

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

January 11, 2017

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

The North Las Vegas City Council Chamber is accessible to all persons. For reasonable accommodations to those with disability impairments, please contact the ADA Coordinator at (702) 633-2410 or TDD (800) 326-6868 at least seventy-two (72) hours in advance of the meeting. For general questions regarding this agenda, please contact the Community Development and Compliance Department at (702) 633-1516.

BRIEFING

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

CALL TO ORDER

6:07 P.M., Council Chambers, 2250 Las Vegas Boulevard, North
North Las Vegas, Nevada

WELCOME

Chairman Kraft

VERIFICATION

Julie Shields, Recording Secretary

PLEDGE OF ALLEGIANCE

Commissioner Al Greer

ELECTION OF PLANNING COMMISSION OFFICER; VICE-CHAIRMAN

(For Possible Action)

ACTION: COMMISSIONER WILLARD EWING ELECTED VICE-CHAIRMAN

PUBLIC FORUM

Nelson Stone, 3604 Chaps Ranch Avenue, North Las Vegas, spoke regarding his difficult decision to resign from the North Las Vegas Planning Commission, but Mr. Stone looks forward to serving on the Clark County Planning Commission and the ability to continue to serve the citizens of North Las Vegas. Mr. Stone addressed each Planning Commission member and conveyed his gratitude and acknowledged the impact each member made throughout his tenure.

AGENDA

1. Approval of the Planning Commission Meeting Agenda of January 11, 2017 (For Possible Action)

ACTION: APPROVED

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 December 14, 2016 (For Possible Action)

ACTION: APPROVED

NEW BUSINESS

3. **ZN-02-17 (56766) HEALTHCARE REALTY CHEYENNE PUD AMENDMENT (Public Hearing)**. An application submitted by Healthcare Realty of Cheyenne, LLC, on behalf of Hacienda Care IV, LP, property owner, for a reclassification of property from the current designation of C-1, Neighborhood Commercial District to a PUD, Planned Unit Development District, consisting of a 140 bed skilled nursing facility. The property is located north of Cheyenne Avenue and east of Crawford Street. The Assessor's Parcel Numbers are 139-12-404-005, 139-12-404-007 and 008. (For Possible Action)

ACTION: APPROVED AS AMENDED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

CONDITION NO. 2 TO READ:

THE SITE SHALL PROVIDE A MINIMUM OF 44,000 SQUARE FEET OF LANDSCAPED OPEN SPACE.

4. **FDP-01-17 (56765) DIAMANTE WEST.** An application submitted by Richmond American Homes of Nevada, on behalf of Touse Recovery Acquisition, LLC, and Raven Hill Vegas, LLC, property owners, for a Final Development Plan review in a PUD, Planned Unit Development District, to develop 81 single-family homes. The properties are located at the northeast corner of Clayton Street and Cheyenne Avenue. The Parcel Numbers are 139-09-418-001, 139-09-418-005 through 081 and 139-09-418-086. (For Possible Action)

ACTION: APPROVED

5. **UN-02-17 (56756) DAVYN RIDGE (Public Hearing).** An application submitted by Lennar, on behalf of Kenna VLLC, property owner, for a Special Use Permit in an R-2, Single-Family Medium Density District, to allow single-family dwellings. The properties are generally located northeast of Gowan Road and Valley Drive. The Assessor's Parcel Numbers are 139-07-614-009 through 028 and 139-07-511-001 through 022. (For Possible Action)

ACTION: APPROVED

6. **UN-04-17 (56761) BOURBON STREET SPORTS BAR (Public Hearing).** An application submitted by RREF-II-KI Promenade, LLC, property owner, for a Special Use Permit in a C-2, General Commercial District, to allow an On-Sale (Restricted Gaming) establishment. The property is located at 775 West Craig Road, Suites 152-160. The Assessor's Parcel Number is 139-03-314-009. (For Possible Action)

ACTION: DENIED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

7. **UN-01-17 (56673) EL NOPAL MEXICAN GRILL #4 (Public Hearing).** An application submitted by Jose Morales, on behalf of Las Vegas Adventure LLC, property owner, for a Special Use Permit in a C-2, General Commercial District, to allow the "On-Sale" liquor license (Beer, Wine, and Spirit Based Products) with a restaurant. The property is located at 955 West Craig Road, Suite 100. The Assessor's Parcel Number is 139-04-713-006. (For Possible Action)

