

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

September 11, 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 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 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.

### **PRESENTATION**

- Presentation of service award to outgoing Planning Commissioner Steven A. Brown

### **MINUTES**

- Approval of Minutes for the Planning Commission Meeting of August 14, 2013 (For possible action)

### **NEW BUSINESS**

1. **[ZN-43-05 \(46691\) NORTH RANCH \(Public Hearing\)](#)**. An application submitted by Woodside Homes on behalf of AGRW-North Ranch LLC, property owner, for an amendment to a previously approved PUD, Planned Unit Development to allow 274 single family dwellings. The property is located at the northwest corner of Dorrell Lane and North 5<sup>th</sup> Street. The Assessor's Parcel Numbers are 124-22-511-001 thru 133 and 124-22-512-001 thru 312. (For possible action)
2. **[T-1355 \(46693\) NORTH RANCH](#)**. An application submitted by Woodside Homes on behalf of AGRW-North Ranch LLC, property owner, for approval of a tentative map in a PUD, Planned Unit Development District to allow 152 single family dwellings. The property is located at the NWC of North 5th Street. and Dorrell Lane. The Assessor's Parcel Numbers are 124-22-512-001 thru 312. (For possible action)
3. **[UN-35-13 \(46690\) MOUNTAIN VIEW SOLAR \(Public Hearing\)](#)**. An application submitted by Blattner Energy, on behalf of Mountain View Solar LLC, property owner, for a special use permit in an M-2, General Industrial District to allow additional security measures (barbed wire). The property is located at 9901 Garnet Valley Boulevard. The Assessor's Parcel Number is 103-16-010-011. (For possible action)
4. **[UN-36-13 \(46695\) SABER ULTRA PRECISION AMMUNITION \(Public Hearing\)](#)**. An application submitted by Saber Ultra Precision Ammunition on behalf of Apex Holding Company LLC, property owner, for a special use permit in an M-2, General Industrial District to allow the use and storage of hazardous materials in conjunction with an ammunition factory. The property is located approximately 800 feet west of US Highway 93 and east of Garnet Valley Boulevard. The Assessor's Parcel Number is 103-13-010-015. (For possible action)

5. [\*\*UN-30-13 \(46626\) L233 CENTENNIAL & LOSEE \(Public Hearing\)\*\*](#). An application submitted by AT&T on behalf of Kierland Village Center LLC, property owner, for a special use permit in a C-1, Neighborhood Commercial District to allow an 80 foot telecommunication tower with a 61 foot setback from a residential property line. The property is located at 2445 East Centennial Parkway. The Assessor's Parcel Number is 124-26-501-004. (For possible action)
6. [\*\*UN-31-13 \(46660\) PROFESSIONAL AUTO SALES \(Public Hearing\)\*\*](#). An application submitted by Abel Elizalde on behalf of Arche's Place 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 4230 North Pecos Road, Suite 12. The Assessor's Parcel Number is 140-06-317-003. (For possible action)
7. [\*\*UN-33-13 \(46688\) TAVERN AT CHEYENNE POINTE SHOPPING CENTER \(Public Hearing\)\*\*](#). An application submitted by Cheyenne Pointe Holding LLC c/o Sarofim Realty Advisors, property owner, for a special use permit in a C-2, General Commercial District to allow an "on sale" (Restricted Gaming) establishment. The property is located at 2055 Civic Center Drive. The Assessor's Parcel Number is 139-14-515-003. (For possible action)
8. [\*\*UN-34-13 \(46689\) NATURAL GAS FUELING STATION \(Public Hearing\)\*\*](#). An application submitted by Jim Ames, TransFuel LLC on behalf of Mortons Investment Group LP, property owner, for a special use permit in an M-2, General Industrial District to allow the storage of hazardous material (Liquid Natural Gas, LNG). The property is located at 1000 East Cheyenne Avenue. The Assessor's Parcel Number is 139-11-403-005. (For possible action)
9. [\*\*SPR-03-13 \(46093\) REGENA & GOLDFIELD, LLC \(Public Hearing\)\*\*](#). An application submitted by Regena & Goldfield LLC, property owner, for a site plan review in an R-3, Multi-Family Residential District to allow 88 units in a multi-family 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)

10. [UN-32-13 \(46683\) BROADACRES OPEN AIR MARKET PLACE \(Public Hearing\)](#). An application submitted by Broadacres Open Air Market Place LLC on behalf of Greg Danz, property owner, for a special use permit in a C-3, General Service Commercial District to allow an amusement park. The property is located at 2930 North Las Vegas Boulevard. The Assessor's Parcel Number is 139-13-605-005. (For possible action)
  
11. [UN-37-13 \(46697\) TERRIBLE HERBST – GAS STATION \(Public Hearing\)](#). An application submitted by Terrible Herbst Oil Company on behalf of Metejemi LLC, property owner, for a special use permit in a C-1, Neighborhood Commercial District to allow a convenience food store with gas pumps. The property is located at 5960 Losee Road (southeast corner of Losee Road and Tropical Parkway). The Assessor's Parcel Number is 124-25-312-004. (For possible action)
  
12. [UN-38-13 \(46698\) TERRIBLE HERBST – CAR WASH \(Public Hearing\)](#). An application submitted by Terrible Herbst Oil Company on behalf of Metejemi LLC, property owner, for a special use permit in a C-1, Neighborhood Commercial District to allow a vehicle washing facility. The property is located at 5960 Losee Road (southeast corner of Losee Road and Tropical Parkway). The Assessor's Parcel Number is 124-25-312-004. (For possible action)
  
13. [ZN-09-13 \(46687\) LONE MOUNTAIN AND SIMMONS \(Public Hearing\)](#). An application submitted by Tobako LLC, property owner, for reclassification of property from an R-E, Ranch Estates District to an R-1, Single-Family Low Density District. The property is located at the northwest corner of Lone Mountain Road and Simmons Street. The Assessor's Parcel Number is 124-32-402-004. (For possible action)

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**DIRECTOR'S BUSINESS**

**CHAIRWOMAN'S BUSINESS**

**ADJOURNMENT**