

NOTICE AND AGENDA CITY OF NORTH LAS VEGAS PLANNING COMMISSION

August 13, 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

Commissioner Kenneth Kraft

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 Chairman 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 Chairman may, at his 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 August 13, 2014 (For possible action)

MINUTES

2. Approval of Minutes for the Planning Commission meeting of July 9, 2014 (For possible action)

NEW BUSINESS

3. [**UN-19-14 \(48944\) MATTRESS PALOMA \(Public Hearing\)**](#). An application submitted by Jesus Granados Fernandez on behalf of MCA Gowan LLC, property owner, for a special use permit in an M-2, General Industrial District to allow a salvage center. The property is located at 2257 West Gowan Road. The Assessor's Parcel Number is 139-08-701-026. (For possible action)
4. [**UN-20-14 \(49124\) 3 STAR AUTO TINTING \(Public Hearing\)**](#). An application submitted by Antonio Ruiz-Moreno on behalf of 2987 North Las Vegas Boulevard LLC, property owner, for a special use permit in a C-2, General Commercial District to allow a vehicle service facility. The property is located at 2987 N. Las Vegas Boulevard, Unit 2. The Assessor's Parcel Number is 139-13-506-005. A complete legal description is on file with the Community Development and Compliance Department. (For possible action)
5. [**UN-21-14 \(49157\) HIGHLINE AUTO, LLC \(Public Hearing\)**](#). An application submitted by Michael McDermott, 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 13. The Assessor's Parcel Number is 139-15-702-005. (For possible action)
6. [**UN-22-14 \(49158\) AUTO 4 LESS, LLC \(Public Hearing\)**](#). An application submitted by Alejandro E. Garcia, 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 8. The Assessor's Parcel Number is 139-15-702-005. (For possible action)

7. [UN-24-14 \(49181\) DEALERS AUTO AUCTION OF LAS VEGAS \(Public Hearing\)](#). An application submitted by Dealers Auto Auction of Las Vegas, on behalf of Cannon Properties 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 3038 Losee Road. The Assessor's Parcel Numbers are 139-14-102-005 and 139-14-102-006. (For possible action)

8. [UN-29-13 \(49183\) ANN/SIMMONS TAVERN \(Public Hearing\)](#). An application submitted by S & A Ventures, Inc., on behalf of Thanh Lewis, property owner, for an extension of time on a special use permit in a C-1, Neighborhood Commercial District, to allow an "on-sale" (Restricted Gaming) Establishment. The property is located at 2696 West Ann Road. The Assessor's Parcel Number is 124-29-811-002. (For possible action)

9. [UN-42-11 \(49192\) VEGAS XTREME PAINTBALL \(Public Hearing\)](#). An application submitted by Christopher J. England, on behalf of Jupiter Golf Company Las Vegas LP, property owner, for an extension of time on a special use permit in an MUD MX-2, Mixed-Use Development District, Community Center Mixed Use to allow an outdoor recreation facility. The property is located at 70 West Craig Road. The Assessor's Parcel Number is 139-03-601-009. (For possible action)

10. [AMP-06-14 \(49119\) NOVAK 25 \(Public Hearing\)](#). An application submitted by Centennial Lamb Fund, 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 Novak Street. The Assessor's Parcel Numbers are 123-29-501-001, 123-29-101-008, and 123-29-101-011 through 013. (For possible action)

11. [ZN-08-14 \(49120\) NOVAK 25 \(Public Hearing\)](#). An application submitted by Centennial Lamb Fund, property owner, for a reclassification of property from an 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 Novak Street. The Assessor's Parcel Numbers are 123-29-501-001, 123-29-101-008, and 123-29-101-011 through 013. (For possible action)

12. [UN-23-14 \(49179\) DOLLAR LOAN CENTER \(Public Hearing\)](#). An application submitted by David Galyen for Dollar Loan Center on behalf of Wine & Dine LLC, property owner, for a special use permit in a C-2, General Commercial District, to allow a deferred deposit loan or short term loan establishment. The property is located at 2711 North Las Vegas Boulevard. The Assessor's Parcel Number is 139-13-302-003. (For possible action)

13. [UN-25-14 \(49185\) FORT CHEYENNE CASINO \(Public Hearing\)](#). An application submitted by Nevada Restaurant Services, on behalf of CPM Cheyenne LLC, property owner, for a special use permit in a C-2, General Commercial District, to allow an expansion to an existing casino. The property is located at 2414 and 2428 East Cheyenne Avenue. The Assessor's Parcel Numbers are 139-11-816-019 and 139-11-816-020. (For possible action)

14. [UN-26-14 \(49186\) 2804 SYNERGY IMPROVEMENT \(Public Hearing\)](#). An application submitted by 2804 Synergy LLC, property owner, for a special use permit in an M-2, General Industrial District, to allow a Cultivation Facility for Medical Marijuana. The property is located at 2804 Synergy Street. The Assessor's Parcel Number is 139-15-614-014. (For possible action)

15. [UN-27-14 \(49187\) VEGAS VALLEY GROWERS NORTH \(Public Hearing\)](#). An application submitted by JUMA Holdings LLC, c/o Mitch Wilson, 360 Contracting LLC, property owner, for a special use permit in an M-2, General Industrial District, to allow the Production of Edible Marijuana Products or Marijuana-Infused Products. The property is located at 6655 El Campo Grande Avenue. The Assessor's Parcel Number is 123-27-810-006. (For possible action)

