

# NOTICE AND AGENDA CITY OF NORTH LAS VEGAS PLANNING COMMISSION

June 10, 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](http://cityofnorthlasvegas.com), and Nevada Public Notice website, [notice.nv.gov](http://notice.nv.gov) (including supporting materials), 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 June 10, 2015 (For possible action)
2. Approval of the Planning Commission Meeting Minutes of May 13, 2015 (For possible action)

### **NEW BUSINESS**

3. [\*\*SPR-03-15 \(51563\) GOLDFIELD REGENA APTS \(Public Hearing\)\*\*](#). An application submitted by James J. Bohan on behalf of Regena & Goldfield LLC, property owner, for a site plan review in an R-3, Multi-Family Residential District, to allow 80 apartment units. The property is located at 124 West Regena Avenue. The Assessor's Parcel Number is 124-27-504-001. (For possible action)
4. [\*\*UN-35-15 \(51559\) PLAZA BONITA \(Public Hearing\)\*\*](#). An application submitted by Forever Signs, on behalf of Jaime Martinez, property owner, for a special use permit in a C-2, General Commercial District, to allow a second directory sign, 280 square feet in area and 37 feet in height. The property is located at 2372 North Las Vegas Boulevard. The Assessor's Parcel Number is 139-13-313-001. (For possible action)
5. [\*\*UN-36-15 \(51562\) USA TOWING STORAGE YARD \(Public Hearing\)\*\*](#). An application submitted by Hector Ramirez, on behalf of Crenshaw Rentals Trust, property owner, for a special use permit in an M-2, General Industrial District, to allow a vehicle impound yard. The property is located at 2105 West Gowan Road. The Assessor's Parcel Number is 139-08-701-004. (For possible action)
6. [\*\*UN-74-10 \(51596\) ARCO AM/PM FUEL CANOPY \(Public Hearing\)\*\*](#). An application submitted by Bouquet Inc, property owner, for an amendment to a previously approved special use permit allowing a convenience store with gas pumps in a C-1, Neighborhood Commercial District, to amend Condition Four (4) revising the gas station canopy elevations. The property is located at 330 Centennial Parkway. The Assessor's Parcel Number is 124-22-401-012. (For possible action)

7. [UN-34-15 \(51537\) IGNITED PRAISE FELLOWSHIP \(Public Hearing\)](#). An application submitted by Ignited Praise Fellowship, on behalf of La Falen Corporation, property owner, for a special use permit in a C-2, General Commercial District, to allow a religious institution (church). The property is located at 3960 West Craig Road, Suites 115C-117C. The Assessor's Parcel Number is 139-06-615-006. (For possible action)
  
8. [UN-37-15 \(51565\) OPERA HOUSE CASINO \(Public Hearing\)](#). An application submitted by ESC Development, LLC, property owner, for a special use permit in a C-2, General Commercial District, to allow an expansion and reconstruction of a Non-Restricted Gaming (casino) establishment. The property is located at 2542 North Las Vegas Boulevard. The Assessor's Parcel Number is 139-13-410-035. (For possible action)
  
9. [UN-38-15 \(51567\) CALLIBER COLLISION NLV \(Public Hearing\)](#). An application submitted by Cross Development CC North Las Vegas, LLC, on behalf of Block Data Center Las Vegas I, L.P. (Kevin Keating), 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 4527 Losee Road. The Assessor's Parcel Number is 139-02-613-006. (For possible action)

#### **OLD BUSINESS**

10. [AMP-01-15 \(51321\) HUANGHAI PROJECT \(Public Hearing\)](#). An application submitted by James Liu on behalf of Tsai, Meng-Chun and Meng-Wei property owners, for an amendment to the Comprehensive Plan, land use element, to change the current designation of Heavy Industrial to Mixed Use Employment. The property is located at the northeast corner of Commerce Street and Cheyenne Avenue. The Assessor's Parcel number is 139-10-801-001. (For possible action) (Continued May 13, 2015)
  
11. [ZN-04-15 \(51322\) HUANGHAI PROJECT \(Public Hearing\)](#). An application submitted by James Liu on behalf of Tsai, Meng-Chun and Meng-Wei property owners, for a reclassification of property from the current designation of M-2, General Industrial District to PUD, Planned Unit Development District, consisting of warehouses; commercial retail; business / professional offices; and accessory residential dwelling units. The property is located at the northeast corner of Commerce Street and Cheyenne Avenue. The Assessor's Parcel Number is 139-10-801-001. (For possible action) (Continued May 13, 2015)

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**DIRECTOR'S BUSINESS**

**CHAIRMAN'S BUSINESS**

**ADJOURNMENT**