

NOTICE AND AGENDA CITY OF NORTH LAS VEGAS PLANNING COMMISSION

July 8, 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 Sylvia Joiner-Greene

ELECTION OF PLANNING COMMISSION OFFICERS

(For possible action)

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 July 8, 2015 (For possible action)

MINUTES

2. Approval of the Planning Commission Meeting Minutes of June 10, 2015 (For possible action)

NEW BUSINESS

3. [**UN-39-15 \(51677\) VCA \(Public Hearing\)**](#). An application submitted by Vegas Cheer Authority, on behalf of GSC Industries LLC, property owner, for a special use permit in an M-2, General Industrial District, to allow an indoor recreation facility (Cheer Academy). The property is located at 4700 Mitchell Street. The Assessor's Parcel Number is 140-06-110-009. (For possible action)
4. [**UN-40-15 \(51747\) 100 FOOT SIGN \(Public Hearing\)**](#). An application submitted by RLT Corporation, on behalf of Camp-Out, Inc., property owner, for a special use permit in an M-2, General Industrial District to allow a 311 square foot sign with a height of 100 feet. The property is located approximately 200 feet west of Losee Road and south of Cheyenne Avenue. The Assessor's Parcel Number is 139-14-101-020. (For possible action)

5. [**T-1372 \(51754\) ELDORADO RCL #26.**](#) An application submitted by Pardee Homes of Nevada, property owner, for approval of a tentative map in an OL/DA Open Land/Development Agreement District to allow 86 single-family dwelling lots. The property is located at the southeast corner of Ann Road and Emerald Basin Street. The Assessor's Parcel Number is 124-33-517-062. (For possible action)

6. [**VN-03-15 \(51755\) ELDORADO RCL #26 \(Public Hearing\).**](#) An application submitted by Pardee Homes of Nevada, property owner, for a variance in an OL/DA Open Land/Development Agreement District to allow an 18 foot garage setback where 20 feet is required, a 12 foot front house setback where 15 feet is required and a 10 foot corner side setback where 15 feet is required. The property is located at the southeast corner of Ann Road and Emerald Basin Street. The Assessor's Parcel Number is 124-33-517-062. (For possible action)

7. [**UN-36-03 \(51714\) COAST HOTEL & CASINO \(Public Hearing\).**](#) An application submitted by Lewis Investment Company of Nevada, LLC, property owner, for an extension of time to a previously approved special use permit allowing a hotel and casino with a height of 190 feet in a C-2, General Commercial District. The property is located at the southwest corner of Centennial Parkway and Lamb Boulevard. The Assessor's Parcel Number is 123-30-501-008. (For possible action)

8. [**ZN-05-15 \(51750\) NORTHGATE INDUSTRIAL 1 \(Public Hearing\).**](#) An application submitted by Tracy Hammer on behalf of Capital XI, LLC, property owner, for a reclassification of property from the current designation of MUD, Mixed-Use Development District to M-2, General Industrial District. The properties are located at the southeast corner of Tropical Parkway and Donovan Way. The Assessor's Parcel Numbers are 123-29-301-002 and 123-29-301-003; 123-29-401-004 through 123-29-401-007; 123-29-401-012 and 123-29-401-013; and 123-29-401-015. (For possible action)

9. [**ZN-06-15 \(51753\) NORTHGATE INDUSTRIAL 2 \(Public Hearing\).**](#) An application submitted by Tracy Hammer on behalf of Capital XI, LLC, property owner, for a reclassification of property from the current designation of MUD, Mixed-Use Development District to M-2, General Industrial District. The property is located approximately 300 feet east of Puebla Street and south of Tropical Parkway. The Assessor's Parcel Number is 123-29-701-008. (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 and June 10, 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 and June 10, 2015)

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DIRECTOR'S BUSINESS

CHAIRMAN'S BUSINESS

ADJOURNMENT