NOTICE AND AGENDA
CITY OF NORTH LAS VEGAS
PLANNING COMMISSION

July 10, 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

Commissioner Nelson Stone

ELECTION OF PLANNING COMMISSION OFFICERS

(For possible action)

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 June 12, 2013 (For possible action)

NEW BUSINESS

1. **UN-19-13 (46149) UNITED AUTO SALES, LLC** (Public Hearing). An application submitted by United Auto Sales LLC on behalf of BRI Cheyenne Storage 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 2222 West Cheyenne Avenue. The Assessor's Parcel Number is 139-08-803-009. (For possible action)

2. **UN-21-13 (46245) ALL JAPANESE AUTO PARTS STORAGE** (Public Hearing). An application submitted by Nevada Landscape Corp. on behalf of L & J LLC, property owner, for a special use permit in an M-2, General Industrial District to allow a salvage yard center. The property is located at 5825 North Lamont Street. The Assessor's Parcel Number is 123-29-701-006. (For possible action)

3. **UN-20-13 (46237) GREAT AMERICAN AUTO SALES** (Public Hearing). An application submitted by Fadl A. Darwiche on behalf of Rio Plaza Auto LLC c/o Great American Capital, property owner, for a special use permit in a PUD, Planned Unit Development District to allow a vehicle sales facility. The property is located at 5128 Camino Al Norte, Suite #100. The Assessor's Parcel Number is 124-34-301-007. (For possible action)

4. **UN-23-13 (46252) LAS VEGAS SPEED & MOTOR SPORTS** (Public Hearing). An application submitted by Las Vegas Speed & Motor Sports, LLC, property owner, for a special use permit in an M-2, General Industrial District to allow a vehicle repair facility. The property is located at 3500 John Peter Lee Street. The Assessor's Parcel Number is 139-10-310-010. (For possible action)

5. **UN-24-13 (46253) LAS VEGAS SPEED & MOTOR SPORTS** (Public Hearing). An application submitted by Las Vegas Speed & Motor Sports, 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 3500 John Peter Lee Street. The Assessor's Parcel Number is 139-10-310-010. (For possible action)

6. **SPR-04-13 (46243) PROJECT BOW** (Public Hearing). An application submitted by United Construction Company on behalf of Meldrum Family Trust, property owner, for a major site plan review to allow approximately 714,500 square feet of non residential floor area (warehouse/distribution center) in an M-2, General Industrial District. The property is located at the southwest corner of Lone Mountain Road and Statz Street. The Assessor's Parcel Numbers are 139-01-101-007,015 and 017. (For possible action)

7. **UN-22-13 (46250) NO GREATER LOVE** (Public Hearing). An application submitted by No Greater Love Worship Center on behalf of Kirwen Properties LLC, property owner, for a special use permit in a C-1, Neighborhood Commercial District to allow a religious institution (church). The property is located at 3355 West Craig Road. The Assessor's Parcel Number is 139-05-316-014. (For possible action)

8. **UN-24-11 (46223) SOMMERSET CENTENNIAL 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 in a C-2, General Commercial District. The property is located at 385 West Centennial Parkway. The Assessor's Parcel Number is 124-27-115-022. (For possible action)

OLD BUSINESS

9. **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) **(Continued June 12, 2013)**

10. **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) **(Continued June 12, 2013)**

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DIRECTOR'S BUSINESS

CHAIRMAN'S BUSINESS

ADJOURNMENT