

# NOTICE AND AGENDA CITY OF NORTH LAS VEGAS PLANNING COMMISSION

November 12, 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 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 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 November 12, 2014 (For possible action)
2. Approval of the Planning Commission Meeting Minutes of October 8, 2014 (For possible action)

### **NEW BUSINESS**

3. **[AMP-07-14 \(49598\) ABOVE GROUND UTILITY PLAN \(Public Hearing\)](#)**. An application submitted by the City of North Las Vegas for an amendment to the City of North Las Vegas 2006 Comprehensive Master Plan, to amend Chapter 3, Guiding Principles, Goals and Policies, and Figure A-9: Transmission Line and Substation Plan, to comply with the requirements of NRS 278.165, and development and adoption of an above ground utility plan. (For possible action)
4. **[ZN-08-97 \(49972\) GEC CHEYENNE DEVELOPMENT \(Public Hearing\)](#)**. An application submitted by The Layout Company on behalf of 5090 Mary Park, Series IV LLC, property owner, for an amendment to an existing PUD, Planned Unit Development District, to amend the preliminary development plan to allow light industrial uses. The property is located at the northwest corner of Cheyenne Avenue and Allen Lane. The Assessor's Parcel Numbers are 139-08-417-001 and 139-08-417-016. (For possible action)
5. **[UN-106-14 \(49930\) LONE MOUNTAIN TRUCK LEASING \(Public Hearing\)](#)**. An application submitted by Tim C. Ayala on behalf of Fleetpark LLC, property owner, for a special use permit in an M-2, General Industrial District, to allow a vehicle sales establishment. The property is located at 4020 East Lone Mountain Road. The Assessor's Parcel Numbers are 123-31-801-003 and 123-31-801-004. (For possible action)
6. **[UN-108-14 \(49974\) AWESOME AUTO SALES INC. \(Public Hearing\)](#)**. An application submitted by Troy Smith on behalf of Renee R. Silvaggio, property owner, for a special use permit in an M-2, General Industrial District, for a vehicle sales establishment. The property is located at 2246 Losee Road. The Assessor's Parcel Numbers are 139-22-510-012 and 13-22-510-013. (For possible action)

7. [\*\*VN-03-14 \(49886\) UNITED RECYCLING \(Public Hearing\)\*\*](#). An application submitted by Michael Livingston, AIA, on behalf of Railroad Valley Enterprises LLC for a variance in an M-2, General Industrial District, to allow a 14 foot front setback where 20 feet is required. The property is located at 3383 Losee Road. The Assessor's Parcel Numbers are 139-11-413-002 thru 139-11-413-005. (For possible action)
  
8. [\*\*FDP-06-14 \(49444\) 14 FLOWER\*\*](#). An application submitted by Sergio Gomez, property owner, for a final development plan review in a PUD, Planned Unit Development District, to develop a professional office. The property is located at 2500 Flower Avenue. The Assessor's Parcel Number is 139-24-312-038. (For possible action)
  
9. [\*\*FDP-07-14 \(49941\) TIERRA SANTA\*\*](#). An application submitted by Woodside Homes of Nevada LLC, property owner, for a Final Development Plan review in a PUD, Planned Unit Development District, to develop 152 single-family dwelling units. The properties are located at the northwest corner of North Fifth Street and Dorrell Lane. The Assessor's Parcel Numbers are 124-22-512-001 thru 124-22-512-152. (For possible action)
  
10. [\*\*ZN-14-14 \(49975\) CENTENNIAL SPRINGS II \(Public Hearing\)\*\*](#). An application submitted by KB Home LV Centennial Springs, property owner, for a reclassification of property from an R-2, Single-Family Medium Density District, to a PUD, Planned Unit Development District, consisting of 143 single-family dwelling units. The property is located at the northwest corner of Centennial Parkway and Valley Drive. The Assessor's Parcel Numbers are 124-30-101-010, 124-30-195-001 and 124-30-113-001 thru 1124-30-113- 075. (For possible action)
  
