

NOTICE AND AGENDA CITY OF NORTH LAS VEGAS PLANNING COMMISSION

March 11, 2015

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) 633-1501 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, 2250 Las Vegas Boulevard, North; the bulletin board at the Public Safety Building, 1301 E. Lake Mead Boulevard, and the bulletin boards at the North Las Vegas Public Library, 2250 Las Vegas Boulevard North, Suites 133 and 137; Aliante Library, 2400 W. Deer Springs Way; Alexander Library, 1755 W. Alexander Road, the City's website, cityofnorthlasvegas.com, and Nevada Public Notice website, notice.nv.gov (including supporting materials), 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 March 11, 2015 (For possible action)
2. Approval of the Planning Commission Meeting Minutes of February 11, 2015 (For possible action)

NEW BUSINESS

3. **[SPR-02-15 \(50768\) DONNA LOUISE APARTMENTS \(Public Hearing\)](#)**. An application submitted by CDPCN / Donna H. LLC, on behalf of JEP-5ANLV, LLC, property owner, for a Site Plan Review in an R-3, Multi-Family Residential District, to allow 96 multi-family dwelling units. The property is located at the northwest corner of Azure Avenue and Donna Street. The Assessor's Parcel Numbers are 124-26-103-002 and 124-26-103-004. (For possible action)
4. **[UN-09-15 \(50745\) BUY RIGHT MOTORS INC. \(Public Hearing\)](#)**. An application submitted by Buy Right Motors Inc. c/o Mariann Poling on behalf of Santiago and Norma Pena, property owners, for a special use permit in an M-2, General Industrial District to allow a vehicle sales facility. The property is located at 2272 Crestline Loop. The Assessor's Parcel Number is 139-22-510-026. (For possible action)
5. **[UN-10-15 \(50771\) EXPERTISE VOCATION SCHOOL \(Public Hearing\)](#)**. An application submitted by EC Institute on behalf of the City of North Las Vegas, property owner, for a special use permit in the R-A/DC, Redevelopment Area/Downtown Core Subdistrict to allow a vocational school (Cosmetology and Barbering). The property is located at the southeast corner of North 5th Street and Lake Mead Boulevard. The Assessor's Parcel Number is 139-23-301-015. (For possible action)
6. **[VN-01-15 \(50704\) BRING 'EM YOUNG \(Public Hearing\)](#)**. An application submitted by Donald and Gloria Phillips on behalf of Donna L. Callahan, property owner, for a variance in an R-E, Ranch Estate District (proposed property reclassification to a C-P, Professional Office Commercial District) to allow a 15-foot and 17-foot building setback from the north and south property lines, respectively, where 20 feet is required; and to allow a seven foot parking lot setback where 10 feet is required from the north and south property lines. The property is located at 4100 North Decatur Boulevard. The Assessor's Parcel Number is 139-06-411-002. (For possible action)

7. [UN-08-15 \(50689\) BRING 'EM YOUNG \(Public Hearing\)](#). An application submitted by Donald and Gloria Phillips on behalf of Donna L. Callahan, property owner, for a special use permit in an R-E, Ranch Estate District (proposed property reclassification to a C-P, Professional Office Commercial District) to allow a Child Care Center. The property is located at 4100 North Decatur Boulevard. The Assessor's Parcel Number is 139-06-411-002. (For possible action)

8. [WAV-02-15 \(50763\) SERENITY CIRCLE APARTMENTS \(Public Hearing\)](#). An application submitted by Coran Lake Mead LLC c/o Filipp Chebotarev, property owner, for a waiver in a PUD, Planned Unit Development District (proposed property reclassification to an R-3, Multi-Family Residential District) to waive a portion of the parking and open space requirements. The property is located south of Lake Mead Boulevard and approximately 650 feet west of Simmons Street. The Assessor's Parcel Numbers are 139-20-202-009, 139-20-202-010 and 139-20-202-011. (For possible action)

OLD BUSINESS

9. [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 an R-3, Multi-Family Residential District) to allow 260 multi-family dwelling units. The property is located south of Lake Mead Boulevard and approximately 650 feet west of Simmons Street. The Assessor's Parcel Numbers are 139-02-202-009, 139-02-202-010, and 139-02-202-011. (For possible action) (Continued November 12 and December 10, 2014, and January 14, 2015)

PUBLIC FORUM

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DIRECTOR'S BUSINESS

CHAIRMAN'S BUSINESS

ADJOURNMENT