

**NOTICE AND AGENDA
CITY OF NORTH LAS VEGAS
PLANNING COMMISSION**

Tuesday, November 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, 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 Randy Robison

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 November 10, 2015 (For possible action)**

MINUTES

2. **[Approval of the Planning Commission Meeting Minutes of October 14, 2015 \(For possible action\)](#)**

NEW BUSINESS

3. **[UN-68-15 \(52750\) VERIZON WIRELESS \(Public Hearing\)](#)**. An application submitted by Verizon Wireless, on behalf of GCP Properties LLC, property owner, for a special use permit in a C-1, Neighborhood Commercial District to allow a telecommunication tower and facility. The property is located approximately 310 feet west of McCarran Street and north of Centennial Parkway. The Assessor's Parcel Number is 124-24-401-019. (For possible action)
4. **[UN-69-15 \(52752\) CHRIST THE KING CHRISTIAN FELLOWSHIP \(Public Hearing\)](#)**. An application submitted by Juanita Thomas, on behalf of HCP Properties LLC, property owner, for a special use permit in a PUD, Planned Unit Development District to allow a religious institution (church). The property is located at 3925 Martin L. King Boulevard. The Assessor's Parcel Number is 139-09-101-003. (For possible action)
5. **[UN-70-15 \(52757\) ZIP ZAP TRUCKING \(Public Hearing\)](#)**. An application submitted by Victor Botnari, on behalf of James McCarter-Standard LLC, property owner, for a special use permit in an M-1, Business Park Industrial District, to allow a vehicle service facility. The property is located at 4350 Production Court. The Assessor's Parcel Number is 140-06-311-013. (For possible action)

6. [**VAC-07-15 \(52771\) VILLAGE 3 TULE SPRINGS \(Public Hearing\)**](#). An application submitted by Crescent Bay Development Services LLC, on behalf of KBSSOR Park Highlands LLC, property owner, to vacate public right-of-ways and utility easements. The properties are generally located within an area bordered by Deer Springs Way; Losee Road; Grand Teton Drive; and the Aliante Master Planned Community. The Assessor's Parcel Numbers are 124-14-199-001, 124-14-299-001 through 003, 124-14-399-001, 124-14-599-001 and 002, 124-14-699-001, 124-14-799-001 through 003, 124-14-899-001 and 002, 124-15-399-001 and 002, 124-15-599-001, 124-15-699-001, 124-15-799-001 through 003, 124-16-199-001 and 002, 124-16-299-001, 124-16-399-001, 124-16-499-004, 124-16-499-007, 124-16-599-001, 124-16-699-001, 124-16-799-001 and 002, 124-23-199-008, 124-23-299-005 and 006, 124-23-599-002 and 124-23-699-009. (For possible action)

7. [**ZN-12-15 \(52765\) LINCOLN ELEMENTARY SCHOOL \(Public Hearing\)**](#). An application submitted by the Clark County School District-Linda Perri, on behalf of the School Board of Trustees, property owner, for reclassification of property from the current designation of R-1, Single-Family Low Density District to a PSP, Public/Semi-Public District. The property is located at 3010 Berg Street. The Assessor's Parcel Number is 139-13-102-001. (For possible action)

8. [**VN-05-15 \(52767\) LINCOLN ELEMENTARY SCHOOL \(Public Hearing\)**](#). An application submitted by the Clark County School District - Linda Perri, on behalf of the School Board of Trustees, property owner, for a variance in an R-1, Single-Family Low Density District (proposed property reclassification to a PSP, Public/Semi-Public District) to allow a zero setback where 20 feet is required for the front parking lot. The property is located at 3010 Berg Street. The Assessor's Parcel Number is 139-13-102-001. (For possible action)

9. [**UN-71-15 \(52766\) LINCOLN ELEMENTARY SCHOOL \(Public Hearing\)**](#). An application submitted by the Clark County School District - Linda Perri, on behalf of the School Board of Trustees, property owner, for a special use permit in an R-1, Single-Family Low Density District (proposed property reclassification to a PSP, Public/Semi-Public District) to allow an elementary school. The property is located at 3010 Berg Street. The Assessor's Parcel Number is 139-13-102-001. (For possible action)

