

**ACTION REPORT
CITY OF NORTH LAS VEGAS
PLANNING COMMISSION REGULAR MEETING**

January 10, 2018

BRIEFING

5:30 p.m., Caucus Room, 2250 Las Vegas Boulevard, North
North Las Vegas, Nevada 89030

CALL TO ORDER

6:00 p.m., Council Chambers, 2250 Las Vegas Boulevard, North
North Las Vegas, Nevada 89030

PLEDGE OF ALLEGIANCE - BY INVITATION

[CHAIRMAN KENNETH L. KRAFT](#)

PRESENTATIONS

1. [**OUTSTANDING SERVICE AWARD - LAURA E. PERKINS**](#)

The Planning Commission presented a plaque to former Planning Commissioner Laura E. Perkins for her outstanding service on the Planning Commission.

2. [**GINA GAVAN, ECONOMIC AND BUSINESS DEVELOPMENT DIRECTOR**](#)

Economic and Business Development Director Gina Gavan gave a presentation regarding the City's focus areas, Downtown Gateway (Lake Mead Village West) Milestone Park Site and Library, job creation and BLM land. Ms. Gavan also spoke about the City's opportunities for commercial and residential development.

PUBLIC FORUM

There was no public participation.

AGENDA

3. [**APPROVE PLANNING COMMISSION REGULAR MEETING AGENDA OF JANUARY 10, 2018. \(FOR POSSIBLE ACTION\)**](#)

ACTION: APPROVED AS AMENDED; ITEM NOS. 6, ZN-01-18; 7, UN-04-18; 18, T-1428, AND 19, T-1429 CONTINUED TO FEBRUARY 14, 2018. ITEM NO. 16, UN-61-17, CONTINUED TO MARCH 14, 2018

CONSENT AGENDA

4. **APPROVE PLANNING COMMISSION REGULAR MEETING MINUTES OF DECEMBER 13, 2017. (FOR POSSIBLE ACTION)**

ACTION: APPROVED

BUSINESS

5. **AMP-01-18 (61158) PARK HIGHLANDS (PUBLIC HEARING). APPLICANT: INSIGHT PARK HIGHLANDS, LLC. REQUEST: AN AMENDMENT TO THE COMPREHENSIVE PLAN TO CHANGE THE LAND USE FROM MASTER PLANNED COMMUNITY TO MIXED USE COMMERCIAL. LOCATION: NORTHWEST CORNER OF REVERE STREET AND DORRELL LANE. (APN 124-21-510-002). (FOR POSSIBLE ACTION)**

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

6. **ZN-01-18 (61174) CRISTO REY ST. VIATOR LAS VEGAS COLLEGE PREPARATORY (PUBLIC HEARING). APPLICANT: CRISTO REY ST. VIATOR LAS VEGAS COLLEGE PREPARATORY. REQUEST: A PROPERTY RECLASSIFICATION FROM C-2 (GENERAL COMMERCIAL DISTRICT) TO PSP (PUBLIC/SEMI-PUBLIC DISTRICT). LOCATION: NORTH OF VAN DER MEER STREET AND APPROXIMATELY 170 FEET WEST OF NORTH LAS VEGAS BOULEVARD. (APN 139-13-602-009). (FOR POSSIBLE ACTION)**

ACTION: CONTINUED TO FEBRUARY 14, 2018

7. **UN-04-18 (61176) CRISTO REY ST. VIATOR LAS VEGAS COLLEGE PREPARATORY (PUBLIC HEARING). APPLICANT: CRISTO REY ST. VIATOR LAS VEGAS COLLEGE PREPARATORY. REQUEST: A SPECIAL USE PERMIT IN A C-2 (GENERAL COMMERCIAL DISTRICT), PROPOSED REZONING TO A PSP (PUBLIC/SEMI-PUBLIC DISTRICT), TO ALLOW A HIGH SCHOOL (9-12). LOCATION: NORTH OF VAN DER MEER STREET AND APPROXIMATELY 170 FEET WEST OF NORTH LAS VEGAS BOULEVARD. (APN 139-13-602-009). (FOR POSSIBLE ACTION)**

ACTION: CONTINUED TO FEBRUARY 14, 2018

8. [ZN-54-06 \(61157\) CIRCLE K \(PUBLIC HEARING\). APPLICANT: LAND DEVELOPMENT CONSULTANTS, LLC. REQUEST: AMEND AN MUD \(MIXED-USE DEVELOPMENT DISTRICT\) TO ALLOW A CONVENIENCE FOOD STORE WITH GAS PUMPS. LOCATION: APPROXIMATELY 240 FEET WEST OF THE SOUTHWEST CORNER OF CRAIG ROAD AND ALLEN LANE. \(APN 139-06-714-004\). \(FOR POSSIBLE ACTION\)](#)

