

NOTICE AND AGENDA CITY OF NORTH LAS VEGAS PLANNING COMMISSION

August 12, 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, 2266 Civic Center Drive, 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 Laura Perkins

PRESENTATION

Presentation of Outstanding Service Award to Jay Aston

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 August 12, 2015 (For possible action)

MINUTES

2. Approval of the Planning Commission Meeting Minutes of July 8, 2015 (For possible action)

NEW BUSINESS

3. [**ZOA-04-15 \(51959\) TITLE 17 \(Public Hearing\)**](#). An application submitted by Battlefield Vegas on behalf of Apex Holding Company, property owner, to amend Title 17 (Zoning Ordinance) specifically sections, 17.16.050.F.3.e Table 17.16-3, (I-A Overlay District Permitted Uses) and 17.32.030, (Definition of Terms), to define and allow "Outdoor Instruction/ Entertainment" within the Apex Overlay District as a special use. (For possible action)
4. [**UN-42-15 \(51992\) BUTANE BLENDING ADDITION \(Public Hearing\)**](#). An application submitted by Rick Partin, property owner, for a special use permit in an M-2, General Industrial District, to allow the storage of hazardous materials (90,000 gallons of Butane). The property is located at 13420 Grand Valley Parkway. The Assessor's Parcel Number is 103-15-000-005. (For possible action)
5. [**UN-43-15 \(52009\) TATTOO ESTABLISHMENT \(Public Hearing\)**](#). An application submitted by David Latora, on behalf of West Craig Plaza LLC, property owner, for a special use permit in a C-2, General Commercial District, to allow a tattoo establishment. The property is located at 4444 West Craig Road. The Assessor's Parcel Number is 139-06-201-010. (For possible action)

6. [**UN-47-15 \(52033\) CUMMINS ROCKY \(Public Hearing\)**](#). An application submitted by Cummins Rocky Mountain, LLC, property owner, for a special use permit in an M-2, General Industrial District, to allow a vehicle repair facility. The property is located on Alexander Road, approximately 300 feet west of Belmont Street. The Assessor's Parcel Number is 139-12-103-003. (For possible action)

7. [**T-1373 \(52030\) ELDORADO R1-60 NO. 17**](#). 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 +for 222 single-family lots. The property is located at the southeast corner of Deer Springs Way and Revere Street. The Assessor's Parcel Numbers are 124-21-713-033 and 124-21-813-061. (For possible action)

8. [**VN-04-15 \(52029\) ELDORADO R1-60 NO. 17 \(Public Hearing\)**](#). An application submitted by Pardee Homes of Nevada, property owner, for a variance in an OL/DA Open Land/Development Agreement District to allow 50 foot wide lots where 55 feet is required and a front set back of 15 foot where 20 feet is required. The property is located at the southwest corner of Deer Springs Way and Revere Street. The Assessor's Parcel Numbers are 124-21-713-033 and 124-21-813-061. (For possible action)

9. [**AMP-02-15 \(52034\) NORTHGATE INDUSTRIAL \(Public Hearing\)**](#). An application submitted by Tracy Hammer, on behalf of Capital XI LLC, property owner, for an amendment to the Master Plan of Streets and Highways to remove the Ann Road and Puebla Street alignment between Lamb Boulevard and Tropical Parkway. 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)

10. [**VAC-04-15 \(51752\) NORTHGATE INDUSTRIAL 1 \(Public Hearing\)**](#). An application submitted by Tracy Hammer, on behalf of Capital XI, LLC, property owner, to vacate a portion of El Campo Grande Avenue between Lamb Boulevard and the Interstate 15 right-of-way; a portion of Novak Street and the associated drainage easement between El Campo Grande Avenue and the Interstate 15 right-of-way; and a portion of Ann Road commencing approximately 640 feet east of Lamb Boulevard and extending east approximately 240 feet to the Interstate 15 right-of-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)

11. [**T-1374 \(52035\) NORTHGATE INDUSTRIAL.**](#) An application submitted by Tracy Hammer, on behalf of Capital X1, LLC, property owner, for approval of a tentative map in a Mixed-Use Development District (proposed property reclassification to an M-2, General Industrial District) to allow single lot commercial subdivision. The property is 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)

12. [**SPR-04-15 \(52031\) PATRIOT APARTMENTS \(Public Hearing\).**](#) An application submitted by FIX Development, on behalf of Colonial Realty LP, property owner, for a site plan review in an R-3, Multi-Family Residential District, for 699 apartment units. The property is located at the northwest corner of Tropical Parkway and Lamb Boulevard. The Assessor's Parcel Numbers are 123-30-601-013 through 123-30-601-015. (For possible action)

13. [**UN-41-15 \(51881\) MONTESSORI METHOD \(Public Hearing\).**](#) An application submitted by Sherina and Michael Donovan, on behalf of ZB & H Properties LLC, property owner, for a special use permit in a PUD, Planned Unit Development District, to allow a child care center. The property is located at 720 Rancho Del Norte Drive. The Assessor's Parcel Number is 124-34-301-006. (For possible action)

14. [**UN-44-15 \(52025\) WINGSTOP \(Public Hearing\).**](#) An application submitted by Milton Restaurant Group LLC, on behalf of Losee Marketplace LLC, property owner, for a special use permit in a PUD, Planned Unit Development District, to allow the "On-Sale" of beer, wine and spirit based products in conjunction with a restaurant. The property is located at 5725 Losee Road, Suite 120. The Assessor's Parcel Number is 124-26-816-003. (For possible action)