10. [**SPR-09-11 \(52612\) MULTI-FAMILY @ TROPICAL/LAMB \(Public Hearing\)**](#). An application submitted by Mid-America Apartment LP c/o Azure #070023, property owner, for an extension of time to a previously approved site plan review in an R-3, Multi-Family Residential District, to allow 438 multi-family dwelling 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 015. (For possible action)

11. [**SPR-12-08 \(52691\) LAS FLORES SHOPPING CENTER \(Public Hearing\)**](#). An application submitted by BJS Las Vegas LLC c/o Sarofim Realty Advisors, property owner, for an extension of time to a previously approved site plan review in the R-A/DC, Redevelopment-Area/Downtown Core Subdistrict, to allow an approximately 352,210 square foot shopping center. The property is located at the northwest corner of Las Vegas Boulevard and Hamilton Street. The Assessor's Parcel Number is 139-23-111-001. (For possible action)

12. [**UN-67-15 \(52580\) DOLLAR SELF STORAGE \(Public Hearing\)**](#). An application submitted by Ariel L. Valli, on behalf of Dollar Self Storage #12 LLC, property owner, for a special use permit in a C-2, General Commercial District, to allow a mini-warehousing establishment. The property is located east of Kitamaya Street and south of Centennial Parkway. The Assessor's Parcel Number is 124-27-115-021. (For possible action)

13. [**UN-72-15 \(52768\) TBD – LIQUOR STORE \(Public Hearing\)**](#). An application submitted by Platinum Management Group 3 LLC, on behalf of Centennial 5 Development LLC, property owner, for a special use permit in a C-2, General Commercial District to allow a full "off-sale" liquor establishment within 500 feet of developed residential. The property is located at 150 East Centennial Parkway, Suite #111. The Assessor's Parcel Number is 124-22-812-002. (For possible action)

14. [**UN-73-15 \(52775\) SPEEDMART \(Public Hearing\)**](#). An application submitted by Speedee Mart-Dan Gorham, on behalf of 702 Capital LLC, property owner, for a special use permit in an M-2, General Industrial District, to allow a convenience store with gas pumps. The property is located at the northwest corner of Interstate 15 and Speedway Boulevard. The Assessor's Parcel Number is 123-22-701-003. (For possible action)

15. [**UN-74-15 \(52779\) DAVID MONTES NY PIZZERIA \(Public Hearing\)**](#). An application by YERE 1 LLC dba David Montes NY Pizzeria, on behalf of METEJEMEI LLC, property owner, for a special use permit in a C-1, Neighborhood Commercial District to allow the "On-Sale" of beer, wine and spirit based products in conjunction with a restaurant. The property is located at 5585 Simmons Street, Suite #1. The Assessor's Parcel Number is 124-32-113-002. (For possible action)

16. [**ZOA-06-15 \(52728\) AMENDMENT TO TITLE 17-OFF-PREMISES ADVERTISING SIGNS OR STRUCTURES \(Public Hearing\)**](#). An application submitted by the City of North Las Vegas to amend Title 17 (Zoning Ordinance), Section 17.24.150(l) (Off-Premises Advertising Signs or Structures) to provide new procedures for the relocation of existing off-premises signs, and providing for other matters properly related thereto. (For possible action)

17. [**ZOA-07-15 \(52913\) AMENDMENT TO TITLE 17-SEXUALLY ORIENTED BUSINESS \(Public Hearing\)**](#). An application submitted by the City of North Las Vegas to amend Title 17 (Zoning Ordinance, Section 17.20.020.C.19 (Sexually Oriented Business) providing for the removal of the amortization period associated with grandfathered establishments; and providing for other matters properly related thereto. (For possible action)

OLD BUSINESS

18. [**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, September 9, and October 14, 2015)

19. [**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) (Continued September 9 and October 14, 2015)

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DIRECTOR'S BUSINESS

CHAIRMAN'S BUSINESS

ADJOURNMENT