

NOTICE AND AGENDA CITY OF NORTH LAS VEGAS PLANNING COMMISSION

May 14, 2014

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 Services and Development 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, 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 Sylvia Joiner-Greene

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 Chairwoman 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 Chairwoman may, at her 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 May 14, 2014 (For possible action)

MINUTES

2. Approval of Minutes for the Planning Commission meeting of April 9, 2014 (For possible action)

NEW BUSINESS

3. **[ZN-58-05 \(48480\) SHADOW RANCH \(Public Hearing\)](#)**. An application submitted by Randy Bury-Randall Martin Company on behalf of RB Las Vegas Land Ventures 2 LLC, property owner, for an amendment to an existing PUD, Planned Unit Development District regarding open space amenities. The properties are located at southeast corner of Ann Road and Bruce Street. The Assessor's Parcel Numbers are 124-35-501-001, 124-35-501-004, 124-35-501-005, 124-35-501-006, 124-35-501-007, 124-35-501-009 and 124-35-501-010. (For possible action)
4. **[T-1366 \(48478\) SHADOW RANCH](#)**. An application submitted by Randy Bury – Randall Martin Company on behalf of RB Las Vegas Land Ventures 2, LLC, property owner, for Tentative Map in a PUD, Planned Unit Development District to allow 105 residential lots. The properties are located at the southeast corner of Ann Road and Bruce Street. The Assessor's Parcel Numbers are 124-35-501-001, 124-35-501-004, 124-35-501-005, 124-35-501-006, 124-35-501-007, 124-35-501-009 and 124-35-501-010. (For possible action)
5. **[FDP-02-14 \(48479\) SHADOW RANCH](#)**. An application submitted by Randy Bury – Randall Martin Company on behalf of RB Las Vegas Land Ventures 2, LLC, property owner, for a Final Development Plan review in a PUD, Planned Unit Development District consisting of 105 residential lots. The properties are located at the southeast corner of Ann Road and Bruce Street. The Assessor's Parcel Numbers are 124-35-501-001, 124-35-501-004, 124-35-501-005, 124-35-501-006, 124-35-501-007, 124-35-501-009 and 124-35-501-010. (For possible action)

6. [**SPR-02-14 \(48521\) MDM STORAGE YARD \(Public Hearing\)**](#). An application submitted by Blake Anderson on behalf of LMBG, Inc, property owner, for a site plan review in an M-2, General Industrial District, to allow approximately 130,000 square feet of outdoor storage for a proposed construction equipment and material storage facility. The property is located at southwest corner of Berg Street and Lone Mountain Road. The Assessor's Parcel Number is 139-01-101-011. (For possible action)

7. [**VAC-05-14 \(48520\) TIERRA SANTA \(Public Hearing\)**](#). An application submitted by Woodside Homes of Nevada, LLC, property owner, to vacate all public utility, drainage, and access easements. The properties are located at the northwest corner of North 5th Street and Dorrell Lane. The Assessor's Parcel Numbers are 124-22-512-000 thru 124-22-512-312. (For possible action)

8. [**UN-16-14 \(48518\) DOLLAR LOAN CENTER \(Public Hearing\)**](#). An application submitted by David Galyen for Dollar Loan Center on behalf of Inland Diversified North Las Vegas Losee LLC, property owner, for a special use permit in a C-2, General Commercial District to allow a Deferred Deposit Loan or Short Term Loan Establishment. The property is located at 2590 East Craig Road, Suite 110. The Assessor's Parcel Number is 139-01-210-005. (For possible action)

9. [**VAC-06-14 \(48536\) DESERT MESA \(Public Hearing\)**](#). An application submitted by GRGW Development on behalf of Desert Mesa 30 Investors LLC, property owner, to vacate Evening Snow Court (a.k.a. McNulty Court) commencing south of Desert Senna Avenue and extending south approximately 315 feet and a portion of Sand Sage Avenue commencing approximately 176 west of Desert Senna Avenue and extending west approximately 175 feet. The Assessor's Parcel Numbers are 139-15-417-005 thru 139-15-417-014, and 139-15-417-024 thru 139-15-417-031. (For possible action)

10. [**AMP-05-14 \(48447\) NORTH VALLEY HEALTH CLINIC & TRAINING FACILITY \(Public Hearing\)**](#). An application submitted by the City of North Las Vegas, property owner, for an amendment to the Comprehensive Plan, land use element, to change the current designation of Single Family Low to Public/Semi-Public. The properties are located at 1800, 1804, 1808, 1812, 1816, and 1820 West Carey Avenue. The Assessor's Parcel Numbers are 139-16-410-215 thru 139-16-410-220. (For possible action)

11. **ZN-07-14 (48448) NORTH VALLEY HEALTH CLINIC & TRAINING FACILITY (Public Hearing)**. An application submitted by the City of North Las Vegas, property owner, for reclassification of property from the current designation of R-1, Single-Family Low Density District to PUD/PID, Planned Unit Development District/Planned Infill Development District consisting of a health and training facility. The properties are located at 1800, 1804, 1808, 1812, 1816 and 1820 West Carey Avenue. The Assessor's Parcel Numbers are 139-16-410-215 thru 139-16-410-220. (For possible action)

12. **ZOA-02-14 (48564) CITY OF NORTH LAS VEGAS (Public Hearing)**. An ordinance amendment initiated by the City of North Las Vegas to amend Title 17 (Zoning Ordinance), Section 17.12.070.J.2.a (City Council Hearing Required), Section 17.16.050.F Table 17.16-3 (I-A Overlay District Permitted Uses), Section 17.20.010.B Table 17.20-1 (Permitted Land Use Table), Section 17.20.020.C (Commercial and Office Uses), and Section 17.32.030 (Definition of Terms) of the North Las Vegas Municipal Code to add provisions and definitions for Medical Marijuana Establishments; and providing for other matters properly related thereto. (For possible action)

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DIRECTOR'S BUSINESS

CHAIRWOMAN'S BUSINESS

ADJOURNMENT