16. [UN-28-14 \(49188\) VEGAS VALLEY GROWERS NORTH \(Public Hearing\)](#). An application submitted by JUMA Holdings LLC, c/o Mitch Wilson, 360 Contracting LLC, property owner, for a special use permit in an M-2, General Industrial District, to allow a Cultivation Facility for Medical Marijuana. The property is located at 6655 El Campo Grande Avenue. The Assessor's Parcel Number is 123-27-810-006. (For possible action)

OLD BUSINESS

17. **[AMP-08-08 \(35792\) LOSEE STATION RESORT & CASINO \(Public Hearing\)](#)**.
An application submitted by Losee Elkhorn Properties LLC, property owner, for an amendment to the Master Plan of Streets and Highways to increase Severence Lane between Losee Road and Statz Street from a 60-foot right-of-way to an 80-foot right-of-way. The Assessor's Parcel Numbers are 124-13-401-001, 124-13-401-002, 124-13-401-005, 124-13-401-006, 124-13-401-007 and 124-13-401-008. (For possible action) **(Continued July 9, August 13, and December 10, 2008, March 11, June 24, and November 24, 2009, January 13 and July 28, 2010, January 12 and July 13, 2011 and August 8, 2012, and August 14, 2013)**

18. **[VAC-07-08 \(35796\) LOSEE STATION RESORT & CASINO \(Public Hearing\)](#)**.
An application submitted by Losee Elkhorn Properties LLC, property owner, to vacate Elkhorn Road between Losee Road and Statz Street; and to vacate Berg Street between Severence Lane and Elkhorn Road. The Assessor's Parcel Numbers are 124-13-401-001, 124-13-401-002, 124-13-401-005, 124-13-401-006, 124-13-401-007 and 124-13-401-008. (For possible action) **(Continued July 9, August 13, and December 10, 2008, March 11, June 24, and November 24, 2009, January 13 and July 28, 2010, January 12 and July 13, 2011 and August 8, 2012, and August 14, 2013)**

19. **[AMP-07-08 \(35791\) LOSEE STATION RESORT & CASINO \(Public Hearing\)](#)**.
An application submitted by Losee Elkhorn Properties LLC, property owner, for an amendment to the Comprehensive Plan, land use element, to change the current designation of Mixed-Use Neighborhood to Resort Commercial. The property is located at the southwest corner of Statz Street and Severence Lane. The Assessor's Parcel Numbers are 124-13-401-001, 124-13-401-002, 124-13-401-005 through 124-13-401-008. (For possible action) **(Continued July 9, August 13, and December 10, 2008, March 11, June 24, and November 24, 2009, January 13 and July 28, 2010, January 12 and July 13, 2011 and August 8, 2012, and August 14, 2013)**

20. [**ZN-20-08 \(35795\) LOSEE STATION RESORT & CASINO \(Public Hearing\)**](#). An application submitted by Losee Elkhorn Properties LLC, property owner, for a reclassification of property from an R-E, Ranch Estates District to a PUD, Planned Unit Development District consisting of a casino/hotel. This property is located at the southwest corner of Statz Street and Severence Lane. The Assessor's Parcel Numbers are 124-13-401-001, 124-13-401-002, 124-13-401-005 through 124-13-401-008. (For possible action) **(Continued July 9, August 13, and December 10, 2008, March 11, June 24, and November 24, 2009, January 13 and July 28, 2010, January 12 and July 13, 2011 and August 8, 2012, and August 14, 2013)**

21. [**GED-03-08 \(35793\) LOSEE STATION RESORT & CASINO \(Public Hearing\)**](#). An application submitted by Losee Elkhorn Properties LLC, property owner, for a petition to establish a Gaming Enterprise District. The property is located at the southwest corner of Statz Street and Severence Lane. The Assessor's Parcel Numbers are 124-13-401-001, 124-13-401-002, 124-13-401-005 through 124-13-401-008. (For possible action) **(Continued July 9, August 13, and December 10, 2008, March 11, June 24, and November 24, 2009, January 13 and July 28, 2010, January 12 and July 13, 2011 and August 8, 2012, and August 14, 2013)**

22. [**UN-64-08 \(35794\) LOSEE STATION RESORT & CASINO \(Public Hearing\)**](#). An application submitted by Losee Elkhorn Properties LLC, property owner, for a special use permit in an R-E, Ranch Estates District (proposed PUD, Planned Unit Development District) to allow a casino/hotel. The property is located at the southwest corner of Statz Street and Severence Lane. The Assessor's Parcel Numbers are 124-13-401-001, 124-13-401-002, 124-13-401-005 through 124-13-401-008. (For possible action) **(Continued July 9, August 13, and December 10, 2008, March 11, June 24, and November 24, 2009, January 13 and July 28, 2010, January 12 and July 13, 2011 and August 8, 2012, and August 14, 2013)**

23. [**ZN-97-05 \(48721\) CLAYTON PARK \(Public Hearing\)**](#). An application submitted by Clayton Park, LLC, property owner, for an amendment to a previously approved PUD, Planned Unit Development District, to add up to 43 residential dwelling units to an office warehouse development. The property is located at 3355 Clayton Avenue. The Assessor's Parcel Number is 139-08-811-045. (For possible action) **(Continued July 9, 2014)**

24. [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) **(Continued June 11, 2014 and July 9, 2014)**

25. [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) **(Continued June 11, 2014 and July 9, 2014)**

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This is the portion of the meeting devoted to the public. After completing and submitting a yellow card, please come forward upon recognition by the Chairman and feel free to speak upon any topic. Usually items received under this heading will be referred to the appropriate City staff for action at a later date.

DIRECTOR'S BUSINESS

CHAIRMAN'S BUSINESS

ADJOURNMENT