

# NOTICE AND AGENDA CITY OF NORTH LAS VEGAS PLANNING COMMISSION

April 9, 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 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.

### **AGENDA**

1. Approval of the Planning Commission Meeting Agenda of April 9, 2014 (For possible action)

### **MINUTES**

2. Approval of Minutes for the Planning Commission meeting of March 12, 2014 (For possible action)

### **NEW BUSINESS**

3. **[AMP-04-14 \(48196\) DELTA ACADEMY \(Public Hearing\)](#)**. An application submitted by TT Vegas Holding Company LLC on behalf of Red Hills Property LLC and Brooks Avenue LLC, property owners, for an amendment to the Comprehensive Plan, land use element to change the current designation of Mix-Use Employment to Public/Semi-Public. The property is located at 818 West Brooks Avenue (northwest corner of Brooks Avenue and Revere Street). The Assessor's Parcel Numbers are 139-16-501-011 and 139-16-501-012. (For possible action)
4. **[ZN-06-14 \(48197\) DELTA ACADEMY \(Public Hearing\)](#)**. An application submitted by TT Vegas Holding Company LLC on behalf of Red Hills Property LLC and Brooks Avenue LLC, property owners, for reclassification of property from the current zoning designation of an M-2, General Industrial District to a PSP, Public/Semi-Public District. The property is located at 818 West Brooks Avenue (northwest corner of Brooks Avenue and Revere Street). The Assessor's Parcel Numbers are 139-16-501-011 and 139-16-501-012. (For possible action)
5. **[UN-14-14 \(48195\) DELTA ACADEMY \(Public Hearing\)](#)**. An application submitted by TT Vegas Holding Company LLC on behalf of Red Hills Property LLC and Brooks Avenue LLC, property owners, for a special use permit in an M-2, General Industrial District, (proposed property reclassification to a PSP, Public/Semi-Public District) to allow a primary and secondary school. The property is located at 818 West Brooks Avenue (northwest corner of Brooks Avenue and Revere Street). The Assessor's Parcel Numbers are 139-16-501-011 and 139-16-501-012. (For possible action)

6. [\*\*UN-11-14 \(48146\) JMR AUTO SALES \(Public Hearing\)\*\*](#). An application submitted by Marlene Rendon on behalf of 2987 N. Las Vegas Blvd. LLC, property owner, for a special use permit in a C-2, General Commercial District to allow a vehicle sales facility. The property is located at 2987 North Las Vegas Boulevard. The Assessor's Parcel Number is 139-13-506-005. (For possible action)
  
7. [\*\*UN-13-14 \(48188\) POWERTRAIN PERFORMANCE \(Public Hearing\)\*\*](#). An application submitted by Powertrain Performance LLC on behalf of Susan Cannavo Trust, 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 4150 Losee Road. The Assessor's Parcel Number is 139-01-401-001. (For possible action)
  
8. [\*\*ZOA-01-14 \(48271\) AMEND PET ORDINANCE \(Public Hearing\)\*\*](#). An ordinance amendment initiated by the City of North Las Vegas to amend Title 17 (Zoning Ordinance), Section 17.32.030 (Definition of Terms) of the North Las Vegas Municipal Code to amend the terms of "Pet Care and Boarding Facility" and "Animal Hospital or Clinic" and providing for other matters properly related thereto. (For possible action)
  
9. [\*\*UN-10-14 \(48181\) REPUBLIC SILVER STATE DISPOSAL \(Public Hearing\)\*\*](#). An application submitted by Republic Silver State Disposal, property owner, for a special use permit in an M-2, General Industrial District, to allow a Low Intensity Materials Recovery Facility. The property is located at the northwest corner of Cheyenne Avenue and Commerce Street. The Assessor's Parcel Number is 139-10-402-001. (For possible action)
  
10. [\*\*VAC-03-14 \(48183\) REPUBLIC SILVER STATE DISPOSAL \(Public Hearing\)\*\*](#). An application submitted by Republic Silver State Disposal, property owner, to vacate a portion of excess right-of-way along the curve of Colton Avenue and Third Street. The Assessor's Parcel Number is 139-10-402-001. (For possible action)

11. [\*\*SPR-01-14 \(48182\) REPUBLIC SILVER STATE DISPOSAL \(Public Hearing\)\*\*](#). An application submitted by Republic Silver State Disposal, property owner, for a site plan review in an M-2, General Industrial District, to review the site design and building (approximately 106,019 square feet in size) for a Low Intensity Material Recovery Facility. The property is located at the northwest corner of Cheyenne Avenue and Commerce Street. The Assessor's Parcel Number is 139-10-402-001. (For possible action)
  
12. [\*\*ZN-05-14 \(48190\) SIMMONS & SAN MIGUEL \(Public Hearing\)\*\*](#). An application submitted by Berg Builders on behalf of Triple Lats LLC, property owner, for reclassification of property from the current zoning designation of an R-E, Ranch Estates District to an R-1, Single-Family Low Density District. The property is located at the southeast corner of San Miguel Avenue and Simmons Street. The Assessor's Parcel Number is 139-05-801-001. (For possible action)
  
13. [\*\*T-1365 \(48191\) SIMMONS & SAN MIGUEL\*\*](#). An application submitted by Berg Builders on behalf of Triple Lats LLC, property owner, for an approval of a tentative map in an R-E, Ranch Estates District (proposed property reclassification to an R-1, Single-Family Low Density District) to allow ten residential lots. The property is located at the southeast corner of San Miguel Avenue and Simmons Street. The Assessor's Parcel Number is 139-05-801-001. (For possible action)
  
14. [\*\*UN-09-14 \(48169\) TMT CUSTOMZ \(Public Hearing\)\*\*](#). An application submitted by TMT Customz LLC on behalf of Fenix Investment Holding LLC, property owner, for a special use permit in a C-1, Neighborhood Commercial District to allow a vehicle service facility. The property is located at 4600 West Craig Road, Suite 401. The Assessor's Parcel Number is 139-06-215-011. (For possible action)
  
15. [\*\*UN-12-14 \(48187\) NEW ANTIOCH CHRISTIAN FELLOWSHIP \(Public Hearing\)\*\*](#). An application submitted by New Antioch Christian Fellowship on behalf of Green Valley Development LLC, property owner, for a special use permit in an MPC - CP, Master Planned Community - Professional Office Commercial District to allow a religious institution (church). The property is located at 2550 Nature Park Drive. The Assessor's Parcel Number is 124-20-501-008. (For possible action)

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**DIRECTOR'S BUSINESS**

**CHAIRWOMAN'S BUSINESS**

**ADJOURNMENT**