

NOTICE AND AGENDA CITY OF NORTH LAS VEGAS PLANNING COMMISSION

November 13, 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 Willard Ewing

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.

AGENDA

1. Approval of the Planning Commission Meeting Agenda of November 13, 2013
(For possible action)

MINUTES

2. Approval of Minutes for the Planning Commission meeting of October 9, 2013
(For possible action)

NEW BUSINESS

3. **T-1359 (47210) GOLDFIELD II.** An application submitted by William Lyon Homes, property owner, for approval of a tentative map in an R-1, Single-Family Low Density District to allow 30 single family dwellings. The property is located at the southwest corner of Verde Way and North 5th Street. The Assessor's Parcel Numbers are 124-34-804-002, 003, 005 and 006. (For possible action)
4. **UN-46-13 (47125) AMERICA FIRST FEDERAL CREDIT UNION** (Public Hearing). An application submitted by America First Federal Credit Union, property owner, for a special use permit in a C-2, General Commercial District to allow a financial institution. The property is located at 1225 West Craig Road. The Assessor's Parcel Number is 139-04-701-017. (For possible action)
5. **UN-49-13 (47174) PORT SALON SPA & LASH BAR** (Public Hearing). An application submitted by Peggy Ritchey on behalf of Amer Pac Cap Cent Simmons Company, property owner, for a special use permit in a C-1, Neighborhood Commercial District, to allow a massage establishment. The property is located at 6365 Simmons Street, Suite 130. The Assessor's Parcel Number is 124-29-115-005. (For possible action)
6. **UN-43-13 (47087) EP RENEWABLE LAS VEGAS, INC.** (Public Hearing). An application submitted by EP Renewable Las Vegas, Inc. on behalf of Pratte Lone Mountain, LLC, property owner, for a special use permit an M-2, General Industrial District, to allow outdoor manufacturing. The property is located at 2900 E. Lone Mountain Road. The Assessor's Parcel Number is 124-36-403-010. (For possible action)

7. [**SPR-06-13 \(47089\) EP RENEWABLE LAS VEGAS, INC.**](#) (Public Hearing). An application submitted by EP Renewable Las Vegas, Inc. on behalf of Pratte Lone Mountain, LLC, property owner, for a site plan review in an M-2, General Industrial District, to allow approximately 171,877 square feet of indoor/outdoor manufacturing and storage. The property is located at 2900 East Lone Mountain Road. The Assessor's Parcel Number is 124-36-403-010. (For possible action)

8. [**UN-50-13 \(47178\) DELTA LIQUID ENERGY**](#) (Public Hearing). An application submitted by William Platz on behalf of Sand Harbor Holdings, LLC, property owner, for a special use permit in an M-2, General Industrial District to allow the storage of hazardous material (180,000 gallons of propane). The property is located at 13995 Grand Valley Parkway. The Assessor's Parcel Number is 103-15-010-006. (For possible action)

9. [**UN-47-13 \(47161\) LAS VEGAS BUDDHIST SANGHA CHURCH**](#) (Public Hearing). An application submitted by Las Vegas Buddhist Sangha, on behalf of Imagine Park at North Pointe, 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 4110 North Martin Luther King Boulevard. The Assessor's Parcel Number is 139-04-818-018. (For possible action)

10. [**UN-48-13 \(47168\) DECATUR-RICE CENTER**](#) (Public Hearing). An application submitted by JP Morgan Chase on behalf of Decatur-Rice, LLC, property owner, for a special use permit in a C-1, Neighborhood Commercial District to allow a financial institution (bank). The property is located at the northeast corner of Decatur Boulevard and Rice Road. The Assessor's Parcel Number is 124-30-201-002. (For possible action)

11. [**T-1357 \(47003\) DECATUR-RICE CENTER**](#). An application submitted by Decatur-Rice, LLC, property owner, for approval of a single lot commercial tentative map in a C-1, Neighborhood Commercial District to allow a commercial subdivision. The property is located at the northeast corner of Decatur Boulevard and Rice Avenue. The Assessor's Parcel Numbers are 124-30-201-002 and 003. (For possible action)

12. [T-1358 \(47207\) ELDORADO R1-60 NO. 16.](#) An application submitted by Pardee Homes of Nevada, property owner, for approval of a tentative map in an OL/DA, Open Land/Development Agreement District to allow 178 single family dwellings. The property is located south of Deer Springs Way, approximately 600 feet west of Revere Street. The Assessor's Parcel Number is 124-21-711-074. (For possible action)