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

9. [VAC-01-18 \(61138\) NAVARRO VACATION \(PUBLIC HEARING\). APPLICANT: ROSALIO M. NAVARRO. REQUEST: TO VACATE A PORTION OF PUBLIC RIGHT-OF-WAY IN AN R-1 \(SINGLE-FAMILY LOW DENSITY DISTRICT\). LOCATION: SOUTH OF TOPAZ HILLS DRIVE, APPROXIMATELY 110 FEET EAST OF ASIA ROAD. \(APN 139-07-610-008\). \(FOR POSSIBLE ACTION\)](#)

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

10. [FDP-01-18 \(61182\) NEWPORT VILLAGE EXTENSION. APPLICANT: NEWPORT PAD HOLDING, LLC. REQUEST: A FINAL DEVELOPMENT PLAN IN A PUD \(PLANNED UNIT DEVELOPMENT DISTRICT\) TO DEVELOP 42 MULTI-FAMILY DWELLING UNITS. LOCATION: SOUTHEAST CORNER OF GOWAN ROAD AND CLAYTON STREET. \(APN 139-09-301-001\). \(FOR POSSIBLE ACTION\)](#)

ACTION: APPROVED

11. [UN-65-17 \(60782\) TEXAS ROADHOUSE \(PUBLIC HEARING\). APPLICANT: MARISA KOLMAN. REQUEST: A SPECIAL USE PERMIT IN A PUD \(PLANNED UNIT DEVELOPMENT DISTRICT\) TO ALLOW A FULL "ON-SALE" LIQUOR LICENSE IN CONJUNCTION WITH A RESTAURANT. LOCATION: NORTHEAST CORNER OF CRAIG ROAD AND BRUCE STREET \(1380 EAST CRAIG ROAD\). \(APN 139-02-612-007\). \(FOR POSSIBLE ACTION\)](#)

ACTION: APPROVED

12. UN-74-16 (61152) THREE CUPS YARD NORTH AMERICA CULTIVATION FACILITY (PUBLIC HEARING). APPLICANT: THREE CUPS YARD NORTH AMERICA, LLC. REQUEST: AN EXTENSION OF TIME FOR A SPECIAL USE PERMIT IN AN M-2 (GENERAL INDUSTRIAL DISTRICT) TO ALLOW A CULTIVATION FACILITY FOR MEDICAL MARIJUANA. LOCATION: 12465 APEX GREAT BASIN WAY. (APN 103-13-010-025). (FOR POSSIBLE ACTION)

ACTION: APPROVED

13. UN-01-18 (61062) APOPA AUTO SERVICE (PUBLIC HEARING). APPLICANT: JORGE SOLANO AREVALO. REQUEST: A SPECIAL USE PERMIT IN AN M-1 (BUSINESS PARK INDUSTRIAL DISTRICT) TO ALLOW A VEHICLE REPAIR FACILITY. LOCATION: 4300 NORTH PECOS ROAD, UNIT 26. (APN'S 140-06-310-044 AND 140-06-310-069). (FOR POSSIBLE ACTION)

ACTION: APPROVED

14. UN-02-18 (61133) AMBER MONTES DE OCA (PUBLIC HEARING). APPLICANT: AMBER MONTES DE OCA. REQUEST: A SPECIAL USE PERMIT IN A C-P (PROFESSIONAL OFFICE COMMERCIAL DISTRICT) TO ALLOW A PERSONAL SERVICE ESTABLISHMENT (PERMANENT MAKEUP). LOCATION: 5710 SIMMONS STREET, SUITE 125. (APN 124-29-801-007). (FOR POSSIBLE ACTION)

ACTION: APPROVED

15. UN-03-18 (61143) CSN STUDENT UNION (PUBLIC HEARING). APPLICANT: COLLEGE OF SOUTHERN NEVADA. REQUEST: A SPECIAL USE PERMIT IN A PSP (PUBLIC/SEMI-PUBLIC DISTRICT) TO ALLOW AN EXPANSION TO THE EXISTING COLLEGE. LOCATION: 3200 EAST CHEYENNE AVENUE. (APN 139-12-801-001). (FOR POSSIBLE ACTION)

ACTION: APPROVED AS AMENDED; CONDITION NO. 3 TO READ: APPROVAL OF A DRAINAGE STUDY IS REQUIRED PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS, OR AS OTHERWISE REQUIRED BY THE DIRECTOR OF PUBLIC WORKS

16. UN-61-17 (60775) MAVERIK @ ANN & I-15 (PUBLIC HEARING). APPLICANT: MGD HOLDINGS, LLC. REQUEST: A SPECIAL USE PERMIT IN A C-2 (GENERAL COMMERCIAL DISTRICT) TO ALLOW A CONVENIENCE FOOD STORE WITH GAS PUMPS. LOCATION: SOUTHEAST CORNER OF LAMB BOULEVARD AND NEXUS WAY. (APN 123-32-101-001). (CONTINUED DECEMBER 13, 2017) (FOR POSSIBLE ACTION)

