

NOTICE AND AGENDA CITY OF NORTH LAS VEGAS PLANNING COMMISSION

June 11, 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 Development and Compliance 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

Chairwoman Laura Perkins

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 June 11, 2014 (For possible action)

MINUTES

2. Approval of Minutes for the Planning Commission meeting of May 14, 2014 (For possible action)

NEW BUSINESS

3. [**ZN-54-06 \(48726\) PDQ AT CRAIG & ALLEN \(Public Hearing\)**](#). An application submitted by Craig Allen Retail LLC c/o Trammell Crow Res., property owner, for an amendment to an existing MUD, Mixed-Use Development District to amend the land uses to allow a fast food restaurant within the first phase and to amend the requirement for decorative pavers or stamped and colored concrete as paving material for cross walks. The property is located at southwest corner of Craig Road and Allen Lane. (For Possible Action)
4. [**FDP-04-14 \(48728\) PDQ AT CRAIG & ALLEN \(Public Hearing\)**](#). An application submitted by Craig Allen Retail LLC, c/o Trammell Crow Res., property owner, for a Final Development Plan review in an MUD, Mixed-Use Development District to develop a fast food restaurant. The property is located at the southwest corner of Craig Road and Allen Lane. The Assessor's Parcel Number is 139-06-714-001. (For Possible Action)
5. [**UN-17-14 \(48657\) VEHICLE SALES \(Public Hearing\)**](#). An application submitted by Move On LLC, on behalf of Mundee Trucking Inc., property owner, for a special use permit in an M-2, General Industrial District, to allow a vehicle sales and rental facility. The property is located at 281 and 261 Commerce Park Court. The Assessor's Parcel Numbers are 139-10-710-001 and 139-10-710-002. (For Possible Action)

6. [**UN-28-02 \(48543\) CENTENNIAL CROSSINGS \(Public Hearing\)**](#). An application submitted by Robert B. Brinton, SPT et al on behalf of Casino Site LLC, and Robert B. Brinton, property owners, for an extension of time for an existing special use permit in a C-2, General Commercial District to allow a casino/hotel. The property is located at the southwest corner of North Belt Road and Christy Lane. The Assessor's Parcel Numbers are 123-28-101-003 through 123-28-101-006. (For Possible Action)

7. [**T-1367 \(48524\) DESERT MESA**](#). An application submitted by GRGW Development on behalf of Desert Mesa 30 Investors LLC, RES-NV DM LLC, Desert Mesa 1 LLC, and Sammie Armstrong, property owners, for approval of a tentative map in a PUD, Planned Unit Development District to allow 96 single family dwellings and one large lot for future senior apartments. The property is located at the northwest corner of Carey Avenue and Commerce Street. The Assessor's Parcel Numbers are 139-15-417-001 through 139-15-417-124, 139-15-497-004 through 139-15-497-019, and 139-15-401-006. (For Possible Action)

8. [**ZOA-03-14 \(48602\) NLV ZONING FOR AUTO TITLE LOANS \(Public Hearing\)**](#). An application submitted by Michael Wright for Sahara Vegas LLC, to amend Title 17 (Zoning Ordinance), Section 17.20.020, Subsection C.4 of the North Las Vegas Municipal Code to amend the proximity distance and measurement requirements for Auto Title Loan Establishments. (For Possible Action)

9. [**FDP-03-14 \(48651\) PROFESSIONAL OFFICE \(Public Hearing\)**](#). An application submitted by William Vargas, property owner, for a Final Development Plan review in a PUD, Planned Unit Development District to develop a professional office site. The property is located at 2501 Flower Avenue. The Assessor's Parcel Number is 139-24-312-039. (For Possible Action)

10. [**SPR-03-14 \(48705\) LAS VEGAS CORPORATE CENTER 19 \(Public Hearing\)**](#). An application by John Low - Prologis, property owner, for a site plan review in an M-2, General Industrial District, to allow more than 80,000 square feet of non-residential floor area on one lot -- specifically, two industrial style warehouses consisting of 464,203 square feet and 153,456 square feet. The property is located at 3700 Bay Lake Trail. The Assessor's Parcel Number is 139-12-610-002. (For Possible Action)

11. [SPA-01-14 \(48727\) ANN LOSEE VILLAGE 3 \(Public Hearing\)](#). An application submitted by Harmony 461 LLC, property owner, for an appeal of a decision under Title 16 concerning development within an existing PUD, Planned Unit Development District. The property is located at the southeast corner of Ann Road and Lawrence Street. The Assessor's Parcel Numbers are 124-35-513-001 through 124-35-513-092 and 124-35-595-003. (For Possible Action)

12. [ZN-98-04 \(48725\) ANN LOSEE VILLAGE 3 \(Public Hearing\)](#). An application submitted by Harmony 461 LLC, property owner, for an amendment to a previously approved PUD Planned Unit Development District to remove the requirement to construct a Flood Control Facility. The property is located at the southeast corner of Ann Road and Lawrence Street. The Assessor's Parcel Numbers are 124-35-513-001 through 124-35-513-092 and 124-35-595-003. (For Possible Action)

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DIRECTOR'S BUSINESS

CHAIRWOMAN'S BUSINESS

ADJOURNMENT