

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

February 8, 2017

***All Staff Reports and attachments are available on the City's  
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**

6:06 P.M., Council Chambers, 2250 Las Vegas Boulevard, North  
North Las Vegas, Nevada

**WELCOME**

Chairman Kenneth Kraft

**VERIFICATION**

Julie Shields, Recording Secretary

**PLEDGE OF ALLEGIANCE**

Commissioner Rick Lemmon

**PUBLIC FORUM**

There was no public participation.

### AGENDA

1. Approval of the Planning Commission Meeting Agenda of February 8, 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 January 11, 2017 (For Possible Action)

ACTION: APPROVED

### NEW BUSINESS

3. **AMP-01-17 (56767) COMMERCE AND REVERE (Public Hearing).** An application submitted by Pardee Homes of Nevada, on behalf of B Three LLC, property owner, for an amendment to the Comprehensive Plan to change the land use from Mixed-Use Commercial to Single-Family Medium Density. The property is located east of the intersection of Commerce Street and Revere Street. The Assessor's Parcel Number is 124-22-201-002. (For Possible Action)

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

4. **ZN-03-17 (56768) COMMERCE AND REVERE (Public Hearing).** An application submitted by Pardee Homes of Nevada, on behalf of B Three LLC, property owner, for a property reclassification from the current designation of R-E, Ranch Estates District to PUD, Planned Unit Development District, consisting of 208 single-family lots. The property is located east of the intersection of Commerce Street and Revere Street. The Assessor's Parcel Number is 124-22-201-002. (For Possible Action)

ACTION: DENIED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

5. **VAC-02-17 (56770) COMMERCE AND REVERE (Public Hearing).** An application submitted by Pardee Homes of Nevada, on behalf of B Three, LLC, property owner, to vacate a portion of public right-of-way along Commerce Street to remove an 80-foot drive approach. The property is located east of the intersection of Commerce Street and Revere Street. The Assessor's Parcel Number is 124-22-201-002. (For Possible Action)

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

6. **T-1398 (56769) COMMERCE AND REVERE.** An application submitted by Pardee Homes of Nevada, on behalf of B Three, LLC, property owner, for approval of a Tentative Map in an R-E, Ranch Estates District (proposed rezoning to PUD, Planned Unit Development District) to allow a 208-lot, single-family residential subdivision. The property is located east of the intersection of Commerce Street and Revere Street. The Assessor's Parcel Number is 124-22-201-002. (For Possible Action)

ACTION: DENIED

7. **ZN-04-17 (57030) VILLAGES AT TULE SPRINGS – VILLAGE 3.06 (Public Hearing).** An application submitted by Pardee Homes of Nevada, on behalf of KBS SOR Tule Springs Owner TRS, LLC, property owner, for a property reclassification from the current designation PCD, Planned Community Development District, to R-CL-PCD, Medium Density Residential, Planned Community Development District. The property is located on the northeast corner of Deer Springs Way and Gentle Brook Street. The Assessor's Parcel Number is 124-21-213-001. (For Possible Action)

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

8. **VAC-03-17 (57029) VILLAGES AT TULE SPRINGS – VILLAGE 3.06 (Public Hearing).** An application submitted by Pardee Homes of Nevada, on behalf of KBS SOR Tule Springs Owner TRS, LLC, property owner, to vacate a 50-foot right-of-way north of Brian Cram Drive and utility easement along the western edge of Parcel 3.06. The property is located on the northeast corner of Deer Springs Way and Gentle Brook Street. The Assessor's Parcel Number is 124-21-213-001. (For Possible Action)

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

**CONDITION NO. 4 TO READ:**

The remaining right-of-way to the west of the vacated parcel (APN 124-21-110-005) shall be landscaped with hydroseeding and temporary irrigation for a minimum of one year. The irrigation may be done by truck or irrigation system, with a minimum watering schedule of twice a week from May through October, and once a week from November through April, as approved by the Community Development and Compliance Department.

