

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

November 8, 2017

BRIEFING

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

CALL TO ORDER

6:10 p.m., Council Chambers, 2250 Las Vegas Boulevard North
North Las Vegas, Nevada 89030

PLEDGE OF ALLEGIANCE - BY INVITATION

COMMISSIONER HAROLD HANSHEW

PUBLIC FORUM

There was no public participation.

AGENDA

1. **APPROVE PLANNING COMMISSION REGULAR MEETING AGENDA OF NOVEMBER 8, 2017. (FOR POSSIBLE ACTION)**

ACTION: APPROVED

CONSENT AGENDA

2. **APPROVE PLANNING COMMISSION REGULAR MEETING MINUTES OF OCTOBER 11, 2017. (FOR POSSIBLE ACTION)**

ACTION: APPROVED

BUSINESS

3. **WAV-06-17 (60243) NORTH 5TH (PUBLIC HEARING). APPLICANT: SERGIO ARCIERI, NEVADA H.A.N.D., INC. REQUEST: A WAIVER IN AN R-4 (HIGH DENSITY RESIDENTIAL DISTRICT) TO REDUCE THE REQUIRED NUMBER OF PARKING SPACES. LOCATION: NORTHWEST CORNER OF NORTH 5TH STREET AND ROME BOULEVARD. (APN 124-22-701-009). (FOR POSSIBLE ACTION)**

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

4. **SPR-03-17 (60242) NORTH 5TH (PUBLIC HEARING). APPLICANT: SERGIO ARCIERI, NEVADA H.A.N.D., INC. REQUEST: A SITE PLAN REVIEW IN AN R-4 (HIGH DENSITY RESIDENTIAL DISTRICT) TO ALLOW 176 APARTMENT UNITS. LOCATION: NORTHWEST CORNER OF NORTH 5TH STREET AND ROME BOULEVARD. (APN 124-22-701-009). (FOR POSSIBLE ACTION)**

ACTION: APPROVED AS AMENDED; CONDITION NO. 7 TO READ:

Dedication and construction of the following streets and/or half streets is required per the *Master Plan of Streets and Highways* and/or *City of North Las Vegas Municipal Code* section 16.24.100:

- a. North 5th Street
- b. Rome Boulevard
- c. Goldfield Street

For information only: Construction of the street improvements may be phased subject to approval of the Director of Public Works.

5. **UN-55-17 (60257) WOODS GARAGE (PUBLIC HEARING). APPLICANT: KAHEA AND VICKI WOODS. REQUEST: A SPECIAL USE PERMIT IN AN R-1 (SINGLE-FAMILY LOW DENSITY DISTRICT) TO ALLOW AN 864 SQUARE FOOT ACCESSORY BUILDING (DETACHED GARAGE) WHERE 600 SQUARE FEET IS THE MAXIMUM AREA ALLOWED. LOCATION: 4430 BUCK CREEK CIRCLE. (APN 139-07-111-022). (FOR POSSIBLE ACTION)**

ACTION: APPROVED

6. T-1424 (60270) RANCHO MIRAGE UNIT 3. APPLICANT: TIOGA, INC./MARK SCHNIPPEL. REQUEST: A TENTATIVE MAP IN A PUD (PLANNED UNIT DEVELOPMENT DISTRICT) TO ALLOW A 49-LOT, SINGLE-FAMILY RESIDENTIAL SUBDIVISION. LOCATION: NORTH OF ANN ROAD AND APPROXIMATELY 770 FEET WEST OF COMMERCE STREET. (APNS 124-27-401-011 THROUGH 124-27-401-013, 124-27-410-050 THROUGH 124-27-410-052, 124-27-410-054 THROUGH 124-27-410-057, AND 124-27-410-087). (FOR POSSIBLE ACTION)