ACTION: APPROVED

8. **VAC-01-17 (56764) AMERICAN LEADERSHIP ACADEMY (Public Hearing).** An application submitted by Schoolhouse Development, LLC, on behalf of Flathead, LLC and Quick Daniel L/Faith Trust & Quick Faith TRS., property owners, to vacate a portion of Hope Street between Ann Road and Stephen Avenue. The Assessor's Parcel Number is 124-35-102-001. (For Possible Action)

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

9. **UN-05-17 (56763) AMERICAN LEADERSHIP ACADEMY (Public Hearing).** An application submitted by Schoolhouse Development, LLC, on behalf of Flathead LLC, Quick Daniel L/Faith Trust & Quick Faith TRS., JSR Living Trust and Soleimani Fariba TRS, property owners, for a Special Use Permit in an R-E, Ranch Estates District, to allow a charter school (K through 8). The property is located at the southwest corner of Ann Road and Donna Street. The Assessor's Parcel Numbers are 124-35-102-001, 124-35-102-002, 124-35-102-003 and 124-35-102-004. (For Possible Action)

ACTION: APPROVED, PER REVISED MEMORANDUM DATED JANUARY 11, 2017; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

10. **ZN-01-17 (56757) BELTWAY BOAT & RV STORAGE (Public Hearing).** An application was submitted by Nathan Schweigart on behalf of Beltway Boat & RV Storage LLC, property owner, for a Reclassification of property from its current designation of R-1, Single-Family Low Density District, to a C-2, General Commercial District. The property is generally located on the east side of San Mateo Street, north of the Clark County 215 Beltway. The Assessor's Parcel Number is 124-30-101-006. (For Possible Action)

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

11. **VN-01-17 (56759) BELTWAY BOAT & RV STORAGE (Public Hearing).** An application was submitted by Nathan Schweigart on behalf of Beltway Boat & RV Storage LLC, property owner, for a variance in an R-1, Single-Family Low Density District, (proposed rezoning to a C-2, General Commercial District), to allow a zero corner side setback where 20-feet is required and a zero setback from residential where 30-feet is required. The property is generally located on the east side of San Mateo Street, north of the Clark County 215 Beltway. The Assessor's Parcel Number is 124-30-101-006. (For Possible Action)

ACTION: APPROVED

12. **WAV-01-17 (56760) BELTWAY BOAT & RV STORAGE (Public Hearing).** An application was submitted by Nathan Schweigart on behalf of Beltway Boat & RV Storage LLC, property owner, for a waiver in an R-1, Single-Family Low Density District (proposed rezoning to a C-2, General Commercial District) to waive the required landscape buffers next to the north and south property lines. The property is generally located on the east side of San Mateo Street, north of the Clark County 215 Beltway. The Assessor's Parcel Number is 124-30-101-006. (For Possible Action)

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

13. **UN-03-17 (56758) BELTWAY BOAT & RV STORAGE (Public Hearing).** An application was submitted by Nathan Schweigart on behalf of Beltway Boat & RV Storage LLC, property owner, for a Special Use Permit in an R-1, Single-Family Low Density District (proposed rezoning to a C-2, General Commercial District) to allow an Automobile, Boat and RV Storage Facility. The property is generally located on the east side of San Mateo Street, north of the Clark County 215 Beltway. The Assessor's Parcel Number is 124-30-101-006. (For Possible Action)

ACTION: APPROVED

OLD BUSINESS

14. **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) (Continued November 9 and December 14, 2016)

ACTION: APPROVED

15. **DA-04-16 (56514) PARK HIGHLANDS WEST (Public Hearing).** An application submitted by Argent Management, LLC, on behalf of Amber Owl Holdings, LLC, property owner, for a major modification to the Development Agreement for Park Highlands West to remove leasing restrictions from the approved development agreement. The property is generally bound by Grand Teton Drive, Decatur

Boulevard, Elkhorn Road and Aliante Parkway. The Assessor's Parcel Numbers are 124-18-310-003, 124-18-714-001, 124-18-714-002, 124-18-210-002, 124-18-510-002 and 124-18-310-001. (For Possible Action) (Continued December 14, 2016)

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

PUBLIC FORUM

There was no public participation.

DIRECTOR'S BUSINESS

Acting Director Jordan congratulated Commissioner Ewing on his election to Vice-Chairman. Mr. Jordan advised the appointment for the current vacancy on the Planning Commission is scheduled on the January 18, 2017 City Council Meeting Agenda.

Mr. Jordan discussed the City's Self-Certification Program which would enable licensed professionals such as architects, landscape architects and engineers to expedite the building plans permitting process.

CHAIRMAN'S BUSINESS

Chairman Kraft extended good wishes for the New Year to all in attendance.

ADJOURNMENT

The meeting adjourned at 8:33 p.m.