

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

August 14, 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 Felix Acevedo

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 Chairwoman 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 Chairwoman may, at her 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 July 10, 2013 (For possible action)

NEW BUSINESS

1. [**AMP-05-13 \(46487\) SOMERSET ACADEMY LOSEE**](#) (Public Hearing). An application submitted by Academica Nevada on behalf of Bank of Nevada, property owner, for an amendment to the Comprehensive Plan, land use element, to change the current designation of Heavy Industrial to Public/Semi-Public. The property is located on the east side of Losee Road and approximately 485 feet south of Lone Mountain Road. The Assessor's Parcel Number is 139-01-101-014. (For possible action)
2. [**ZN-08-13 \(46489\) SOMERSET ACADEMY LOSEE**](#) (Public Hearing). An application submitted by Academica Nevada on behalf of Bank of Nevada, property owner, for reclassification of property from the current designation of M-2, General Industrial District to PSP, Public/Semi-Public District. The property is located on the east side of Losee Road, approximately 485 feet south of Lone Mountain Road. The Assessor's Parcel Number is 139-01-101-014. (For possible action)
3. [**SPR-05-13 \(46483\) SOMERSET ACADEMY LOSEE**](#) (Public Hearing). An application submitted by Academica Nevada on behalf of Bank of Nevada, property owner, for a Major Site Plan review in an M-2, General Industrial District, (proposed property reclassification to PSP, Public/Semi-Public District) for the development of a new school, K-12. The property is located on the east side of Losee Road, approximately 485 feet south of Lone Mountain Road. The Assessor's Parcel Number is 139-01-101-014. (For possible action)
4. [**UN-28-13 \(46482\) SOMERSET ACADEMY LOSEE**](#) (Public Hearing). An application submitted by Academic Nevada on behalf of Bank of Nevada, property owner, for a special use permit in an M-2, General Industrial District, (proposed property reclassification to PSP, Public/Semi-Public District) to allow a school. The property is located on the east side of Losee Road, approximately 485 feet south of Lone Mountain Road. The Assessor's Parcel Number is 139-01-101-014. (For possible action)

5. [**UN-25-13 \(46395\) DETACHED ACCESSORY BUILDING**](#) (Public Hearing). An application submitted by Lloyd Briner, property owner, for a special use permit in an R-E, Ranch Estate District to allow a 2,217 square foot detached garage/pool cabana. The property is located at 4717 Overlook Ranch. The Assessor's Parcel Number is 139-05-114-013. (For possible action)

6. [**UN-26-13 \(46470\) ACTION FLEET REPAIR, LLC**](#) (Public Hearing). An application submitted by Action Fleet Repair, LLC, on behalf of Stars & Stripes Heliplex 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 574 East Cheyenne Avenue, Building "B". The Assessor's Parcel Number is 139-11-401-007. (For possible action)

7. [**UN-29-13 \(46490\) TIMBERS AT ANN & SIMMONS**](#) (Public Hearing). An application submitted S & A Ventures, Inc. on behalf of 2010-1 CRE NV-Retail, LLC, property owner, for a special use permit in a C-1, Neighborhood Commercial District, to allow an "on-sale" (Restricted Gaming) establishment. The property is located at 2696 West Ann Road. The Assessor's Parcel Number is 124-29-811-002. (For possible action)

8. [**UN-36-03 \(46349\) COAST HOTEL & CASINO**](#) (Public Hearing). An application submitted by Coast Hotel & Casinos, Inc., property owner, for an extension of time for a previously approved special use permit in a C-2, General Commercial District, to allow a hotel and 80,000 square foot casino, with a height of 190 feet. The property is located at the southwest corner of Centennial Parkway and Lamb Boulevard (4205 East Centennial Parkway). The Assessor's Parcel Number is 123-20-501-008. (For possible action)

9. [**SPR-04-10 \(46352\) MILLER SUBSTATION EXPANSION**](#). An application submitted by NV Energy, property owner, for an extension of time for a previously approved site plan review in a C-1, Neighborhood Commercial District to allow the expansion of an existing substation and a waiver of landscaping requirements along the north side of the site. The property is located at the northwest corner of Commerce Street and Carey Avenue. The Assessor's Parcel Number is 139-15-401-013. (For possible action)

OLD BUSINESS

10. **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. **(Continued July 10, 2013)** (For possible action)

11. **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. **(Continued July 10, 2013)** (For possible action)

