

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

June 13, 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

[COMMISSIONER HAROLD HANSHEW](#)

PRESENTATIONS

1. [CITY OF NORTH LAS VEGAS LONG RANGE PROJECTS \(JOHANNA MURPHY, PRINCIPAL PLANNER\)](#)

Johanna Murphy, Principal Planner, provided an in-depth presentation regarding Comprehensive Planning. Topics for discussion included the responsibilities for Advanced and Current Planning divisions, the development of guiding documents, and regional and department collaboration.

PUBLIC FORUM

There was no public participation.

AGENDA

2. APPROVE PLANNING COMMISSION REGULAR MEETING AGENDA OF JUNE 13, 2018. (FOR POSSIBLE ACTION)

ACTION: APPROVED AS AMENDED; ITEM NO. 21, UN-61-17, WITHDRAWN PER THE APPLICANT'S REQUEST

CONSENT AGENDA

3. APPROVE PLANNING COMMISSION REGULAR MEETING MINUTES OF MAY 9, 2018. (FOR POSSIBLE ACTION)

ACTION: APPROVED

BUSINESS

4. DA-02-18 (63470) SOUTH VILLAGE 3 VILLAGES AT TULE SPRINGS (PUBLIC HEARING). APPLICANT: SECTION E LP. REQUEST: A MAJOR MODIFICATION OF A DEVELOPMENT AGREEMENT TO AMEND THE LAND USE PLAN. LOCATION: GENERALLY LOCATED AT THE SOUTHEAST CORNER OF COMMERCE STREET AND I-215. (APN'S 124-15-410-001 THROUGH 124-15-410-004). (FOR POSSIBLE ACTION)

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

5. ZN-14-18 (63463) VTS - VILLAGE 1 PH 1 (PUBLIC HEARING). APPLICANT: KBS SOR PARK HIGHLANDS, LLC. REQUEST: A PROPERTY RECLASSIFICATION FROM MPC PCD (MASTER PLANNED COMMUNITY PLANNED COMMUNITY DISTRICT) TO R-CL PCD (MEDIUM DENSITY RESIDENTIAL PLANNED COMMUNITY DISTRICT). LOCATION: SOUTHEAST CORNER OF GRAND TETON DRIVE AND THE CLAYTON STREET ALIGNMENT. (A PORTION OF APN 124-16-201-001). (FOR POSSIBLE ACTION)

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

6. [ZN-15-18 \(63467\) VTS - VILLAGE 1 PH 1 \(PUBLIC HEARING\). APPLICANT: KBS SOR PARK HIGHLANDS, LLC. REQUEST: A PROPERTY RECLASSIFICATION FROM MPC PCD \(MASTER PLANNED COMMUNITY PLANNED COMMUNITY DISTRICT\) TO R-1 PCD \(MEDIUM LOW DENSITY RESIDENTIAL PLANNED COMMUNITY DISTRICT\). LOCATION: SOUTHEAST CORNER OF GRAND TETON DRIVE AND THE CLAYTON STREET ALIGNMENT. \(A PORTION OF APN 124-16-201-001\). \(FOR POSSIBLE ACTION\)](#)

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

7. [ZN-13-18 \(63441\) PROVANCE & SIMMONS \(PUBLIC HEARING\). APPLICANT: BEAZER HOMES OF LAS VEGAS. REQUEST: A PROPERTY RECLASSIFICATION FROM PUD \(PLANNED UNIT DEVELOPMENT DISTRICT\) TO R-CL \(SINGLE-FAMILY COMPACT LOT RESIDENTIAL DISTRICT\). LOCATION: SOUTHWEST CORNER OF SIMMONS STREET AND RED COACH ALIGNMENT. \(APN 139-05-203-001\). \(FOR POSSIBLE ACTION\)](#)

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

8. [T-1443 \(63442\) PROVANCE & SIMMONS. APPLICANT: BEAZER HOMES LAS VEGAS. REQUEST: A TENTATIVE MAP IN A PUD \(PLANNED UNIT DEVELOPMENT DISTRICT\), PROPOSED REZONING TO R-CL \(SINGLE-FAMILY COMPACT LOT RESIDENTIAL DISTRICT\), TO ALLOW A 39-LOT, SINGLE-FAMILY SUBDIVISION. LOCATION: SOUTHWEST CORNER OF SIMMONS STREET AND RED COACH ALIGNMENT. \(APN 139-05-203-001\). \(FOR POSSIBLE ACTION\)](#)