15. [**UN-45-15 \(52027\) TEC EQUIPMENT \(Public Hearing\).**](#) An application submitted by TEC Equipment, on behalf of Civic Center LLC, property owner, for a special use permit in an M-2, General Industrial District, to allow a vehicle sales, lease and rental establishment. The property is located at 3848 Civic Center Drive. The Assessor's Parcel Number is 139-12-110-002. (For possible action)

16. [UN-46-15 \(52028\) TEC EQUIPMENT \(Public Hearing\)](#). An application submitted by TEC Equipment, on behalf of Civic Center LLC, 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 3848 Civic Center Drive. The Assessor's Parcel Number is 139-12-110-002. (For possible action)

OLD BUSINESS

17. [AMP-08-08 \(35792\) LOSEE STATION RESORT & CASINO \(Public Hearing\)](#). An application submitted by Losee Elkhorn Properties LLC, property owner, for an amendment to the Master Plan of Streets and Highways to increase Severence Lane between Losee Road and Statz Street from a 60-foot right-of-way to an 80-foot right-of-way. The Assessor's Parcel Numbers are 124-13-401-001, 124-13-401-002, 124-13-401-005, 124-13-401-006, 124-13-401-007 and 124-13-401-008. (For possible action) **(Continued July 9, August 13, and December 10, 2008, March 11, June 24, and November 24, 2009, January 13 and July 28, 2010, January 12 and July 13, 2011 and August 8, 2012, August 14, 2013 and August 13, 2014)**
18. [VAC-07-08 \(35796\) LOSEE STATION RESORT & CASINO \(Public Hearing\)](#). An application submitted by Losee Elkhorn Properties LLC, property owner, to vacate Elkhorn Road between Losee Road and Statz Street; and to vacate Berg Street between Severence Lane and Elkhorn Road. The Assessor's Parcel Numbers are 124-13-401-001, 124-13-401-002, 124-13-401-005, 124-13-401-006, 124-13-401-007 and 124-13-401-008. (For possible action) **(Continued July 9, August 13, and December 10, 2008, March 11, June 24, and November 24, 2009, January 13 and July 28, 2010, January 12 and July 13, 2011 and August 8, 2012, August 14, 2013 and August 13, 2014)**
19. [AMP-07-08 \(35791\) LOSEE STATION RESORT & CASINO \(Public Hearing\)](#). An application submitted by Losee Elkhorn Properties LLC, property owner, for an amendment to the Comprehensive Plan, land use element, to change the current designation of Mixed-Use Neighborhood to Resort Commercial. The property is located at the southwest corner of Statz Street and Severence Lane. The Assessor's Parcel Numbers are 124-13-401-001, 124-13-401-002, 124-13-401-005 through 124-13-401-008. (For possible action) **(Continued July 9, August 13, and December 10, 2008, March 11, June 24, and November 24, 2009, January 13 and July 28, 2010, January 12 and July 13, 2011 and August 8, 2012, August 14, 2013 and August 13, 2014)**

20. [**ZN-20-08 \(35795\) LOSEE STATION RESORT & CASINO \(Public Hearing\).**](#) An application submitted by Losee Elkhorn Properties LLC, property owner, for a reclassification of property from an R-E, Ranch Estates District to a PUD, Planned Unit Development District consisting of a casino/hotel. This property is located at the southwest corner of Statz Street and Severence Lane. The Assessor's Parcel Numbers are 124-13-401-001, 124-13-401-002, 124-13-401-005 through 124-13-401-008. (For possible action) **(Continued July 9, August 13, and December 10, 2008, March 11, June 24, and November 24, 2009, January 13 and July 28, 2010, January 12 and July 13, 2011 and August 8, 2012, August 14, 2013, and August 13, 2014)**

21. [**GED-03-08 \(35793\) LOSEE STATION RESORT & CASINO \(Public Hearing\).**](#) An application submitted by Losee Elkhorn Properties LLC, property owner, for a petition to establish a Gaming Enterprise District. The property is located at the southwest corner of Statz Street and Severence Lane. The Assessor's Parcel Numbers are 124-13-401-001, 124-13-401-002, 124-13-401-005 through 124-13-401-008. (For possible action) **(Continued July 9, August 13, and December 10, 2008, March 11, June 24, and November 24, 2009, January 13 and July 28, 2010, January 12 and July 13, 2011 and August 8, 2012, August 14, 2013 and August 13, 2014)**

22. [**UN-64-08 \(35794\) LOSEE STATION RESORT & CASINO \(Public Hearing\).**](#) An application submitted by Losee Elkhorn Properties LLC, property owner, for a special use permit in an R-E, Ranch Estates District (proposed PUD, Planned Unit Development District) to allow a casino/hotel. The property is located at the southwest corner of Statz Street and Severence Lane. The Assessor's Parcel Numbers are 124-13-401-001, 124-13-401-002, 124-13-401-005 through 124-13-401-008. (For possible action) **(Continued July 9, August 13, and December 10, 2008, March 11, June 24, and November 24, 2009, January 13 and July 28, 2010, January 12 and July 13, 2011 and August 8, 2012, August 14, 2013 and August 13, 2014)**

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DIRECTOR'S BUSINESS

CHAIRMAN'S BUSINESS

ADJOURNMENT