11. [\*\*T-1371 \(49976\) CENTENNIAL SPRINGS II\*\*](#). An application submitted by KB Home LV Centennial Springs, property owner, for approval of a tentative map in an R-2, Single-Family, Medium Density District, (proposed property reclassification to a PUD, Planned Unit Development District) to allow 143 single-family dwelling lots. The properties are located at the northwest corner of Centennial Parkway and Valley Drive. The Assessor's Parcel Numbers are 124-30-101-010, 124-30-195-001 and 124-30-113-001 thru 124-30-113-075. (For possible action)

12. [\*\*UN-107-14 \(49964\) U-HAUL RENTAL \(Public Hearing\)\*\*](#). An application submitted by Fast & EZ Self Storage, Inc., property owner, for a special use permit in an M-2, General Industrial District, to allow a vehicle rental facility. The property is located at 915 East Colton Avenue. The Assessor's Parcel Number is 139-11-402-003. (For possible action)
  
13. [\*\*AMP-09-14 \(49966\) SERENITY CIRCLE APARTMENTS \(Public Hearing\)\*\*](#). An application submitted by Coran Lake Mead LLC, c/o Filipp Chebotarev, property owner, for an amendment to the Comprehensive Plan, land use element, to change the current designation of Employment to Multi-Family. The Assessor's Parcel Numbers are 139-20-202-009 thru 139-20-202-011. The properties are located approximately 650 feet west of Simmons Street and south of Lake Mead Boulevard. (For possible action)
  
14. [\*\*ZN-13-14 \(49965\) SERENITY CIRCLE APARTMENTS \(Public Hearing\)\*\*](#). An application submitted by Coran Lake Mead LLC, c/o Filipp Chebotarev, property owner, for a reclassification of property from a PUD, Planned Unit Development District, to an R-3 Multi-Family Residential District. The Assessor's Parcel Numbers are 139-20-202-009 thru 139-20-202-011. The properties are located approximately 650 feet west of Simmons Street and south of Lake Mead Boulevard. (For possible action)
  
15. [\*\*SPR-06-14 \(49967\) SERENITY CIRCLE APARTMENTS \(Public Hearing\)\*\*](#). An application submitted by Coran Lake Mead LLC, c/o Filipp Chebotarev, property owner, for a site plan review in a PUD, Planned Unit Development District (proposed property reclassification to the R-3, Multi-Family Residential District) to allow 271 multi-family dwelling units. The Assessor's Parcel Numbers are 139-20-202-009 thru 139-20-202-011. (For possible action)
  
16. [\*\*SPR-04-14 \(49714\) MME PROD. AT M16 AT APEX \(Public Hearing\)\*\*](#). An application submitted by Clark Natural Medicinal Solution, LLC dba NuVeda, on behalf of FNBN Kapex LLC / Sorenson Group Management, property owner, for a Site Plan Review in an M-2, General Industrial District to allow an industrial style warehouse building consisting of approximately 108,855 square feet. (For possible action)

17. [T-1370 \(49970\) SPEEDWAY I-15 COMMERCIAL](#). An application submitted by 702 Capital LLC, property owner, for approval of a tentative map to create single lot commercial subdivision. The property is located at the northwest corner of Speedway Boulevard and I-15 Highway. The Assessor's Parcel Number is 123-22-701-003. (For possible action)
  
18. [Resolution No. 2014-01](#); A resolution of the Planning Commission modifying a requirement within Title 17, Section 17.12.070, Subsection H, the requirement for industrial development exceeding 80,000 square feet in size to be considered by the Planning Commission and permitting the Director to conduct this review. (For possible action)

### **OLD BUSINESS**

19. [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) **(Continued August 13, 2014, September 10, 2014, and October 8, 2014)**
  
20. [SPA-02-14 \(49287\) HOME OCCUPATION APPEAL](#). An application submitted by Mathew Olden, property owner, for an administrative appeal of the Director's decision regarding a home occupation permit. The property is located at 7118 Puetollano Drive. The Assessor's Parcel Number is 124-19-513-067. (For possible action) **(Continued September 10, 2014)**

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**DIRECTOR'S BUSINESS**

**CHAIRMAN'S BUSINESS**

**ADJOURNMENT**