12. **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. **(Continued July 10, 2013)** (For possible action)

13. **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. **(Continued July 10, 2013)** (For possible action)

14. [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. **(Continued July 10, 2013)** (For possible action)

15. [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. **(Continued July 10, 2013)** (For possible action)

16. [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. **(Continued July 10, 2013)** (For possible action)

17. [AMP-08-08 \(35792\) LOSEE STATION RESORT & CASINO](#). An application submitted by Losee Elkhorn Properties LLC, property owner, for an amendment to the Master Plan of Streets and Highways to increase Severence Lane between Losee Road and Statz Street from a 60-foot right-of-way to an 80-foot right-of-way. The Assessor's Parcel Numbers are 124-13-401-001, 124-13-401-002, 124-13-401-005, 124-13-401-006, 124-13-401-007 and 124-13-401-008. **(Continued July 9, August 13, and December 10, 2008, March 11, June 24, and November 24, 2009, January 13 and July 28, 2010, January 12 and July 13, 2011 and August 8, 2012)** (For possible action)

18. [VAC-07-08 \(35796\) LOSEE STATION RESORT & CASINO](#). An application submitted by Losee Elkhorn Properties LLC, property owner, to vacate Elkhorn Road between Losee Road and Statz Street; and to vacate Berg Street between Severence Lane and Elkhorn Road. The Assessor's Parcel Numbers are 124-13-401-001, 124-13-401-002, 124-13-401-005, 124-13-401-006, 124-13-401-007 and 124-13-401-008. **(Continued July 9, August 13, and December 10, 2008, March 11, June 24, and November 24, 2009, January 13 and July 28, 2010, January 12 and July 13, 2011 and August 8, 2012)** (For possible action)

19. [AMP-07-08 \(35791\) LOSEE STATION RESORT & CASINO](#). An application submitted by Losee Elkhorn Properties LLC, property owner, for an amendment to the Comprehensive Plan, land use element, to change the current designation of Mixed-Use Neighborhood to Resort Commercial. The property is located at the southwest corner of Statz Street and Severence Lane. The Assessor's Parcel Numbers are 124-13-401-001, 124-13-401-002, 124-13-401-005 through 124-13-401-008. **(Continued July 9, August 13, and December 10, 2008, March 11, June 24, and November 24, 2009, January 13 and July 28, 2010, January 12 and July 13, 2011 and August 8, 2012)** (For possible action)

20. [ZN-20-08 \(35795\) LOSEE STATION RESORT & CASINO](#). An application submitted by Losee Elkhorn Properties LLC, property owner, for a reclassification of property from an R-E, Ranch Estates District to a PUD, Planned Unit Development District consisting of a casino/hotel. This property is located at the southwest corner of Statz Street and Severence Lane. The Assessor's Parcel Numbers are 124-13-401-001, 124-13-401-002, 124-13-401-005 through 124-13-401-008. **(Continued July 9, August 13, and December 10, 2008, March 11, June 24, and November 24, 2009, January 13 and July 28, 2010, January 12 and July 13, 2011 and August 8, 2012)** (For possible action)

21. [GED-03-08 \(35793\) LOSEE STATION RESORT & CASINO](#). An application submitted by Losee Elkhorn Properties LLC, property owner, for a petition to establish a Gaming Enterprise District. The property is located at the southwest corner of Statz Street and Severence Lane. The Assessor's Parcel Numbers are 124-13-401-001, 124-13-401-002, 124-13-401-005 through 124-13-401-008. **(Continued July 9, August 13, and December 10, 2008, March 11, June 24, and November 24, 2009, January 13 and July 28, 2010, January 12 and July 13, 2011 and August 8, 2012)** (For possible action)

22. **UN-64-08 (35794) LOSEE STATION RESORT & CASINO**. An application submitted by Losee Elkhorn Properties LLC, property owner, for a special use permit in an R-E, Ranch Estates District (proposed PUD, Planned Unit Development District) to allow a casino/hotel. The property is located at the southwest corner of Statz Street and Severence Lane. The Assessor's Parcel Numbers are 124-13-401-001, 124-13-401-002, 124-13-401-005 through 124-13-401-008. **(Continued July 9, August 13, and December 10, 2008, March 11, June 24, and November 24, 2009, January 13 and July 28, 2010, January 12 and July 13, 2011 and August 8, 2012)** (For possible action)

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DIRECTOR'S BUSINESS

CHAIRMAN'S BUSINESS

ADJOURNMENT