ACTION: APPROVED

9. [UN-34-18 \(63320\) ZMR MOTORS \(PUBLIC HEARING\). APPLICANT: MOHAMMED A. MOTEN. REQUEST: A SPECIAL USE PERMIT IN A C-2 \(GENERAL COMMERCIAL DISTRICT\) TO ALLOW A VEHICLE, BOAT OR RECREATIONAL VEHICLE SALES AND RENTAL FACILITY. LOCATION: 2000 EAST CAREY AVENUE. \(APN'S 139-14-812-022 AND 139-14-812-023\). \(FOR POSSIBLE ACTION\)](#)

ACTION: DENIED

10. WAV-02-18 (63234) BASSLER 4 PLEX (PUBLIC HEARING). APPLICANT: GVS CONSTRUCTION LLC. REQUEST: A WAIVER IN AN R-3 (MULTI-FAMILY RESIDENTIAL DISTRICT) TO ELIMINATE THE REQUIRED OPEN SPACE. LOCATION: NORTHEAST CORNER OF BASSLER STREET AND JUDSON AVENUE. (APN 139-24-110-321). (FOR POSSIBLE ACTION)

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

11. FDP-07-18 (63437) SEDONA RANCH PARCEL 1. APPLICANT: PNII, INC. REQUEST: A FINAL DEVELOPMENT PLAN IN A PUD (PLANNED UNIT DEVELOPMENT DISTRICT) TO DEVELOP 124 SINGLE-FAMILY LOTS. LOCATION: SOUTHEAST CORNER OF COMMERCE STREET AND EL CAMPO GRANDE AVENUE. (APN 124-27-801-004). (FOR POSSIBLE ACTION)

ACTION: APPROVED

12. FDP-08-18 (63468) SEDONA RANCH PARCEL 1.2. APPLICANT: BEAZER HOMES HOLDINGS, LLC. REQUEST: A FINAL DEVELOPMENT PLAN IN A PUD (PLANNED UNIT DEVELOPMENT DISTRICT) TO DEVELOP 94 SINGLE-FAMILY LOTS. LOCATION: NORTHEAST CORNER OF ANN ROAD AND COMMERCE STREET. (APN 124-27-801-005). (FOR POSSIBLE ACTION)

ACTION: APPROVED

13. FDP-09-18 (63469) SEDONA RANCH PARCEL 2.1 PH 1. APPLICANT: CENTURY COMMUNITIES OF NEVADA, LLC. REQUEST: A FINAL DEVELOPMENT PLAN IN A PUD (PLANNED UNIT DEVELOPMENT DISTRICT) TO DEVELOP 146 SINGLE-FAMILY LOTS. LOCATION: NORTHEAST CORNER OF GOLDFIELD STREET AND ANN ROAD. (APN 124-27-801-006). (FOR POSSIBLE ACTION)

ACTION: APPROVED

14. T-1441 (63391) SEDONA RANCH UNIT P4.1 & P4.2. APPLICANT: GREYSTONE NEVADA, LLC. REQUEST: A TENTATIVE MAP IN A PUD (PLANNED UNIT DEVELOPMENT DISTRICT) TO ALLOW A 231-LOT, SINGLE-FAMILY RESIDENTIAL SUBDIVISION. LOCATION: NORTHEAST CORNER OF ANN ROAD AND DONNA STREET. (APN'S 124-26-402-001 AND 124-26-402-002). (FOR POSSIBLE ACTION)

ACTION: APPROVED

15. [ZN-12-18 \(63419\) MATTER@CHEYENNE \(PUBLIC HEARING\). APPLICANT: CENTRA CHEYENNE LLC. REQUEST: A PROPERTY RECLASSIFICATION FROM PUD \(PLANNED UNIT DEVELOPMENT DISTRICT\) TO M-1 \(BUSINESS PARK INDUSTRIAL DISTRICT\). LOCATION: NORTHEAST CORNER OF CHEYENNE AVENUE AND VALLEY DRIVE. \(APN 139-07-801-015\). \(FOR POSSIBLE ACTION\)](#)

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

16. [T-1442 \(63421\) MATTER@CHEYENNE. APPLICANT: CENTRA CHEYENNE LLC. REQUEST: A TENTATIVE MAP IN A PUD \(PLANNED UNIT DEVELOPMENT DISTRICT\), PROPOSED PROPERTY RECLASSIFICATION TO M-1 \(BUSINESS PARK INDUSTRIAL DISTRICT\), TO ALLOW A SINGLE-LOT COMMERCIAL SUBDIVISION. LOCATION: NORTHEAST CORNER OF CHEYENNE AVENUE AND VALLEY DRIVE. \(APN 139-07-801-015\). \(FOR POSSIBLE ACTION\)](#)

