

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

November 8, 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 Harold Hanshew

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

1. Approve Planning Commission Regular Meeting Agenda of November 8, 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.

2. [Approve Planning Commission Regular Meeting Minutes of October 11, 2017.](#)
(For Possible Action)

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. \(APN 124-22-701-009\). \(For Possible Action\)](#)
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. \(APN 124-22-701-009\). \(For Possible Action\)](#)
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. \(APN 139-07-111-022\). \(For Possible Action\)](#)

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)
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)
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)
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)
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)
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)
12. UN-53-17 (60000) RV STORAGE (Public Hearing). Applicant: Beaudée 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)

13. [UN-54-17 \(60001\) CAR WASH \(Public Hearing\). Applicant: Beaudée 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. \(APN 139-02-214-004\). \(For Possible Action\)](#)
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 \(6335 N Hollywood Boulevard\). \(APN 123-27-501-002\). \(For Possible Action\)](#)
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. \(APN 139-01-711-002\). \(For Possible Action\)](#)
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. \(For Possible Action\)](#)
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. \(For Possible Action\)](#)

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