

This item was presented by Robert Eastman, Principal Planner.

Mr. Eastman advised the request would allow vehicle repair as a permitted use within the C-2 General Commercial District. Mr. Eastman stated vehicle repair is a more intense use that should be limited to intense zoning classifications. Currently, vehicle repair is a special use within M-1 and M-2 General Industrial Districts. It is also a special use within M-3, which contains several small parcels. Vehicle repair is not allowed as a permitted use in any district within the City. Under certain circumstances the use could be appropriate within the C-2 General Commercial District, which is the most intense commercial district.

Staff recommended the item be forwarded to City Council with a recommendation for approval, but only allowing the vehicle repair as a special use within the C-2 General Commercial District.

David Dwyer, Dwyer Engineering, 7310 Smoke Ranch Road, Suite E, Las Vegas, appeared on behalf of the applicant, and stated he agreed with staff recommended conditions.

Chairman Kraft opened the public hearing. Chairman Kraft closed the public hearing.

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Hanshew

AYES: Chairman Kraft, Vice-Chairman Greer, Commissioners Ewing, Robison, Lemmon, Roundy, and Hanshew

NAYS: None

ABSTAIN: None

ABSENT: None

12. **AMP-09-17 (59196) LONE MOUNTAIN LOSEE (PUBLIC HEARING). AN APPLICATION SUBMITTED BY BEAZER HOMES, ON BEHALF OF SAMIMI LLC, PROPERTY OWNER, FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN, TO CHANGE THE LAND USE FROM NEIGHBORHOOD COMMERCIAL TO SINGLE-FAMILY MEDIUM. THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF LOSEE ROAD AND LONE MOUNTAIN ROAD. THE ASSESSOR'S PARCEL NUMBER IS 124-35-803-006. (FOR POSSIBLE ACTION)**

This item was presented by Marc Jordan, Planning Manager.

Mr. Jordan briefed Item Nos. 12 (AMP-09-17) and 13 (ZN-25-17) together; however, items were voted upon separately.

Mr. Jordan stated per the applicant, a neighborhood meeting was held June 20, 2017,

and two people attended. The applicant stated the feedback they received was positive for the proposed development.

Mr. Jordan said to the north and west is small lot development (4,500 square feet); to the east is undeveloped property that is designed C-1, Commercial; and to the south is M-2, General Industrial, and has been developed as the NV Energy Operations Center.

Staff believed the surrounding land uses would be compatible with the proposed amendment to the Comprehensive Plan and the rezoning, and recommended approval of both applications.

Darryl Lattimore, Beazer Homes, 3203 Warm Springs Road, Las Vegas, stated this was a down zoning and said this was an opportunity for homebuyers to purchase single-family homes at an affordable price. Mr. Lattimore agreed with staff recommendations.

Chairman Kraft opened the public hearing on Item No. 12, AMP-09-17. Chairman Kraft closed the public hearing on Item No. 12, AMP-09-17.

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Lemmon

AYES: Chairman Kraft, Vice-Chairman Greer, Commissioners Ewing, Robison, Lemmon, Roundy, and Hanshew

NAYS: None

ABSTAIN: None

ABSENT: None

13. **ZN-25-17 (59195) LONE MOUNTAIN LOSEE (PUBLIC HEARING). AN APPLICATION SUBMITTED BY BEAZER HOMES, ON BEHALF OF SAMIMI LLC, PROPERTY OWNER, FOR A RECLASSIFICATION OF PROPERTY FROM THE CURRENT DESIGNATION OF C-1, NEIGHBORHOOD COMMERCIAL DISTRICT, TO AN R-CL, SINGLE-FAMILY COMPACT LOT RESIDENTIAL DISTRICT. THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF LOSEE ROAD AND LONE MOUNTAIN ROAD. THE ASSESSOR'S PARCEL NUMBER IS 124-35-803-006. (FOR POSSIBLE ACTION)**

This item was presented by Marc Jordan, Planning Manager.

Mr. Jordan briefed Item Nos. 12 (AMP-09-17) and 13 (ZN-25-17) together; however, items were voted upon separately.

Mr. Jordan stated per the applicant, a neighborhood meeting was held June 20, 2017, and two people attended. The applicant stated the feedback they received was positive for the proposed development.

Mr. Jordan said to the north and west is small lot development (4,500 square feet); to the east is undeveloped property that is designed C-1, Commercial; and to the south is M-2, General Industrial, and has been developed as the NV Energy Operations Center.

Staff believed the surrounding land uses would be compatible with the proposed amendment to the Comprehensive Plan and the rezoning, and recommended approval of both applications.

Darryl Lattimore, Beazer Homes, 3203 Warm Springs Road, Las Vegas, stated this was a down zoning and said this was an opportunity for homebuyers to purchase single-family homes at an affordable price. Mr. Lattimore agreed with staff recommendations.

Chairman Kraft opened the public hearing on Item No. 13, ZN-25-17. Chairman Kraft closed the public hearing on Item No. 13, ZN-25-17.

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Vice-Chairman Greer

AYES: Chairman Kraft, Vice-Chairman Greer, Commissioners Ewing, Robison, Lemmon, Roundy, and Hanshew

NAYS: None

ABSTAIN: None

ABSENT: None

14. **T-1418 (59197) LONE MOUNTAIN LOSEE. AN APPLICATION SUBMITTED BY BEAZER HOMES, ON BEHALF OF SAMIMI LLC, PROPERTY OWNER, FOR APPROVAL OF A TENTATIVE MAP IN A C-1, NEIGHBORHOOD COMMERCIAL DISTRICT (PROPOSED REZONING TO AN R-CL, SINGLE-FAMILY COMPACT LOT RESIDENTIAL DISTRICT), TO ALLOW A 61-LOT, SINGLE-FAMILY RESIDENTIAL SUBDIVISION. THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF LOSEE ROAD AND LONE MOUNTAIN ROAD. THE ASSESSOR'S PARCEL NUMBER IS 124-35-803-006. (FOR POSSIBLE ACTION)**

This item was presented by Marc Jordan, Planning Manager.

Mr. Jordan said according to the Tentative Map, lots would range in size between 3,600-4,500 square feet. The average lot size would be approximately 3,700 square feet, with density of 6.1 dwelling units per acre. The access to the site is from Lone Mountain Road.