

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

November 9, 2016

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Website – <http://www.cityofnorthlasvegas.com>***

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BRIEFING

5:30 P.M., Caucus Room, 2250 Las Vegas Boulevard, North
North Las Vegas, Nevada

CALL TO ORDER

6:05 P.M., Council Chambers, 2250 Las Vegas Boulevard, North
North Las Vegas, Nevada

WELCOME

Chairman Kenneth Kraft

VERIFICATION

Diana Tsouras, Recording Secretary

PLEDGE OF ALLEGIANCE

Chairman Kenneth Kraft

PUBLIC FORUM

Alice Moore, 7233 Millerbird Street, North Las Vegas, spoke in regard to the Park Highlands Community.

AGENDA

1. Approval of the Planning Commission Meeting Agenda of November 9, 2016 (For Possible Action)

ACTION: APPROVED AS AMENDED; ITEM NO. 5, UN-74-16, CONTINUED TO DECEMBER 14, 2016 PLANNING COMMISSION MEETING

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 Planning Commission Member.

2. Approval of the Planning Commission Meeting Minutes of October 12, 2016 (For Possible Action)

ACTION: APPROVED

NEW BUSINESS

3. **UN-45-14 (56165) 4606 LLC (Public Hearing).** An application submitted by 4606 LLC, property owner, for an extension of time for a previously approved Special Use Permit in an M-2, General Industrial District, to allow a Cultivation Facility for Medical Marijuana. The property is located at 4606 Andrews Street. The Assessor's Parcel Number is 140-06-510-002. (For Possible Action)

ACTION: APPROVED

4. **UN-73-16 (56054) LAS VEGAS DISTRIBUTION CENTER BLDG 2 (Public Hearing).** An application submitted by John Low, on behalf of Prologis - Exchange 4140 Frehner Road LLC, property owner, for a Special Use Permit in an M-2, General Industrial District, to allow a vehicle, boat and RV repair facility. The property is located at 4140 Frehner Road. The Assessor's Parcel Number is 139-01-402-006. (For Possible Action)

ACTION: APPROVED

5. **UN-74-16 (56184) THREE CUPS YARD NORTH AMERICA CULTIVATION FACILITY (Public Hearing).** An application submitted by Three Cups Yard North America, LLC, on behalf of Three Cups Yard Real Estate, LLC, property

owner, for a Special Use Permit in an M-2, General Industrial District, to allow a Cultivation Facility for Medical Marijuana. The property is located at 12465 Apex Great Basin Way. The Assessor's Parcel Number is 103-13-010-025. (For Possible Action)

ACTION: CONTINUED TO DECEMBER 14, 2016 PLANNING COMMISSION MEETING

6. **VAC-09-16 (56209) NORTHGATE BUILDING 3 (Public Hearing).** An application submitted by Tracy Hammer, on behalf of Capital XI, LLC, property owner, to vacate portions of Marion Drive (aka Puebla Street) and an associated easement south of Tropical Parkway. The Assessor's Parcel Numbers are 123-29-310-001, 123-29-399-004, and 123-29-799-001. (For Possible Action)

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

7. **ZN-16-16 (56208) ROSE GARDENS (Public Hearing).** An application submitted by Robert Feibleman, Nevada H.A.N.D., Inc., on behalf of Southern Nevada Regional Housing Authority, property owner, for a reclassification of property from the current designation of R-A/R-2, Redevelopment Area/Medium Density Residential Subdistrict, to a PUD/PID, Planned Unit Development District/Planned Infill Development District to allow 120 senior multi-family dwelling units. The property is located at 1731 Yale Street (southwest corner of Tonopah Avenue and Yale Street). The Assessor's Parcel Number is 139-22-802-002. (For Possible Action)

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

8. **T-1390 (56074) NORTHERN HILLS PLAZA.** An application submitted by Pete Michelin, on behalf of, Michael Angelo LLC, property owner, for approval of a Tentative Map in a C-2, General Commercial District, to allow a single lot commercial tentative map. The properties are located at the southeast corner of Centennial Parkway and Lamb Boulevard. The Assessor's Parcel Numbers are 123-29-101-001, 123-29-101-002, 123-29-101-003, and 123-29-101-004. (For Possible Action)

ACTION: APPROVED

9. **T-1391 (56187) PARK HIGHLANDS WEST PARCEL 1.4.** An application submitted by Amber Owl Holdings, LLC, property owner, for approval of a Tentative Map in an RZ10/MPC Residential Zone up to 10 du/ac – Master Planned Community, to allow 401 single-family lots. The property is located on northwest corner of the Farm Road and Aviary Way alignment. The Assessor's Parcel Number is 124-18-210-002. (For Possible Action)

ACTION: APPROVED AS AMENDED, PER PUBLIC WORKS MEMORANDUM DATED NOVEMBER 9, 2016

10. **T-1392 (56188) PARK HIGHLANDS WEST PARCEL 2.2.** An application submitted by Amber Owl Holdings, LLC, property owner, for approval of a Tentative Map in an RZ10/MPC Residential Zone up to 10 du/ac – Master Planned Community, to allow 135 single-family lots. The property is located on Grand Teton Drive and approximately 1,030 feet west of Aliante Parkway. The Assessor's Parcel Number is 124-18-510-002. (For Possible Action)

