

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

December 13, 2017

Website - <http://www.cityofnorthlasvegas.com>

BRIEFING

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

CALL TO ORDER

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

WELCOME

The Planning Commission welcomes each of you to its meeting. If you wish to speak on any agenda item, or in the Public Forum, please complete one of the yellow cards, which are located on the table outside the main entrance and at the podium rail. When called upon by the Chairman of the Planning Commission, it is requested that you limit your comments to no more than three minutes, and please avoid repetition.

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.

The North Las Vegas City Hall is accessible to all persons. Members of the public who require special assistance or accommodations at the meeting are requested to notify the ADA coordinator at (702) 633-2410, TDD (800) 326-6868, at least seventy-two (72) hours in advance of the meeting. For general questions regarding this agenda or for supporting materials, please contact Land Development and Community Services Department at (702) 633-1516.

VERIFICATION

Verification that 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 (including supporting materials) and Nevada Public Notice website in compliance with NRS 241, "The Open Meeting Law." The agenda and supporting materials are also available in the Land Development and Community Services Department.

PLEDGE OF ALLEGIANCE - BY INVITATION

[Commissioner Willard Ewing](#)

PRESENTATIONS

1. [Home Builders Research, Inc. -- Housing Market Trends in North Las Vegas](#)

PUBLIC FORUM

This is the first portion of the meeting devoted to the Public. After completing and submitting a yellow card, please come forward upon recognition by the Planning Commission Chairman and feel free to speak on any topic. Usually items received under this heading will be referred to staff for action at a later date.

AGENDA

2. Approve Planning Commission Regular Meeting Agenda of December 13, 2017.
(For Possible Action)

CONSENT AGENDA

Matters listed on the Consent Agenda are considered routine and may be approved by a single motion. However, any Consent Item may be moved to the Business portion of the agenda for discussion at the request of any Commissioner.

3. [Approve Planning Commission Regular Meeting Minutes of November 8, 2017.
\(For Possible Action\)](#)

BUSINESS

4. [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. \(APN 123-32-101-001\). \(For Possible Action\)](#)
5. [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. \(APN 139-15-702-005\). \(For Possible Action\)](#)
6. [T-1427 \(60784\) DEL NORTE HOMES. Applicant: Great American Capitol. Request: A tentative map in a PUD \(Planned Unit Development District\) to allow an 11 lot, single-family residential subdivision. Location: Southeast corner of Camino Al Norte and Rancho Del Norte Drive. \(APNs 124-34-330-001 through 124-34-330-008\). \(For Possible Action\)](#)

7. [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. \(APN 124-23-212-001\). \(For Possible Action\)](#)
8. [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. \(APNs 124-23-112-001, 124-23-511-001 and 124-23-611-002\). \(For Possible Action\)](#)
9. [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. \(APNs 124-35-714-019, 124-35-703-004, and 124-35-703-005\). \(For Possible Action\)](#)
10. [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. \(APNs 124-35-714-019, 124-35-703-004, and 124-35-703-005\). \(For Possible Action\)](#)
11. [ZN-32-17 \(60789\) REVERE & COMMERCE, SWC \(Public Hearing\). Applicant: B Three LLC. Request: A property reclassification from R-E \(Ranch Estates District\) to C-1 \(Neighborhood Commercial District\). Location: Southwest corner of Commerce Street and Revere Street. \(APN 124-22-201-004\). \(For Possible Action\)](#)
12. [ZN-33-17 \(60790\) REVERE & COMMERCE, NWC \(Public Hearing\). Applicant: B Three LLC. Request: A property reclassification from R-E \(Ranch Estates District\) to C-1 \(Neighborhood Commercial District\). Location: Northwest corner of Commerce Street and Revere Street. \(APN 124-22-201-003\). \(For Possible Action\)](#)
13. [VAC-16-17 \(60751\) NV-1286 APEX GREAT BASIN \(Public Hearing\). Applicant: APC Towers. Request: To vacate a drainage easement in an M-2 \(General Industrial District\). Location: Southwest corner of Apex Harbor Lane and Apex Great Basin Way \(13415 Apex Harbor Lane\). \(APN 103-13-010-020\). \(For Possible Action\)](#)

14. [VAC-17-17 \(60762\) RIVERSTONE \(Public Hearing\). Applicant: Harmony Homes Nevada, LLC. Request: To vacate a public right-of-way and public utility easement for an existing bus turn-out in a PUD \(Planned Unit Development District\). Location: Northwest corner of Commerce Street and Gowan Road. \(APN 139-10-201-009\). \(For Possible Action\)](#)
15. [UN-59-17 \(60745\) JIFFY SMOG \(Public Hearing\). Applicant: Jiffy Smog LLC. Request: A special use permit in a C-2 \(General Commercial District\) to allow a Vehicle, Boat, and RV Service Facility \(smog station\). Location: 2865 West Cheyenne Avenue. \(APN 139-17-510-034\). \(For Possible Action\)](#)
16. [UN-60-17 \(60752\) FOREVER GREEN MME \(Public Hearing\). Applicant: Forever Green, LLC. Request: A special use permit in an M-2 \(General Industrial District\) to allow a Cultivation Facility for Medical Marijuana. Location: 3108 North Losee Road. \(APNs 139-14-102-003 and 139-14-102-004\). \(For Possible Action\)](#)
17. [UN-64-17 \(60777\) CANA NEVADA CULTIVATION \(Public Hearing\). Applicant: Cana Nevada Corp. Request: A special use permit in an M-2 \(General Industrial District\) to allow a Cultivation Facility for Medical Marijuana. Location: 3950 North Bruce Street. \(APN 139-11-501-004\). \(For Possible Action\)](#)
18. [UN-63-17 \(60776\) CANA NEVADA PRODUCTION \(Public Hearing\). Applicant: Cana Nevada Corp. Request: A special use permit in an M-2 \(General Industrial District\) to allow the Production of Edible Marijuana Products or Marijuana-Infused Products. Location: 3950 North Bruce Street. \(APN 139-11-501-004\). \(For Possible Action\)](#)
19. [ZOA-07-17 \(60474\) PARDEE HOMES OF NEVADA \(Public Hearing\). Applicant: Pardee Homes of Nevada. Request: An amendment to Title 17 \(Zoning Ordinance\) to allow alternative setbacks in the R-CL \(Single-Family Compact Lot Residential District\), and providing for other matters properly related thereto. \(For Possible Action\)](#)

STAFF ITEMS

COMMISSION ITEMS

PUBLIC FORUM

This is the second portion of the meeting devoted to the Public. After completing and submitting a yellow card, please come forward upon recognition by the Planning Commission Chairman and feel free to speak on any topic. Usually items received under this heading will be referred to staff for action at a later date.

ADJOURNMENT