ACTION: APPROVED

7. T-1425 (60277) CRAIG & WALNUT. APPLICANT: AML DEVELOPMENT 3 LLC. REQUEST: A TENTATIVE MAP IN AN M-2 (GENERAL INDUSTRIAL DISTRICT) TO ALLOW A SINGLE-LOT COMMERCIAL SUBDIVISION. LOCATION: GENERALLY LOCATED EAST OF THE SOUTHEAST CORNER OF CRAIG ROAD AND WALNUT ROAD. (APN NOS. 140-06-601-005 AND 140-06-713-003). (FOR POSSIBLE ACTION)

ACTION: APPROVED

8. T-1426 (60301) VANTAGE DISTRIBUTION CENTER BUILDING 1. APPLICANT: DAMON JEFFREY. REQUEST: A TENTATIVE MAP IN AN M-2 (GENERAL INDUSTRIAL DISTRICT) TO ALLOW A SINGLE-LOT COMMERCIAL SUBDIVISION. LOCATION: NORTHEAST AND SOUTHEAST CORNERS OF THE EL CAMPO GRANDE AVENUE AND SLOAN LANE ALIGNMENT. (APN NOS. 123-27-301-010 AND 123-27-401-002). (FOR POSSIBLE ACTION)

ACTION: APPROVED

9. FDP-08-17 (60276) VEGAS TRADE VILLAGE. APPLICANT: JAMES LIU. REQUEST: A FINAL DEVELOPMENT PLAN IN AN M-2 (GENERAL INDUSTRIAL DISTRICT) TO DEVELOP A CONVENIENCE FOOD STORE WITH GAS PUMPS; CAR WASH; FAST FOOD RESTAURANT; BANK; AND APPROXIMATELY 18 LIVE/WORK (RETAIL, SHOWROOM, WAREHOUSE, AND ACCESSORY DWELLING UNITS). LOCATION: NORTHEAST CORNER OF CHEYENNE AVENUE AND COMMERCE STREET. (APN 139-10-801-001). (FOR POSSIBLE ACTION)

ACTION: APPROVED

10. VN-05-17 (59983) PARK PLACE RV & BOAT (PUBLIC HEARING). APPLICANT: FRANK DELUCA. REQUEST: A VARIANCE IN A C-2 (GENERAL COMMERCIAL DISTRICT) TO ALLOW A 10-FOOT SETBACK ADJACENT TO A RESIDENTIAL DISTRICT WHERE 30 FEET IS REQUIRED. LOCATION: APPROXIMATELY 290 FEET SOUTH OF ANN ROAD AND APPROXIMATELY 270 FEET EAST OF DECATUR BOULEVARD. (APN 124-31-101-007). (FOR POSSIBLE ACTION)

ACTION: APPROVED

11. UN-52-17 (59955) PARK PLACE RV & BOAT (PUBLIC HEARING). APPLICANT: FRANK DELUCA. REQUEST: A SPECIAL USE PERMIT IN A C-2 (GENERAL COMMERCIAL DISTRICT) TO ALLOW AN AUTOMOBILE, BOAT, AND RV STORAGE FACILITY. LOCATION: APPROXIMATELY 290 FEET SOUTH OF ANN ROAD AND APPROXIMATELY 270 FEET EAST OF DECATUR BOULEVARD. (APN 124-31-101-007). (FOR POSSIBLE ACTION)

ACTION: APPROVED AS AMENDED; CONDITION NO. 3 TO READ:

PERIMETER WALLS SHALL BE CONSTRUCTED WITH DECORATIVE BLOCK, UTILIZING SPLIT FACE BLOCK WITH 20 PERCENT CONTRASTING BLOCK. EXCEPTION: WROUGHT IRON FENCING MAY BE USED DIRECTLY BEHIND ANY EXISTING BUILDING ABUTTING THE PROPERTY LINE

