

NOTICE AND AGENDA CITY OF NORTH LAS VEGAS PLANNING COMMISSION

January 8, 2014

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 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 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 January 8, 2014 (For possible action)

MINUTES

2. Approval of Minutes for the Planning Commission meeting of December 11, 2013 (For possible action)

NEW BUSINESS

3. [**AMP-01-14 \(47582\) CENTENNIAL VALLEY RESIDENTIAL NORTH**](#) (Public Hearing). An application submitted by IOTA Royal LLC % Gibraltar Capital & Asset Mgmt. Svcs., property owner, for an amendment to the Comprehensive Plan, land use element, to change the current designation of Community Commercial to Single-Family Medium. The property is located at the northeast corner of Centennial Parkway and Valley Drive. The Assessor's Parcel Number is 124-30-510-004. (For possible action)
4. [**ZN-02-14 \(47583\) CENTENNIAL VALLEY RESIDENTIAL NORTH**](#) (Public Hearing). An application submitted by IOTA Royal LLC % Gibraltar Capital & Asset Mgmt. Svcs., property owner, for reclassification of property from the current designation of C-2, General Commercial District to an R-2, Single-Family Medium Density District. The property is located at the northeast corner of Centennial Parkway and Valley Drive. The Assessor's Parcel Number is 124-30-510-004. (For possible action)
5. [**T-1361 \(47585\) CENTENNIAL VALLEY RESIDENTIAL NORTH**](#). An application submitted by IOTA Royal LLC % Gibraltar Capital & Asset Mgmt. Svcs., property owner, for a tentative map in a C-2, General Commercial District (proposed property reclassification to an R-2, Single-Family Medium Density District) to allow 151 single-family residential lots. The property is located at the northwest corner of Centennial Parkway and Valley Drive. The Assessor's Parcel Number is 124-30-510-004. (For possible action)

6. [**AMP-02-14 \(47584\) CENTENNIAL VALLEY RESIDENTIAL SOUTH**](#) (Public Hearing). An application submitted by IOTA Royal LLC % Gibraltar Capital & Asset Mgmt. Svcs., property owner, for an amendment to the Comprehensive Plan, land use element, to change the current designation of Multi-Family to Single-Family Medium. The properties are located at the southeast corner of Centennial Parkway and Valley Drive. The Assessor's Parcel Numbers are 124-30-510-003 and 124-30-610-004. (For possible action)

7. [**ZN-03-14 \(47586\) CENTENNIAL VALLEY RESIDENTIAL SOUTH**](#) (Public Hearing). An application submitted by IOTA Royal LLC % Gibraltar Capital & Asset Mgmt. Svcs., property owner, for reclassification of property from the current designation of R-3, Multi-Family Residential District to an R-2, Single-Family Medium Density District. The properties are located at the southeast corner of Centennial Parkway and Valley Drive. The Assessor's Parcel Numbers are 124-30-510-003 and 124-30-610-004. (For possible action)

8. [**T-1362 \(47589\) CENTENNIAL VALLEY RESIDENTIAL SOUTH**](#). An application submitted by IOTA Royal LLC % Gibraltar Capital & Asset Mgmt. Svcs, property owner, for a tentative map in an R-3, Multi-Family Residential District (proposed property reclassification to an R-2, Single-Family Medium Density District) to allow 137 single-family residential lots. The properties are located at the southwest corner of Centennial Parkway and Valley Drive. The Assessor's Parcel Numbers are 124-30-510-003 and 124-30-610-004. (For possible action)

9. [**VAC-02-14 \(47588\) CENTENNIAL & VALLEY RESIDENTIAL**](#) (Public Hearing). An application submitted by IOTA Royal LLC, property owner, to vacate three (3) foot utility easements located on the south, east, and interior property lines for lots six (6) and seven (7) for properties located at the southeast corner of Centennial Parkway and Valley Drive. (For possible action)

10. [VAC-01-14 \(47470\) ELDORADO NO. 26 \(Public Hearing\)](#). An application submitted by Pardee Homes of Nevada, property owner to vacate portions of Candlebrook Avenue and Silent Sunset Avenue. The portion of Candlebrook Avenue proposed for vacation commences approximately 775 feet south of Gliding Eagle Road, east of Black Oaks Street, and continues east approximately 100 feet. The portion of Silent Sunset Avenue proposed for vacation commences approximately 1,645 feet south of Gliding Eagle Road, east of Black Oaks Street, and continues east approximately 120 feet. (For possible action)

11. [ZN-01-14 \(47545\) NEW CREATION \(Public Hearing\)](#). An application submitted by New Creation on behalf of Linda K. Keltner, IRA et al, property owner, for reclassification of property from the current designation of an R-E, Ranch Estates District to a C-1, Neighborhood Commercial District. The property is located at 680 East Regena Avenue. The Assessor's Parcel Number is 124-26-101-008. (For possible action)

12. [UN-01-14 \(47544\) NEW CREATION \(Public Hearing\)](#). An application submitted by New Creation, on behalf of Linda K. Keltner IRA et al, property owner, for a special use permit in an R-E, Ranch Estates District, (propose property reclassification to a C-1, Neighborhood Commercial District) to allow a religious institution (church). The property is located at 680 East Regena Avenue. The Assessor's Parcel Number is 124-26-101-008. (For possible action)

13. [UN-02-14 \(47549\) SHEROD'S AUTO SALES \(Public Hearing\)](#). An application submitted by Rodney Mahabir, on behalf of CCC 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 2616 Losee Road, Suite 10. The Assessor's Parcel Number is 139-15-702-005. (For possible action)

14. [UN-03-14 \(47581\) HEAVY TRUCK & PARTS SALES \(Public Hearing\)](#). An application submitted by Scot Wade, on behalf of Nevsur, Inc., 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 3568 Losee Road. The Assessor's Parcel Number is 139-11-603-001. (For possible action)

15. [T-1360 \(47560\) CRAIG & PECOS COMMERCIAL CENTER](#). An application submitted by Bjorn Nilson on behalf of Westland Enterprises, LLC, property owner, for a tentative map in an M-2, General Industrial District and a C-1, Neighborhood Commercial District to allow a single lot commercial subdivision. The property is located at the northwest corner of Pecos Road and Corporate Center Drive. The parcel number is 139-01-703-006. (For possible action)

OLD BUSINESS

16. [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) **(Continued November 13 and December 11, 2013)**
17. [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 and November 13, 2013)**

PUBLIC FORUM

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DIRECTOR'S BUSINESS

CHAIRWOMAN'S BUSINESS

ADJOURNMENT