9. **WAV-04-17 (57036) VILLAGES AT TULE SPRINGS – VILLAGE 3.06.** An application submitted by Pardee Homes of Nevada, on behalf of KBS SOR Tule Springs Owner TRS, LLC, property owner, for waivers within a PCD, Planned Community Development District (proposed rezoning to R-CL-PCD, Medium Density Residential, Planned Community Development District), to allow the use of a 44.5-foot street section as a private street section; extend a terminal street beyond 150 feet in length; use modified roll curb and gutter; use modified cross gutter and sidewalk ramp; and allow up to 12-foot high walls. The property is located on the northeast corner of Deer Springs Way and Gentle Brook Street. The Assessor's Parcel Number is 124-21-213-001. (For Possible Action)

ACTION: DENIED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

10. **T-1399 (57032) VILLAGES AT TULE SPRINGS – VILLAGE 3.06.** An application submitted by Pardee Homes of Nevada, on behalf of KBS SOR Tule Springs Owner TRS, LLC, property owner, for approval of a Tentative Map in a PCD, Planned Community Development District, (proposed rezoning to R-CL-PCD, Medium Density Residential, Planned Community Development District) to allow a 101-lot, single-family residential subdivision. The property is located on the northeast corner of Deer Springs Way and Gentle Brook Street. The Assessor's Parcel Number is 124-21-213-001. (For Possible Action)

ACTION: APPROVED AS AMENDED.

**CONDITION NO. 2 TO READ:**

Pedestrian trail connections shall be provided through common elements "A, D, and J" as well as at all vehicular gated entries.

**CONDITION NO. 5 - DELETED**

11. **ZN-05-17 (57031) VILLAGES AT TULE SPRINGS – VILLAGE 3.05 and 3.07 (Public Hearing).** An application submitted by Pardee Homes of Nevada, on behalf of KBS SOR Tule Springs Owner TRS, LLC, property owner, for a property reclassification from the current designation of PCD, Planned Community Development District, to R-CL-PCD, Medium Density Residential, Planned Community Development District. The properties are located on the northeast corner of Deer Springs Way and Gliding Eagle Road alignment. The Assessor's Parcel Numbers are 124-21-611-001, 124-21-611-002 and 124-21-611-006. (For Possible Action)

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

12. **VAC-05-17 (57057) VILLAGES AT TULE SPRINGS – VILLAGE 3.05 and 3.07 (Public Hearing).** An application submitted by Pardee Homes of Nevada, on behalf of KBS SOR Tule Springs Owner TRS, LLC, property owner, to vacate public easements consisting of public drainage, public utility, pathway pedestrian access and public ingress/egress for the trail corridors. The properties are located on the northeast corner of Deer Springs Way and Gliding Eagle Road alignment. The Assessor's Parcel Numbers are 124-21-611-001, 124-21-611-002 and 124-21-611-006. (For Possible Action)

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

13. **WAV-03-17 (57033) VILLAGES AT TULE SPRINGS – VILLAGE 3.05 AND 3.07.** An application submitted by Pardee Homes of Nevada, on behalf of KBS SOR Tule Springs Owner TRS, LLC, property owner, for waivers within a PCD, Planned Community Development District (proposed rezoning to R-CL-PCD, Medium Density Residential, Planned Community Development District), to allow the use of: a 44.5-foot street section as a private street section; modified roll curb and gutter; and modified cross gutter and sidewalk ramp. The properties are located on the northeast corner of Deer Springs Way and Gliding Eagle Road alignment. The Assessor's Parcel Numbers are 124-21-611-001, 124-21-611-002 and 124-21-611-006. (For Possible Action)

ACTION: DENIED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

14. **T-1400 (57034) VILLAGES AT TULE SPRINGS – VILLAGE 3.05 AND 3.07.** An application submitted by Pardee Homes of Nevada, on behalf of KBS SOR Tule Springs Owner TRS, LLC, property owner, for approval of a Tentative Map in a PCD, Planned Community Development District, (proposed rezoning to R-CL-