ACTION: APPROVED AS AMENDED, PER PUBLIC WORKS MEMORANDUM DATED NOVEMBER 9, 2016

11. **T-1393 (56189) PARK HIGHLANDS WEST PARCEL 3.1.** An application submitted by Amber Owl Holdings, LLC, property owner, for approval of a Tentative Map in an RZ25/MPC Residential Zone up to 25 du/ac – Master Planned Community, to allow 115 single-family lots. The property is located at the southeast corner of Decatur Boulevard and Farm Road alignment. The Assessor's Parcel Number is 124-18-310-001. (For Possible Action)

ACTION: APPROVED AS AMENDED, PER PUBLIC WORKS MEMORANDUM DATED NOVEMBER 9, 2016

12. **T-1394 (56190) PARK HIGHLANDS WEST PARCEL 3.3.** An application submitted by Amber Owl Holdings, LLC, property owner, for approval of a Tentative Map in an RZ10/MPC Residential Zone up to 10 du/ac – Master Planned Community, to allow 263 single-family lots. The property is located on the southwest corner of Aviary Way and Farm Road alignment. The Assessor's Parcel Number is 124-18-310-003. (For Possible Action)

ACTION: APPROVED AS AMENDED, PER PUBLIC WORKS MEMORANDUM DATED NOVEMBER 9, 2016

13. **T-1395 (56191) PARK HIGHLANDS WEST PARCELS 4.2 AND 4.3.** An application submitted by Amber Owl Holdings, LLC, property owner, for approval of a Tentative Map in an RZ10/MPC Residential Zone up to 10 du/ac – Master Planned Community, and an RZ6/MPC Residential Zone up to 6 du/ac – Master Planned Community, to allow 195 single-family lots. The properties are located at the southeast corner of Aviary Way and Farm Road alignment. The Assessor's Parcel Numbers are 124-18-714-001 and 124-18-714-002. (For Possible Action)

ACTION: APPROVED AS AMENDED, PER PUBLIC WORKS MEMORANDUM DATED NOVEMBER 9, 2016

14. **T-1396 (56198) WASHBURN AND CONWAY.** An application submitted by RJJR Investments, LLC, property owner, for approval of a Tentative Map in a PUD, Planned Unit Development District, to allow 11 single-family lots. The property is located at the southeast corner of Washburn Road and Conway Street. The Assessor's Parcel Number is 124-34-701-007. (For Possible Action)

ACTION: APPROVED

15. **ZOA-04-16 (56194) HATCH STREET (Public Hearing).** An application submitted by Paula G. Fialkoff, property owner, for an amendment to Title 17 (Zoning Ordinance), Section 17.24.090.D.3.a, of the North Las Vegas Municipal Code to allow logs as exterior materials for a single-family house within the Ranch Estates Rural Preservation Overlay District and providing for other matters properly related thereto. (For Possible Action)

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

16. **AMP-07-16 (56305) ANN AND LAWRENCE (Public Hearing).** An application submitted by Harmony Homes, Inc., on behalf of Harmony 461, LLC and Frehner Holdings, LLC, property owners, for an amendment to the Comprehensive Plan to change the land use from Single-Family Low (up to 6 du/ac) to Single-Family Medium (up to 13 du/ac). The properties are located at the southwest corner of Ann Road and Lawrence Street. The Assessor's Parcel Numbers are 124-35-501-002, 124-35-501-008 and 124-35-501-011. (For Possible Action)

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

OLD BUSINESS

17. **ZN-15-16 (55965) ANN & LAWRENCE (Public Hearing).** An application submitted by Harmony Homes, Inc., on behalf of Harmony 461, LLC and Frehner Holdings, LLC, property owners, for a property reclassification from the current designation of PUD, Planned Unit Development District, and R-E, Ranch Estates District, to R-CL, Single-Family Compact Lot Residential District. The properties are located at the southwest corner of Ann Road and Lawrence Street. The Assessor's Parcel Numbers are 124-35-501-002, 124-35-501-008 and 124-35-501-011. (For Possible Action) (Continued October 12, 2016)

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

18. **T-1389 (55964) ANN & LAWRENCE.** An application submitted by Harmony Homes, Inc., on behalf of Harmony 461, LLC, and Frehner Holdings, LLC, property owners, for approval of a Tentative Map in a PUD, Planned Unit Development District, (proposed property reclassification to the R-CL, Single-Family Compact Lot Residential District) to allow a 120-lot, single-family residential subdivision. The properties are located at the southwest corner of Ann Road and Lawrence Street. The Assessor's Parcel Numbers are 124-35-501-002, 124-35-501-011, 124-35-501-008. (For Possible Action) (Continued October 12, 2016)

ACTION: APPROVED

PUBLIC FORUM

There was no public participation.

DIRECTOR'S BUSINESS

Acting Director Marc Jordan extended happy Thanksgiving wishes to all in attendance.

CHAIRMAN'S BUSINESS

There was no business to report.

ADJOURNMENT

The meeting adjourned at 7:20 p.m.