ACTION: CONTINUED TO JULY 11, 2018

17. [UN-35-18 \(63325\) HECTOR'S AUTOMOTIVE \(PUBLIC HEARING\). APPLICANT: HECTOR ANCHONDO. REQUEST: A SPECIAL USE PERMIT IN AN M-2 \(GENERAL INDUSTRIAL DISTRICT\) TO ALLOW A VEHICLE REPAIR FACILITY. LOCATION: 3752 CIVIC CENTER DRIVE. \(APN 139-12-202-008\). \(FOR POSSIBLE ACTION\)](#)

ACTION: APPROVED

18. [UN-37-18 \(63436\) NATURAL MEDICINE FACILITIES - CULTIVATION \(PUBLIC HEARING\). APPLICANT: NATURAL MEDICINE, LLC. REQUEST: A SPECIAL USE PERMIT IN AN M-2 \(GENERAL INDUSTRIAL DISTRICT\) TO ALLOW A CULTIVATION FACILITY FOR MARIJUANA. LOCATION: 2909 EAST ALEXANDER ROAD. \(APN 139-12-103-021\). \(FOR POSSIBLE ACTION\)](#)

ACTION: APPROVED

19. UN-36-18 (63434) NATURAL MEDICINE FACILITIES – PRODUCTION (PUBLIC HEARING). APPLICANT: NATURAL MEDICINE, LLC. 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: 2909 EAST ALEXANDER ROAD. (APN 139-12-103-021). (FOR POSSIBLE ACTION)

ACTION: APPROVED

20. UN-38-18 (63451) REEF DISPENSARIES - NORTH LAS VEGAS (PUBLIC HEARING). APPLICANT: TRYKE COMPANIES SO NV, LLC DBA REEF DISPENSARIES. REQUEST: A SPECIAL USE PERMIT IN A PUD (PLANNED UNIT DEVELOPMENT DISTRICT) TO ALLOW A MARIJUANA DISPENSARY / RETAIL MARIJUANA STORE. LOCATION: 1370 WEST CHEYENNE AVENUE, SUITE A. (APN 139-09-801-011). (FOR POSSIBLE ACTION)

ACTION: APPROVED

21. 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, JANUARY 10 AND MARCH 14, 2018). (FOR POSSIBLE ACTION)

ACTION: WITHDRAWN PER THE APPLICANT'S REQUEST

22. UN-33-18 (62895) DEER SPRINGS AND NORTH 5TH ST (PUBLIC HEARING). APPLICANT: 5TH & DEER SPRINGS LLC. REQUEST: A SPECIAL USE PERMIT IN A C-2 (GENERAL COMMERCIAL DISTRICT) TO ALLOW: A DIRECTORY SIGN WITH A SIGN AREA OF 386.25 SQUARE FEET WHERE A MAXIMUM OF 250 SQUARE FEET IS ALLOWED, AND A FREE-STANDING SIGN WITH A HEIGHT OF 31'8" WHERE THE MAXIMUM HEIGHT OF 18' IS ALLOWED AND A SIGN AREA OF 157.50 SQUARE FEET WHERE THE MAXIMUM OF 125 SQUARE FEET IS ALLOWED. LOCATION: NORTHWEST CORNER OF NORTH 5TH STREET AND DEER SPRINGS WAY. (APN 124-22-601-005). (CONTINUED MAY 9, 2018). (FOR POSSIBLE ACTION)

ACTION: APPROVED PER REVISED JUNE 13, 2018 MEMORANDUM

STAFF ITEMS

Director Melesio stated tonight's approval of the Final Development Plans and Tentative Map for Sedona Ranch resulted in the addition of 600 units. It should be noted in 2018, 600 residential units for construction have been approved, and this has been a record year for the City.

Director Melesio referred to the approval of the Reef dispensaries project, and related that recreational marijuana brings approximately \$700,000 per quarter to North Las Vegas residents which contributes favorably to the City's bottom line.

On Friday, June 8, Director Melesio participated with colleagues across the Valley as a panelist on the National Association of Industrial and Office Parks – "Planning in the Fast Lane."

Director Melesio introduced Sally Escobar, Office Assistant, who will be providing assistance during future Planning Commission meetings.

Director Melesio stated City Attorney Micaela Moore and Assistant City Attorney Claudia Aguayo were recognized by Nevada Business Magazine as one of the Top Government Attorneys in the state.

Director Melesio acknowledged Chairman Kraft who has served for two consecutive terms in office. This will be his last meeting serving as Chairman. Elections [for Chairman and Vice-Chairman] will be held July 11, 2018.

COMMISSION ITEMS

Chairman Kraft extended Happy Father's Day wishes to all in attendance.

PUBLIC FORUM

There was no public participation.

ADJOURNMENT

The meeting adjourned at 7:31 p.m.