



**PLANNING COMMISSION AGENDA
REGULAR MEETING**

**COUNCIL CHAMBER, 401 CALIFORNIA AVENUE,
BOULDER CITY NV 89005**

**Wednesday
April 19, 2017 – 7:00 PM**

ITEMS LISTED ON THE AGENDA MAY BE TAKEN OUT OF ORDER; TWO OR MORE AGENDA ITEMS FOR CONSIDERATION MAY BE COMBINED; AND ANY ITEM ON THE AGENDA MAY BE REMOVED OR RELATED DISCUSSION MAY BE DELAYED AT ANY TIME.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT

PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS ON THE AGENDA FOR ACTION. EACH PERSON HAS UP TO FIVE MINUTES TO SPEAK. IF AN AGENDA ITEM IS ALSO LISTED AS A PUBLIC HEARING, PERSONS MAY WAIT TO SPEAK UNTIL THAT PARTICULAR ITEM.

AGENDA

For possible action: APPROVAL OF AGENDA

1. For possible action: Approval of the Minutes of the March 15, 2017 regular meeting
2. For possible action: CU-17-259 – Resolution No. 1153 – Carole Fucillo – 1300 Potosi Street: A **public hearing** on an application for a conditional use permit in the ME, Mobile Home Estate Zone to permit a home occupation (small wedding ceremonies, 6 people/3 cars maximum) which could be apparent to the neighborhood and would generate more than one additional vehicle at a time, whereas Sections 11-29-5.C and I of the City Code would prohibit this
3. For possible action: V-17-620 – James N. Meyer – 516 Hopi Place: A **public hearing** on an application for a variance in the R1-7, Single-Family Residential Zone to permit an accessory building (detached garage) to occupy 52.4% of a required rear yard, whereas Section 11-20-2.B.1.a of the City Code limits accessory buildings to a maximum of 35% lot coverage in a required rear yard

4. For possible action: V-17-621 – Tony McCleery – 1503 Mendota Drive: A **public hearing** on an application for a variance in the R1-80, Single-Family Residential Zone to permit an accessory building (detached garage) at 3,240 s.f. in area and a height of 19', whereas Sections 11-20-2.B.3 and 4 of the City Code limit accessory buildings to a maximum of 3,000 s.f. and a height of 16' in this zone
5. For possible action: V-17-622 – BCMHP, LLC – The Cottages, BC No. 112 – 1501 Nevada Highway: A **public hearing** on an application for a variance for a proposed 65-unit townhome subdivision in the R3, Multiple-Family Residential Zone to allow the submittal of the landscape plan with the Final Map, whereas Section 11-25-3.A of the City Code requires submittal of the landscape plan with the Tentative Map
6. For possible action: BCMHP, LLC – Resolution No. 1154 – The Cottages, BC No. 112 – 1501 Nevada Highway: A **public hearing** and recommendation to the City Council on a Tentative Map for a proposed 65-unit townhome subdivision in the R3, Multiple-Family Residential Zone
7. For possible action: AM-17-334 – Resolution No. 1152 – City of Boulder City: A **public hearing** and recommendation to the City Council on an application to amend Title 11, Chapter 2, to prohibit other marijuana establishments in Boulder City, in addition to the existing prohibition of medical marijuana establishments in Boulder City
8. Presentation on the progress of the Master Plan efforts for the future I-11 / US 95 interchange area
9. Monthly Progress Report on Development Allotments
10. For possible action: Committee/Commission Absences
11. Public Comment

Each person has up to five minutes to speak. Comments made during the Public Comment period of the agenda may be on any subject. There shall be no personal attacks against the Chair, members of the Planning Commission, the City staff, or any other individual. No person, other than members of the Planning Commission and the person who has the floor, shall be permitted to enter into any discussion, either directly or through a member of the Commission without the permission of the Chair or Presiding Officer. No action may be taken on a matter raised under this item of the agenda until the matter itself has been specifically included on an agenda as an item upon which action will be taken.

All decisions for action items on this agenda are final by the Planning Commission, unless they are recommendations to the City Council, or appealed to the City Council. As per Section 11-34-4 of the Boulder City Code, appeals must be filed within seven (7) calendar days of the decision.

Supporting material is on file and is available for public inspection at the City Clerk's Office, 401 California Avenue, Boulder City, Nevada 89005 and the Boulder City

website at www.bcnv.org, as per NRS 241. To request supporting material, please contact the City Clerk at (702) 293-9208 or lkrumm@bcnv.org.

Notice to persons with disabilities: Members of the public who are disabled and require special assistance or accommodations at the meeting are requested to notify the City Clerk by telephoning (702) 293-9208 at least seventy-two hours in advance of the meeting.

This notice and agenda has been posted on or before 9 a.m. on the third working day before the meeting at the following locations:

Boulder City Hall, 401 California Avenue
United States Post Office, 1101 Colorado Street
Boulder City Senior Center, 813 Arizona Street
Boulder City Parks & Recreation, 900 Arizona Street
www.bcnv.org