

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

April 13, 2016

***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 April 13, 2016 (For Possible Action)

MINUTES

2. [**Approval of the Planning Commission Meeting Minutes of March 9, 2016**](#) (For Possible Action)

NEW BUSINESS

3. [**AMP-03-16 \(54157\) THE VILLAGES AT TULE SPRINGS; VILLAGES 1, 2, 3 & 4 \(Public Hearing\)**](#). An application submitted by Crescent Bay Development Services, LLC on behalf of KBSSOR Park Highlands LLC, property owner, for an amendment to the Master Plan of Streets and Highways to align with the street network for Villages 1, 2, 3 and 4. The properties are bound by Clayton Street, Grand Teton Drive, Losee Road, Clark County 215 Highway and Deer Springs Way. (For Possible Action)
4. [**DA-02-16 \(54188\) THE VILLAGES AT TULE SPRINGS \(Public Hearing\)**](#). An application submitted by KBSSOR Park Highlands LLC, property owner, for an amendment to the Development Agreement for the Villages at Tule Springs to add development standards. The properties are bound by Clayton Street, Grand Teton Drive, Losee Road, Clark County 215 Highway and Deer Springs Way. (For Possible Action)
5. [**AMP-04-16 \(54198\) ANN & DECATUR \(Public Hearing\)**](#). An application submitted by Kevin McKinley, on behalf of BOLV Real Estate Holdings, LLC, property owner, for an amendment to the Comprehensive Plan to change the land use from Community Commercial to Multi-Family (25 du/ac). The property is located just south of Ann Road and east of Decatur Boulevard. The Assessor's Parcel Number is 124-31-101-007. (For Possible Action)
6. [**ZN-04-16 \(54200\) ANN & DECATUR \(Public Hearing\)**](#). An application submitted by Kevin McKinley on behalf of BOLV Real Estate Holdings, LLC, property owner, for a reclassification of property from the current designation of C-2, General Commercial District, to a PUD, Planned Unit Development District, consisting of 64 multi-family dwelling units. The property is located south of Ann Road and east of Decatur Boulevard. (For Possible Action)
7. [**T-1381 \(54202\) ANN & DECATUR**](#). An application submitted by Kevin McKinley on behalf of BOLV Real Estate Holdings, LLC, property owner, for approval of a

- tentative map in a proposed PUD, Planned Unit Development District, to allow a 16-lot residential subdivision (apartments). The property is located south of Ann Road and east of Decatur Boulevard. The Assessor's Parcel Number is 124-31-101-007. (For Possible Action)
8. **FDP-01-16 (54132) MURPHY OIL USA**. An application submitted by Murphy Oil USA, Inc., on behalf of LV Tropical, LLC, property owner, for a Final Development Plan review in a PUD, Planned Unit Development District, to review a convenience food store with gas pumps. The property is located at the northwest corner of Losee Road and Tropical Parkway. (For Possible Action)
 9. **SNC-01-16 (54121) NORTHGATE INDUSTRIAL (Public Hearing)**. An application submitted by Tracy Hammer, for a Street Name Change in an M-2, General Industrial District, to rename a portion of Ann Road to Nexus, extending east of Lamb Boulevard (between Lamb Boulevard and Interstate 15). (For Possible Action)
 10. **UN-23-16 (53875) FERRELLGAS (Public Hearing)**. An application submitted by Ferrellgas L.P. on behalf of MEC Inc, property owner, for a Special Use Permit in an M-2, General Industrial District, to allow the storage of hazard materials (propane storage tank for 33,000 gallons). The property is located at 3020 North Commerce Street. (For Possible Action)
 11. **UN-24-16 (54060) STARBUCKS COFFEE (Public Hearing)**. An application submitted by David S. Hills Architect, on behalf of Decatur-Rice LLC, property owner, for a Special Use Permit in a C-1, Neighborhood Commercial District, to allow the "On-Sale" liquor license (Beer, Wine, and spirit based products) in conjunction with a restaurant. The property is located at 6120 North Decatur Boulevard. The Assessor's Parcel Number is 124-30-214-001. (For Possible Action)
 12. **UN-25-16 (54149) COEX IMPORT EXPORT CORP (Public Hearing)**. An application submitted by Dion Co (COEX Import Export Corp), on behalf of Urban Land of Nevada LLC, property owner, for a Special Use Permit in an M-1, Business Park Industrial District, to allow an Indoor Recycling Center. The property is located at 4168 North Pecos Road, Suite 103. The Assessor's Parcel Number is 140-06-401-006. (For Possible Action)
 13. **VAC-03-16 (54134) ACC CENTENNIAL PKWY (Public Hearing)**. An application submitted by Barry Becker on behalf of Becker Ernest III & Mary Fam TR and NEVSUR INC, property owner, to vacate AccCentennial Parkway, a 60-foot right of way between Centennial Parkway and Regena Avenue. The Assessor's Parcel Number is 123-29-501-006. (For Possible Action)