PCD, Medium Density Residential, Planned Community Development District) to allow a 113-lot, single-family residential subdivision. The properties are located on the northeast corner of Deer Springs Way and Gliding Eagle Road alignment. The Assessor's Parcel Numbers are 124-21-611-001, 124-21-611-002 and 124-21-611-006. (For Possible Action)

ACTION: APPROVED

15. **ZOA-01-17 (56851) CITY OF NORTH LAS VEGAS RV PARKING (Public Hearing).** An application submitted by the City of North Las Vegas to amend Title 17 (Zoning Ordinance), by amending Section 17.24.040.C to allow RV or Recreational Vehicle parking within the side yards of a residential dwelling, and providing for other matters property related thereto. (For Possible Action)

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

16. **FDP-02-17 (57022) THE HABIT BURGER GRILL (SHELL).** An application submitted by Ohana Legacy, LLC, on behalf of TML Mendenhall LP, property owner, for a Final Development Plan review in a PUD, Planned Unit Development District, to develop a 2,885 square foot fast-food restaurant. The property is located at 1950 East Craig Road. The Assessor's Parcel Number is 139-02-612-001. (For Possible Action)

ACTION: APPROVED

17. **ZN-06-17 (57037) NORTH LAS VEGAS ASSISTED LIVING CENTER (Public Hearing).** An application submitted by JMA Architects, Inc., on behalf of Yong Kang Las Vegas Assisted Living Center, LLC, property owner, for an amendment to a PUD, Planned Unit Development District to allow an assisted living center of 195 units with 300 beds. The properties are located at Radio Court and Martin Luther King Boulevard. The Assessor's Parcel Numbers are 139-16-211-002 and 139-16-211-004. (For Possible Action)

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

18. **VAC-04-17 (57038) 5<sup>TH</sup> AND AZURE TOWNHOME APARTMENTS (Public Hearing).** An application submitted by Kevin McKinley on behalf of Patrick Higgins, property owner, to vacate a portion of right-of-way approximately 590 feet west of North 5th Street, and north of Azure Avenue. The Assessor's Parcel Number is 124-27-504-004. (For Possible Action)

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

19. **UN-06-17 (56840) CANNERY CORNER (Public Hearing).** An application submitted by Pizza Investment Entrepreneurs, LLC, on behalf of KRG North Las Vegas Losee, 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) in conjunction with a restaurant. The property is located at 2520 East Craig Road, Suite 120. The Assessor's Parcel Number is 139-01-210-005. (For Possible Action)

ACTION: APPROVED

20. **UN-07-17 (57039) GREEN BLOSSOM CULTIVATION (Public Hearing).** An application submitted by Green Blossom, Inc. c/o John Gezelin, Esquire, on behalf of Dean R. and Penny S. Brunner 1985 TR, 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 2553 East Washburn Road. The Assessor's Parcel Number is 124-36-312-004. (For Possible Action)

ACTION: APPROVED

21. **FDP-03-17 (57026) ROSE GARDENS.** An application submitted by Nevada H.A.N.D., Inc., on behalf of Southern Nevada Regional Housing Authority, property owner, for a Final Development Plan review in a PUD/PID, Planned Unit Development District (PUD)/Planned Infill Development District (PID), to develop a building consisting of 102, one bedroom units and 18, two bedroom units. The property is located at 1731 Yale Street. The Assessor's Parcel Number is 139-22-802-002. (For Possible Action)

ACTION: APPROVED; FORWARDED TO REDEVELOPMENT AGENCY FOR FINAL CONSIDERATION

### **PUBLIC FORUM**

**Gary Bouchard, 2611 Paradise Isle, North Las Vegas,** stated he was impressed with the job the Planning Commission is doing and said their job was important. Mr. Bouchard is a 16-year resident and hoped issues such as sub-standard housing, energy efficient homes, water efficiency, hopscotch developments and vacant 15-16 acre sites could be addressed.

**DIRECTOR'S BUSINESS**

There was no Director's business to report.

**CHAIRMAN'S BUSINESS**

Chairman Kraft welcomed newly appointed Commissioner Travis Roundy.

**ADJOURNMENT**

The meeting adjourned at 8:26 p.m.