

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

January 14, 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) 633-1510 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

5:00 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, the bulletin board at the Public Safety Building, the bulletin boards at the North Las Vegas Public Library, the Aliante Library, and the Alexander Library in compliance with N.R.S. 241, "The Open Meeting Law."

PLEDGE OF ALLEGIANCE

Commissioner Laura Perkins

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 January 14, 2015 (For possible action)
2. Approval of the Planning Commission Meeting Minutes of December 10, 2014 (For possible action)

PRESENTATION

3. [Presentation regarding Southern Nevada Strong Downtown Opportunity Site \(For Informational Purposes Only\)](#)

NEW BUSINESS

4. [**ZN-01-15 \(50298\) BRING EM YOUNG ACADEMY \(Public Hearing\)**](#). An application submitted by Donald and Gloria Phillips, on behalf of Donna L. Callahan, property owner, for a reclassification of property from the current designation of R-E, Ranch Estate District to a C-P, Professional Office Commercial District. The property is located at 4100 North Decatur Boulevard. The Assessor's Parcel Number is 139-06-411-002. (For possible action)
5. [**VAC-01-15 \(50208\) NORTH 5TH STREET, PHASE 1D \(Public Hearing\)**](#). An application submitted by the City of North Las Vegas, property owner, to vacate a portion of public right-of-way located east of Losee Road and north of the North 5th Street bridge alignment. The Assessor's Parcel Number is 139-14-399-006. (For possible action)
6. [**ZOA-01-15 \(50366\) CITY OF NORTH LAS VEGAS \(Public Hearing\)**](#). An application initiated by the City of North Las Vegas to amend Title 17 (Zoning Ordinance), pertaining to various residential development standards regarding home and subdivision design; individual lot requirements; and providing for other matters property related thereto. (For possible action)

7. [UN-01-15 \(50396\) QUICKS AUTO SALES \(Public Hearing\)](#). An application submitted by Jose & Maria L. Tapia, property owners, for a special use permit in a C-2, General Commercial District to allow a vehicle sales facility. The property is located at 2925 Las Vegas Boulevard. The Assessor's Parcel Number is 139-13-602-006. (For possible action)

8. [UN-34-13 \(50078\) NATURAL GAS FUELING STATION \(Public Hearing\)](#). An application submitted by Jim Ames – Transfuels LLC, on behalf of Mortons Investment Group LP, property owner, for an extension of time for a previously approved special use permit in an M-2, General Industrial District, to allow the storage of hazardous material (Liquid Natural Gas, LNG). The property is located at 1000 E Cheyenne Avenue. The Assessor's Parcel Number is 139-11-403-005. (For possible action)

OLD BUSINESS

9. [SPR-06-14 \(49967\) SERENITY CIRCLE APARTMENTS \(Public Hearing\)](#). An application submitted by Coran Lake Mead LLC, c/o Filipp Chebotarev, property owner, for a site plan review in a PUD, Planned Unit Development District (proposed property reclassification to the R-3, Multi-Family Residential District) to allow 271 multi-family dwelling units. The Assessor's Parcel Numbers are 139-20-202-009 thru 139-20-202-011. (For possible action) **(Continued November 12, 2014 and December 10, 2014)**

10. [AMP-10-14 \(50126\) MADISON PALMS \(Public Hearing\)](#). An application submitted by George Gekakis, Inc. on behalf of Madison Square LLC, property owner, for an amendment to the Comprehensive Plan, land use element, to change the current designation of Community Commercial to Multi-Family. The property is located approximately 400 feet north of Ann Road and east of Ferrell Street (3150 West Ann Road). The Assessor's Parcel Number is 124-29-412-002. (For possible action) **(Continued December 10, 2014)**

11. [**ZN-15-14 \(50127\) MADISON PALMS \(Public Hearing\)**](#). An application submitted by George Gekakis, Inc. on behalf of Madison Square LLC, property owner, for reclassification of property from the current designation of C-1, Neighborhood Commercial District to an R-3, Multi-Family Residential District. The property is located approximately 400 feet north of Ann Road and east of Ferrell Street (3150 West Ann Road). The Assessor's Parcel Number is 124-29-412-002. (For possible action) **(Continued December 10, 2014)**

12. [**VN-04-14 \(50129\) MADISON PALMS \(Public Hearing\)**](#). An application submitted by George Gekakis, Inc. on behalf of Madison Square LLC, property owner, for a variance in a C-1, Neighborhood Commercial District (proposed property reclassification to an R-3, Multi-Family Residential District) to allow 39 foot high building where 35 feet the maximum allowed. The property is located approximately 400 feet north of Ann Road and east of Ferrell Street (3150 West Ann Road). The Assessor's Parcel Number is 124-29-412-002. (For possible action) **(Continued December 10, 2014)**

13. [**WAV-01-14 \(50128\) MADISON PALMS \(Public Hearing\)**](#). An application submitted by George Gekakis, Inc., on behalf of Madison Square LLC, property owner, for a waiver in a C-1, Neighborhood Commercial District (proposed property reclassification to an R-3, Multi-Family Residential District) to allow 157 parking spaces where 284 are required. The property is located approximately 400 feet south of Ann Road and east of Ferrell Street (3150 W. Ann Road). The Assessor's Parcel Number is 124-29-412-002. (For possible action) **(Continued December 10, 2014)**

14. [**SPR-07-14 \(50130\) MADISON PALMS \(Public Hearing\)**](#). An application submitted by George Gekakis, Inc. on behalf of Madison Square LLC, for a site plan review in a C-1, Neighborhood Commercial District (proposed property reclassification to an R-3, Multi-Family Residential District) to allow 126 units of multi-family residential dwellings. The property is located approximately 400 feet north of Ann Road and east of Ferrell Street (3150 West Ann Road). The Assessor's Parcel Number is 124-29-412-002. (For possible action) **(Continued December 10, 2014)**

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DIRECTOR'S BUSINESS

CHAIRMAN'S BUSINESS

ADJOURNMENT