14. [**ZOA-02-16 \(54143\) AMEND PERMITTED USE TABLE \(Public Hearing\)**](#). An application submitted by DND Holdings, LLC and EOE 126, LLC to amend Title 17 (Zoning Ordinance) Section 17.20.010, Table 17.20-1 (Permitted Use Table) to allow additional flexible uses to the M-1, Business Park Industrial District, and M-2, General Industrial District, and providing for other matters property related thereto. (For Possible Action)

OLD BUSINESS

15. [**AMP-02-16 \(53579\) COLEMAN AIRPARK II & III \(Public Hearing\)**](#). An application submitted by DND Holdings, LLC, property owner, to amend the Comprehensive Plan to change the land use from Mixed Use Employment to Heavy Industrial. The properties are located at the northeast corner of Coleman Street and Evans Avenue. The Assessor's Parcel Numbers are 139-17-611-005 and 139-17-611-007. (For Possible Action) (Continued February 10, 2016)
16. [**ZN-03-16 \(53578\) COLEMAN AIRPARK II & III \(Public Hearing\)**](#). An application submitted by DND Holdings, 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 properties are located at the northeast corner of Coleman Street and Evans Avenue. The Assessor's Parcel Numbers are 139-17-611-005 and 139-17-611-007. (For Possible Action) (Continued February 10, 2016)
17. [**WAV-01-16 \(53581\) COLEMAN AIRPARK II & III \(Public Hearing\)**](#). An application submitted by DND Holdings, LLC, property owner, for a waiver in an M-1, Business Park Industrial District, (proposed property reclassification to an M-2, General Industrial District) for a waiver to reduce parking spaces and landscaping requirements. The properties are located at the northeast corner of Coleman Street and Evans Avenue. The Assessor's Parcel Numbers are 139-17-611-005 and 139-17-611-007. (For Possible Action) (Continued February 10, 2016)
18. [**UN-05-16 \(53319\) TERRIBLE HERBST \(Public Hearing\)**](#). An application submitted by Osprey Real Estate Capital on behalf of Phantom Zone Holding LLC, property owner, for a Special Use Permit in a C-1, Neighborhood Commercial District, to allow a convenience store with gas pumps. The property is located at the southeast corner of Lone Mountain Road and North 5th Street. The Assessor's Parcel Number is 139-02-101-001. (For Possible Action) (Continued January 13, February 10, and March 9, 2016)

19. **UN-08-16 (53364) TERRIBLE HERBST (Public Hearing)**. An application submitted by Osprey Real Estate Capital on behalf of Phantom Zone Holding LLC, property owner, for a Special Use Permit in a C-1, Neighborhood Commercial District, to allow a vehicle washing facility. The property is located at the southeast corner of Lone Mountain Road and North 5th Street. The Assessor's Parcel Number is 139-02-101-001. (For Possible Action) (Continued January 13, February 10, and March 9, 2016)

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DIRECTOR'S BUSINESS

CHAIRMAN'S BUSINESS

ADJOURNMENT