

# NOTICE AND AGENDA CITY OF NORTH LAS VEGAS PLANNING COMMISSION

September 9, 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](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**

Chairman Willard Ewing

### **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 September 9, 2015 (For possible action)

### **MINUTES**

2. Approval of the Planning Commission Meeting Minutes of August 12, 2015 (For possible action)

### **NEW BUSINESS**

3. [\*\*UN-50-15 \(52222\) FIESTA PLAZA \(Public Hearing\)\*\*](#). An application submitted by TPRF III/Civic Plaza NV LLC, property owner, for a special use permit in an RA/DC, Redevelopment Area/Downtown Core Subdistrict to allow a second directory sign at a height of 30 feet. The property is located at 2300 East Lake Mead Boulevard. The Assessor's Parcel Number is 139-23-610-001. (For possible action)
4. [\*\*UN-51-15 \(52231\) CRITTER CARE PYLON SIGN \(Public Hearing\)\*\*](#). An application submitted by Sharon Gorman on behalf of DOCGORM LLC, property owner, for a special use permit in a C-2, General Commercial District to allow a 35-foot high pylon sign. The property is located at 3250 North Decatur Boulevard. The Assessor's Parcel Number is 139-07-410-009. (For possible action)
5. [\*\*UN-52-15 \(52234\) LSV LEGACY \(Public Hearing\)\*\*](#). An application submitted by Verizon Wireless, on behalf of LAACO Ltd., property owner, for a special use permit in a C-1, Neighborhood Commercial District to allow a multiple telecommunication tower facility. The property is located at 7005 North Commerce Street. The Assessor's Parcel Number is 124-22-101-014. (For possible action)
6. [\*\*ZN-09-15 \(52276\) CENTENNIAL AND VALLEY NORTH \(Public Hearing\)\*\*](#). An application submitted by Greystone Nevada LLC, property owner, for a reclassification of property from its current designation of R-2, Single Family Medium Density District to an R-CL, Single-Family Compact Lot Residential District. The property is located at the northeast corner of Centennial Parkway and Valley Drive. The Assessor's Parcel Number is 124-30-510-004. (For possible action)

7. [\*\*VAC-05-15 \(52279\) CENTENNIAL AND VALLEY NORTH \(Public Hearing\)\*\*](#). An application submitted by Greystone Nevada LLC, property owner, to vacate a portion of a five (5) foot utility easement east of Valley Drive; Valley Drive from Mineral Waters Drive to Clark County 215; a bus turn out on Valley Drive north of Centennial Parkway; and a right turn lane on Centennial Parkway east of Valley Drive. The Assessor's Parcel Number is 124-30-510-004. (For possible action)
8. [\*\*T-1375 \(52278\) CENTENNIAL AND VALLEY NORTH\*\*](#). An application submitted by Greystone Nevada LLC, property owner, for approval of a tentative map in an R-2, Single-Family Medium Density District (proposed property reclassification to an R-CL, Single-Family Compact Lot Residential District) to allow 153 single-family lots. The property is located at northeast corner of Centennial Parkway and Valley Drive. The Assessor's Parcel Number is 124-30-510-004. (For possible action)
9. [\*\*ZN-10-15 \(52280\) CENTENNIAL AND VALLEY SOUTH \(Public Hearing\)\*\*](#). An application submitted by Greystone Nevada LLC, property owner, for a reclassification of property from its current designation of R-2, Single Family Medium Density District to an R-CL, Single-Family Compact Lot Residential District. The property is located at the southeast corner of Centennial Parkway and Valley Drive. The Assessor's Parcel Numbers are 124-30-510-003 and 124-30-610-004. (For possible action)
10. [\*\*VAC-06-15 \(52282\) CENTENNIAL AND VALLEY SOUTH \(Public Hearing\)\*\*](#). An application submitted by Greystone Nevada LLC, property owner, to vacate a three (3) foot utility easement along the perimeter of the parcel and through the existing development. The Assessor's Parcel Numbers are 124-30-510-003 and 124-30-610-004. (For possible action)
11. [\*\*T-1376 \(52281\) CENTENNIAL AND VALLEY SOUTH\*\*](#). An application submitted by Greystone Nevada LLC, property owner, for approval of a tentative map in an R-2, Single-Family Medium Density District (proposed property reclassification to an R-CL, Single-Family Compact Lot Residential District) to allow 137 single-family lots. The property is located at southeast corner of Centennial Parkway and Valley Drive. The Assessor's Parcel Numbers are 124-30-510-003 and 124-30-610-004. (For possible action)
12. [\*\*UN-48-15 \(52051\) SERENITY FUNERAL HOME \(Public Hearing\)\*\*](#). An application submitted by Raymond Giddens on behalf of BKM Cheyenne 104 LLC, property owner, for a special use permit in an M-2, General Industrial District to allow a funeral home and mortuary. The property is located at 3435 West Cheyenne Avenue, Suite 105. The Assessor's Parcel Number is 139-17-101-006. (For possible action)