ACTION: CONTINUED TO MARCH 14, 2018

17. UN-62-17 (60773) NIFTY AUTO SALES (PUBLIC HEARING). APPLICANT: JAHANZEB SALEEM. REQUEST: A SPECIAL USE PERMIT IN AN M-2 (GENERAL INDUSTRIAL DISTRICT) TO ALLOW A VEHICLE, BOAT, OR RECREATIONAL VEHICLE SALES, AND RENTAL LOT (AUTO SALES). LOCATION: 2806 LOSEE ROAD, SUITE 3. (APN 139-15-702-005). (CONTINUED DECEMBER 13, 2017) (FOR POSSIBLE ACTION)

ACTION: APPROVED

18. T-1428 (60786) VILLAGES AT TULE SPRINGS VILLAGE 4 PARCEL 4.03. APPLICANT: KB HOME. REQUEST: A TENTATIVE MAP IN AN R-CL / PCD, (MEDIUM DENSITY RESIDENTIAL / PLANNED COMMUNITY DISTRICT) TO ALLOW A 134-LOT, SINGLE-FAMILY RESIDENTIAL SUBDIVISION. LOCATION: GENERALLY NORTHEAST OF DEER SPRINGS WAY AND DONNA STREET. (APN 124-23-212-001). (CONTINUED DECEMBER 13, 2017) (FOR POSSIBLE ACTION)

ACTION: CONTINUED TO FEBRUARY 14, 2018

19. T-1429 (60787) VILLAGES AT TULE SPRINGS VILLAGE 4 PARCEL 4.01, 4.02 & 4.05. APPLICANT: KB HOME. REQUEST: A TENTATIVE MAP IN AN R-2 / PCD (MEDIUM HIGH DENSITY RESIDENTIAL / PLANNED COMMUNITY DISTRICT) AND R-CL / PCD (MEDIUM DENSITY RESIDENTIAL / PLANNED COMMUNITY DISTRICT) TO ALLOW A 451-LOT, SINGLE-FAMILY RESIDENTIAL SUBDIVISION. LOCATION: GENERALLY NORTHWEST OF DEER SPRINGS WAY AND LAWRENCE STREET. (APNS 124-23-112-001, 124-23-511-001 AND 124-23-611-002). (CONTINUED DECEMBER 13, 2017) (FOR POSSIBLE ACTION)

ACTION: CONTINUED TO FEBRUARY 14, 2018

20. [ZN-31-17 \(60285\) LA MADRE & LAWRENCE FUTURE ELEMENTARY SCHOOL \(PUBLIC HEARING\). APPLICANT: CLARK COUNTY SCHOOL DISTRICT. REQUEST: A PROPERTY RECLASSIFICATION FROM R-1 \(SINGLE-FAMILY LOW DENSITY DISTRICT\) AND R-E \(RANCH ESTATES DISTRICT\) TO PSP \(PUBLIC/SEMI-PUBLIC DISTRICT\). LOCATION: NORTHWEST CORNER OF LA MADRE WAY AND LAWRENCE STREET. \(APNS 124-35-714-019, 124-35-703-004, AND 124-35-703-005\). \(CONTINUED DECEMBER 13, 2017\) \(FOR POSSIBLE ACTION\)](#)

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

21. [UN-57-17 \(60289\) LA MADRE & LAWRENCE FUTURE ELEMENTARY SCHOOL \(PUBLIC HEARING\). APPLICANT: CLARK COUNTY SCHOOL DISTRICT. REQUEST: A SPECIAL USE PERMIT IN AN R-1 \(SINGLE-FAMILY LOW DENSITY DISTRICT\) AND R-E \(RANCH ESTATES DISTRICT\) \(PROPOSED REZONING TO PSP, PUBLIC/SEMI-PUBLIC DISTRICT\) TO ALLOW AN ELEMENTARY SCHOOL. LOCATION: NORTHWEST CORNER OF LA MADRE WAY AND LAWRENCE STREET. \(APNS 124-35-714-019, 124-35-703-004, AND 124-35-703-005\). \(CONTINUED DECEMBER 13, 2017\) \(FOR POSSIBLE ACTION\)](#)

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

STAFF ITEMS

Director Melesio thanked Ms. Gavan for her informative presentation and provided the Planning Commission with an overview of the Land Development and Community Services Department's weekly operational statistics.

COMMISSION ITEMS

There were no items to report.

PUBLIC FORUM

There was no public participation.

ADJOURNMENT

The meeting adjourned 7:18 p.m.