\) REGENA & GOLDFIELD, LLC**](#) (Public Hearing). An application submitted by Regena & Goldfield LLC, property owner, for a major site plan review in an R-2, Single-Family Medium Density District (proposed change to an R-3, Multi-Family Residential District) to allow 96 units of multifamily residential development. The property is located at the southeast corner of Regena Avenue and Goldfield Street. The Assessor's Parcel Number is 124-27-504-001. (For possible action)

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DIRECTOR'S BUSINESS

CHAIRMAN'S BUSINESS

ADJOURNMENT