

# NOTICE AND AGENDA CITY OF NORTH LAS VEGAS PLANNING COMMISSION

December 10, 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 Sylvia Joiner-Greene

### **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 December 10, 2014  
(For possible action)
2. Approval of the Planning Commission Meeting Minutes of November 12, 2014  
(For possible action)

### **NEW BUSINESS**

3. **[ZN-16-14 \(50161\) PROFESSIONAL OFFICE \(Public Hearing\)](#)**. An application submitted by Tim C. Ayala on behalf of Lysett A. Dominguez and Franty Valdex Ayon, property owners, for reclassification of property from the current designation of PUD, Planned Unit Development District to a PUD/PID, Planned Unit Development District / Planned Infill Development District consisting of two professional offices. The properties are located at 2500 East Tonopah Avenue and 1820 Civic Center Drive. The Assessor's Parcel numbers are 139-24-312-114 and 139-24-312-077. (For possible action)
4. **[FDP-05-14 \(49602\) PROFESSIONAL TAX OFFICE](#)**. An application submitted by Tim C. Ayala, on behalf of Lysett A. Dominguez and Franty Valdes Ayon, property owners, for a Final Development Plan in a PUD, Planned Unit Development District (proposed property reclassification to a PUD/PID, Planned Unit Development District / Planned Infill Development District) to develop two professional offices. The properties are located at 2500 East Tonopah Avenue and 1820 Civic Center Drive. The Assessor's Parcel Numbers are 139-24-312-114 and 139-24-312-077. (For possible action)
5. **[AMP-10-14 \(50126\) MADISON PALMS \(Public Hearing\)](#)**. An application submitted by George Gekakis, Inc. on behalf of Madison Square LLC, property owner, for an amendment to the Comprehensive Plan, land use element, to change the current designation of Community Commercial to Multi-Family. The property is located approximately 400 feet north of Ann Road and east of Ferrell Street (3150 West Ann Road). The Assessor's Parcel Number is 124-29-412-002. (For possible action)

6. [\*\*ZN-15-14 \(50127\) MADISON PALMS \(Public Hearing\)\*\*](#). An application submitted by George Gekakis, Inc. on behalf of Madison Square LLC, property owner, for reclassification of property from the current designation of C-1, Neighborhood Commercial District to an R-3, Multi-Family Residential District. The property is located approximately 400 feet north of Ann Road and east of Ferrell Street (3150 West Ann Road). The Assessor's Parcel Number is 124-29-412-002. (For possible action)
  
7. [\*\*VN-04-14 \(50129\) MADISON PALMS \(Public Hearing\)\*\*](#). An application submitted by George Gekakis, Inc. on behalf of Madison Square LLC, property owner, for a variance in a C-1, Neighborhood Commercial District (proposed property reclassification to an R-3, Multi-Family Residential District) to allow 39 foot high building where 35 feet the maximum allowed. The property is located approximately 400 feet north of Ann Road and east of Ferrell Street (3150 West Ann Road). The Assessor's Parcel Number is 124-29-412-002. (For possible action)
  
8. [\*\*WAV-01-14 \(50128\) MADISON PALMS \(Public Hearing\)\*\*](#). An application submitted by George Gekakis, Inc., on behalf of Madison Square LLC, property owner, for a waiver in a C-1, Neighborhood Commercial District (proposed property reclassification to an R-3, Multi-Family Residential District) to allow 157 parking spaces where 284 are required. The property is located approximately 400 feet south of Ann Road and east of Ferrell Street (3150 W. Ann Road). The Assessor's Parcel Number is 124-29-412-002. (For possible action)
  
9. [\*\*SPR-07-14 \(50130\) MADISON PALMS \(Public Hearing\)\*\*](#). An application submitted by George Gekakis, Inc. on behalf of Madison Square LLC, for a site plan review in a C-1, Neighborhood Commercial District (proposed property reclassification to an R-3, Multi-Family Residential District) to allow 126 units of multi-family residential dwellings. The property is located approximately 400 feet north of Ann Road and east of Ferrell Street (3150 West Ann Road). The Assessor's Parcel Number is 124-29-412-002. (For possible action)
  
10. [\*\*UN-109-14 \(50141\) DISCHBEIN MOTOR SPORTS \(Public Hearing\)\*\*](#). An application submitted by Dischbein Motor Sports, on behalf of Brookspark II, 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 2926 Brookspark Drive, Suite #300. The Assessor's Parcel Number is 139-15-615-008. (For possible action)

11. [UN-112-14 \(50155\) SMITH'S 345 FUEL CENTER \(Public Hearing\)](#). An application submitted by Smith's Food and Drug Stores Inc., property owner, for a special use permit in a C-2, General Commercial District, to allow a fuel sales facility. The property is located at 5564 Camino Al Norte. The Assessor's Parcel Number is 124-33-512-001. (For possible action)
12. [UN-113-14 \(50156\) CRAIG AND BERG PYLON SIGN \(Public Hearing\)](#). An application submitted by Morgan Investments, FLP, property owner, for a special use permit in a M-2, General Industrial District to allow a freestanding sign with a height of 100 feet and an area of 1,209 square feet. The property is located at the southeast corner of Craig Road and Berg Street. The Assessor's Parcel Number is 139-01-302-006. (For possible action)
13. [UN-114-14 \(50159\) PIZA AUTO SALES \(Public Hearing\)](#). An application submitted by Caristino Piza-Chona on behalf of Decatur Plaza 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 5520 North Decatur Boulevard. The Assessor's Parcel Number is 124-31-101-008. (For possible action)
14. [VAC-09-14 \(50090\) GOLDFIELD II \(Public Hearing\)](#). An application submitted by William Lyon Homes Inc., property owner, to vacate a portion of right-of-way next to Lone Mountain Road. The property is generally located approximately 380 feet west of North 5<sup>th</sup> Street and north of Lone Mountain Road extending west approximately 240 feet. The Assessor's Parcel Number is 124-34-804-005. (For possible action)

#### **OLD BUSINESS**

15. [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) **(Continued November 12, 2014)**

16. [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) **(Continued November 12, 2014)**
  
17. [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) **(Continued November 12, 2014)**
  
18. [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) **(Continued November 12, 2014)**
  
19. [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) **(Continued November 12, 2014)**
  
20. [UN-30-14 \(49353\) CARL'S JR. AT NATURE PARK \(Public Hearing\).](#) An application submitted by Ten 15 Nature Park LLC, property owner, for a special use permit in an MPC/C-P, Master Planned Community/Professional Office Commercial District to allow a convenience food restaurant. The property is located at the northeast corner of Aliante Parkway and Nature Park Drive. The Assessor's Parcel Number is 124-20-501-007. (For possible action) **(Continued September 10 and October 8, 2014)**

21. [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, July 9, and October 8, 2014)**
  
22. [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, July 9, and October 8, 2014)**

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### **DIRECTOR'S BUSINESS**

### **CHAIRMAN'S BUSINESS**

### **ADJOURNMENT**