13. [UN-49-15 \(52218\) FIT 2 YOUR CORE \(Public Hearing\)](#). An application submitted by Fit 2 Your Core Inc. on behalf of BKM Cheyenne 104 LLC, property owner, for a special use permit in an M-2, General Industrial District to allow an indoor recreation center (fitness center). The property is located at 3575 West Cheyenne Avenue, Suite 111. The Assessor's Parcel Number is 139-17-101-005. (For possible action)
14. [UN-53-15 \(52251\) AFFORDABLE COLLISION \(Public Hearing\)](#). An application submitted by Robert Berlinger, on behalf of Pico Vegas 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 4220 East Craig Road, Suites 1,2,3, and 8. The Assessor's Parcel Number is 140-06-610-019. (For possible action)
15. [UN-57-15 \(52277\) SUNRISE CHILDREN'S FOUNDATION EARLY HEAD START \(Public Hearing\)](#). An application submitted by Sunrise Children's Foundation on behalf of Texas Gambling Hall & Hotel Inc., property owner, for a special use permit in a C-2, General Commercial District to allow a child care center. The property is located at 3755 West Lake Mead Boulevard. The Assessor's Parcel Number is 139-19-602-001. (For possible action)
16. [UN-54-15 \(52256\) MURPHY OIL USA \(Public Hearing\)](#). An application submitted by Murphy Oil USA, Inc. on behalf of FNBN Properties Nevada LLC, c/o D. Wallace, property owner, for a special use permit in a C-2, General Commercial District to allow a convenience store with gas pumps. The property is located at the northwest corner of Ann Road and Allen Lane. The Assessor's Parcel Number is 124-30-813-033. (For possible action)
17. [UN-55-15 \(52257\) MURPHY OIL USA \(Public Hearing\)](#). An application submitted by Murphy Oil USA, Inc. on behalf of FNBN Properties LLC, c/o D. Wallace, property owner, for a special use permit in a C-2, General Commercial District to reduce the separation requirement for the "off-sale" of beer and wine in conjunction with a convenience store. The property is located at the northwest corner of Ann Road and Allen Lane. The Assessor's Parcel Number is 124-30-813-033. (For possible action)
18. [ZN-34-97 \(52258\) MURPHY OIL USA \(Public Hearing\)](#). An application submitted by Murphy Oil USA Inc., on behalf of Tropical and Losee LLC, property owner, for an amendment to an existing PUD, Planned Unit Development District, to amend the preliminary development plan to allow a convenience store with gas pumps. The property is located at the northwest corner of Tropical Parkway and Losee Road. The Assessor's Parcel Number is 124-26-605-009. (For possible action)

19. [AMP-03-15 \(52283\) COLEMAN AIR PARK II & III \(Public Hearing\)](#). An application submitted by DND Holding LLC, property owner, for an amendment to the Comprehensive Plan, land use element, to change the current designation of Mixed Use Employment to Heavy Industrial. The property is located at the northeast corner of Coleman Street and Evans Avenue. The Assessor's Parcel Number is 139-17-611-005. (For possible action)
20. [ZN-07-15 \(52262\) COLEMAN AIR PARK II & III \(Public Hearing\)](#). An application submitted by DND Holding LLC, property owner, for a reclassification of property from its current designation of M-1, Business Park Industrial District to an M-2, General Industrial District. The property is located at the northeast corner of Coleman Street and Evans Avenue. The Assessor's Parcel Number is 139-17-611-005. (For possible action)
21. [WAV-04-15 \(52263\) COLEMAN AIR PARK II & III \(Public Hearing\)](#). An application submitted by DND Holding LLC, property owner, for a waiver in an M-1, Business Park Industrial District (proposed property reclassification to an M-2, General Industrial District) to waive a portion of the parking and landscape requirements. The property is located at the northeast corner of Coleman Street and Evans Avenue. The Assessor's Parcel Number is 139-17-611-005. (For possible action)

#### **OLD BUSINESS**

22. [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) (Continued August 12, 2015)
23. [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) (Continued August 12, 2015)

24. [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) (Continued August 12, 2015)

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### **DIRECTOR'S BUSINESS**

### **CHAIRMAN'S BUSINESS**

### **ADJOURNMENT**