12. UN-53-17 (60000) RV STORAGE (PUBLIC HEARING). APPLICANT: BEAUDEE CORP. REQUEST: A SPECIAL USE PERMIT IN A C-2 (GENERAL COMMERCIAL DISTRICT) TO ALLOW AN AUTOMOBILE, BOAT, AND RV STORAGE FACILITY. LOCATION: NORTH OF CRAIG ROAD, APPROXIMATELY 450 FEET EAST OF NORTH 5TH STREET. (APN 139-02-214-004). (FOR POSSIBLE ACTION)

ACTION: APPROVED

13. UN-54-17 (60001) CAR WASH (PUBLIC HEARING). APPLICANT: BEAUDEE CORP. REQUEST: A SPECIAL USE PERMIT IN A C-2 (GENERAL COMMERCIAL DISTRICT) TO ALLOW A VEHICLE WASHING ESTABLISHMENT. LOCATION: NORTH OF CRAIG ROAD, APPROXIMATELY 450 FEET EAST OF NORTH 5TH STREET. (APN 139-02-214-004). (FOR POSSIBLE ACTION)

ACTION: APPROVED

14. UN-56-17 (60271) SPEEDWAY RELOCATION (PUBLIC HEARING). APPLICANT: NV ENERGY DBA NEVADA POWER. REQUEST: A SPECIAL USE PERMIT IN AN M-2 (GENERAL INDUSTRIAL DISTRICT) TO ALLOW THE RELOCATION OF ELECTRICAL POWER TRANSMISSION POLES AND LINES. LOCATION: SOUTHWEST CORNER OF CENTENNIAL PARKWAY AND HOLLYWOOD BOULEVARD (6335 N HOLLYWOOD BOULEVARD). (APN 123-27-501-002). (FOR POSSIBLE ACTION)

ACTION: APPROVED

15. VAC-15-17 (60045) CRAIG AND I-15 (PUBLIC HEARING). APPLICANT: BURKE CONSTRUCTION GROUP. REQUEST: TO VACATE A ROADWAY EASEMENT. LOCATION: NORTH OF CORPORATE CENTER DRIVE, APPROXIMATELY 300 FEET WEST OF PECOS ROAD. (APN 139-01-711-002). (FOR POSSIBLE ACTION)

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

16. ZOA-05-17 (60278) MEDICAL AND RECREATIONAL MARIJUANA (PUBLIC HEARING). APPLICANT: CITY OF NORTH LAS VEGAS. REQUEST: AN AMENDMENT TO TITLE 17 (ZONING ORDINANCE) AMENDING THE MEDICAL MARIJUANA ESTABLISHMENT PROVISIONS AND ADDING PROVISIONS FOR RETAIL MARIJUANA, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO. (FOR POSSIBLE ACTION)

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

17. [ZOA-06-17 \(60279\) RV PARKING \(PUBLIC HEARING\). APPLICANT: CITY OF NORTH LAS VEGAS. REQUEST: AN AMENDMENT TO TITLE 17 \(ZONING ORDINANCE\) TO ALLOW MOTOR HOMES, VEHICLES OR RECREATIONAL VEHICLES TO BE PARKED UPON RESIDENTIAL PROPERTIES, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO. \(FOR POSSIBLE ACTION\)](#)

ACTION: APPROVED AS AMENDED; DRAFT ORDINANCE NO. 2850 SECTION 2, C3b, xiii DELETED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

STAFF ITEMS

Director Melesio presented a Certificate of Appreciation to Chief Deputy City Attorney Bethany Rudd Sanchez and thanked her for her outstanding service and dedication to the City and Planning Commission during the past 11 years, and wished her well in her new position.

COMMISSION ITEMS

There were no items to report.

PUBLIC FORUM

Steve Shoaff, 5622 Midnight Breeze Street, North Las Vegas, discussed the lack of a park for Rancho Mirage Unit 3 (T-1424) and also the smaller sidewalks that were approved in Rancho Mirage because of the Planned Unit Development.

ADJOURNMENT

The meeting adjourned at 7:37 p.m.