13. [VAC-08-13 \(47208\) ELDORADO R1-60 NO. 16](#) (Public Hearing). An application submitted by Pardee Homes of Nevada, property owner, to vacate 110-foot wide public drainage easement. The drainage easement is located south of Deer Springs Way and approximately 1,080 feet west of Revere Street and extending south approximately 693 feet. The Assessor's Parcel Number is 124-21-711-074. (For possible action)

14. [VN-03-13 \(47206\) ELDORADO R1-60 NO. 16](#) (Public Hearing). An application submitted by Pardee Homes of Nevada, property owner, for a variance in an O-L/DA, Open Land Development Agreement District to allow a 12-foot front building setback where 15 feet is required (per the Eldorado Development Agreement). The property is located south of Deer Springs Way, approximately 600 feet west of Revere Street. The Assessor's Parcel Number is 124-21-711-074. (For possible action)

OLD BUSINESS

15. [UN-41-13 \(46950\) GRACE POINT CHURCH](#) (Public Hearing). An application submitted by Grace Point Church, on behalf of FNBN PPTYS Nevada, LLC, property owner, for a special use permit in a C-2, General Commercial District to allow a religious institution (church). The property is located at 3776 and 3794 West Ann Road. The Assessor's Parcel Number is 124-30-813-032. (For possible action) **(Continued October 9, 2013)**

16. [UN-42-13 \(46965\) JUAN E. PARRA](#) (Public Hearing). An application submitted by Juan E. Parra on behalf of Jose Luis Parra, property owner, for a special use permit in a C-2, General Commercial District, to allow an "on-sale" establishment (beer & wine). The property is located at 2425 North Las Vegas Boulevard, Suites 101 and 102. The Assessor's Parcel Number is 139-14-801-003. (For possible action) **(Continued October 9, 2013)**

17. [ZOA-02-13 \(46835\) MICHAEL WRIGHT FOR SAHARA VEGAS, LLC](#) (Public Hearing). An application submitted by Michael Wright for Sahara Vegas, LLC, property owner, for an amendment to Title 17 (Zoning Ordinance), Section 17.20.020.C.10, (Deferred Deposit Loan or Short Term Loan Establishment) of the North Las Vegas Municipal Code to amend the proximity distance and measurement requirements for Deferred Deposit Loan or Short Term Loan Establishments, and providing for other matters property related thereto. (For possible action) **(Continued October 9, 2013)**

18. [UN-40-13 \(46945\) STRUCK OIL](#) (Public Hearing). An application submitted by John Robert Fiore on behalf of L. Rose, 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 2750 West Brooks Avenue, Suite 115. The Assessor's Parcel Number is 139-17-510-011. (For possible action) **(Continued October 9, 2013)**

19. [SPR-09-11 \(46942\) COLONIAL GRAND @ AZURE](#) (Public Hearing). An application submitted by Colonial Realty, LP, c/o Ed Wright, property owner, for an extension of time to a previously approved site plan review in an R-3, Multi-Family Residential District, to allow 438 dwelling units. The property is located at the northwest corner of Lamb Boulevard and Tropical Parkway. The Assessor's Parcel Numbers are 123-30-601-013, 014 and 015. (For possible action) **(Continued October 9, 2013)**

20. [UN-39-13 \(46943\) THERMO FLUIDS, INC.](#) (Public Hearing). An application submitted by Thermo Fluids, Inc. on behalf of Wildcat I, LLC, property owner, for a special use permit in an M-2, General Industrial District, to allow an expansion to an existing outdoor recycling center (antifreeze). The properties are located at 4000-4020 Arcata Way. The Assessor's Parcel Numbers are 139-02-802-018 and 019. (For possible action) **(Continued October 9, 2013)**

21. [VAC-07-13 \(46948\) 5TH AND LAKE MEAD](#) (Public Hearing). An application submitted by the City of North Las Vegas, property owner, to vacate approximately 203.3 feet of a 20-foot wide alley way commencing south of East Lake Mead Boulevard and proceeding south approximately 203.3 feet. The property is located approximately 84 feet east of North 5th Street and south of East Lake Mead South Boulevard. (For possible action) **(Continued October 9, 2013)**

22. **ZN-10-13 (46940) LAS ISLITAS RESTAURANT** (Public Hearing). An application submitted by Juan Parra, property owner, for reclassification of properties from the current designations of R-2, Single-Family Medium Density District and R-3, Multi-Family Residential District, to C-2, General Commercial District. The properties are located at 2508 and 2512 Magnet Street, and the northern portion of the parcel located at the northwest corner of North Las Vegas Boulevard and Carroll Street. The Assessor's Parcel Numbers are 139-14-812-168, 169 and portion of 139-13-401-004. (For possible action) **(Continued October 9, 2013)**

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DIRECTOR'S BUSINESS

CHAIRWOMAN'S BUSINESS

ADJOURNMENT