

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

May 10, 2017

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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**

6:00 P.M., Council Chambers, 2250 Las Vegas Boulevard, North  
North Las Vegas, Nevada

**WELCOME**

Chairman Kenneth Kraft

**VERIFICATION**

Essie Gilliam-Smith, Sr. Office Assistant/Recording Secretary

**PLEDGE OF ALLEGIANCE**

Vice-Chairman Willard Ewing

### **PUBLIC FORUM**

There was no public participation.

### **AGENDA**

1. Approval of the Planning Commission Meeting Agenda of May 10, 2017. (For Possible Action)

ACTION: APPROVED AS AMENDED; ITEM NO. 3 WITHDRAWN BY STAFF

### **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 April 12, 2017. (For Possible Action)

ACTION: APPROVED

### **NEW BUSINESS**

3. Approval of Amendments to the Planning Commission By-Laws (For Possible Action)

ACTION: WITHDRAWN BY STAFF

4. **AMP-05-17 (58083) CENTENNIAL LAMB RESIDENTIAL (Public Hearing).** An application submitted by Lewis Investment Company of Nevada, LLC, property owner, for an amendment to the Comprehensive Plan, to change the land use from Resort Commercial to Single-Family Medium. The property is located at the northwest corner of Lamb Boulevard and Azure Avenue. The Assessor's Parcel Number is 123-30-501-008. (For Possible Action)

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

5. **ZN-11-17 (58082) CENTENNIAL LAMB RESIDENTIAL (Public Hearing).** An application submitted by Lewis Investment Company of Nevada, LLC, property owner, for a property reclassification from the current designation of C-2, General

Commercial District, to R-CL, Single-Family Compact Lot Residential District. The property is located at the northwest corner of Lamb Boulevard and Azure Avenue. The Assessor's Parcel Number is 123-30-501-008. (For Possible Action)

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

6. **UN-20-17 (58076) NEVADA RECYCLING SALVAGE YARD (Public Hearing).** An application submitted by Paper Recycling of Nevada, Inc., on behalf of Dodge Commercial Holdings, LLC, property owner, for a Special Use Permit in an M-2, General Industrial District, to allow an outdoor recycling center. The property is located at 4611 Mitchell Street. The Assessor's Parcel Number is 140-06-110-005. (For Possible Action)

ACTION: APPROVED

7. **UN-21-17 (58079) VILLAGE AT CRAIG (Public Hearing).** An application submitted by Danny Burgess, on behalf of Klossco LLC, property owner, for a Special Use Permit in a C-2, General Commercial District, to allow a temporary building. The property is located at 3131 West Craig Road. The Assessor's Parcel Number is 139-05-302-009. (For Possible Action)

ACTION: APPROVED

8. **VAC-08-17 (58088) ANN AND SLOAN BUILDING 2 (Public Hearing).** An application submitted by Prologis, LP, property owner, to vacate a public drainage easement. The drainage easement is located south of the intersection of Ann Road and Nicco Way. The Assessor's Parcel Number is 123-33-501-005. (For Possible Action).

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

9. **VN-02-17 (57832) MESA VERDE – LOT 20 (Public Hearing).** An application submitted by D.R. Horton, on behalf of Corona Mesa Verde, LLC, property owner, for a variance in a PUD, Planned Unit Development District, to allow a five (5) foot corner side setback where ten (10) feet is required. The property is located at 3365 Nicki Cometa Street. The Assessor's Parcel Number is 139-07-810-039. (For Possible Action)

ACTION: APPROVED

10. **AMP-04-17 (58077) DEER SPRINGS AND NORTH 5<sup>TH</sup> (Public Hearing).** An application submitted by LV Valley Holdings LLC, on behalf of Deer Springs Way Land Site LLC, property owner, for an amendment to the Comprehensive Plan, to change the land use from Multi-Family to Community Commercial. The property is located at the northwest corner of Deer Springs Way and North 5th Street. The Assessor's Parcel Number is 124-22-601-005. (For Possible Action)

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

11. **ZN-10-17 (58078) DEER SPRINGS AND NORTH 5<sup>TH</sup> (Public Hearing).** An application submitted by LV Valley Holdings LLC, on behalf of Deer Springs Way Land Site LLC, property owner, for a property reclassification from the current designation of R-4, High Density Residential District, to C-2, General Commercial District. The property is located at the northwest corner of Deer Springs Way and North 5th Street. The Assessor's Parcel Number is 124-22-601-005. (For Possible Action)

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

12. **ZN-09-17 (58072) ANN ROAD AND CAMINO AL NORTE (Public Hearing).** An application submitted by Richmond American Homes of Nevada, Inc., on behalf of Broadstone Eldorado, LLC, property owner, for a property reclassification from the current designation of O-L, Open Land District, to R-CL, Single-Family Compact Lot Residential District. The property is located south of Ann Road approximately 200 feet west of Camino Al Norte. The Assessor's Parcel Number is 124-33-501-012. (For Possible Action)

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

13. **T-1402 (58070) ANN ROAD AND CAMINO AL NORTE.** An application submitted by Richmond American Homes of Nevada, Inc., on behalf of Broadstone Eldorado, LLC, property owner, for approval of a Tentative Map in an O-L, Open Land District (proposed rezoning to R-CL, Single-Family Compact Lot Residential District), to allow a 72-lot, single-family residential subdivision. The property is located south of Ann Road approximately 200 feet west of Camino Al Norte. The Assessor's Parcel Number is 124-33-501-012. (For Possible Action)

ACTION: APPROVED

14. **T-1403 (58074) COMMERCE AND GOWAN.** An application submitted by Harmony Homes, on behalf of 3989, LLC, property owner, for approval of a Tentative Map in a PUD, Planned Unit Development District, to allow an 81-lot, single-family residential subdivision. The property is located at the northwest corner of Commerce Street and Gowan Road. The Assessor's Parcel Number is 139-10-201-009. (For Possible Action)

ACTION: APPROVED

15. **T-1404 (58081) MADISON PALMS.** An application submitted by L. R. Nelson Consulting Engineers, on behalf of Madison Palms Limited Partnership, property owner, for approval of a Tentative Map in an R-3, Multi-Family Residential District, to allow a 41-lot condominium development. The property is located at 3150 West Ann Road. The Assessor's Parcel Number is 124-29-412-002. (For Possible Action)

ACTION: APPROVED

### **PUBLIC FORUM**

There was no public participation.

### **DIRECTOR'S BUSINESS**

Director Melesio introduced Essie Gilliam-Smith, Sr. Office Assistant/Recording Secretary.

Director Melesio announced that progress continues with SIRE implementation.

Director Melesio thanked Marc Jordan, Planning Manager, and Robert Eastman, Principal Planner, for their assistance with preparing agenda items for Planning Commission meetings.

Director Melesio advised the City has experienced an increase in single-family residential development over the past year and provided the following information:

1. Valley Vista (formerly known as Park Highlands): The Planning Commission has approved five Tentative Maps for a total of 1,109 lots.
2. Villages at Tule Springs: The Planning Commission has approved four Tentative Maps for a total of 915 lots.

3. The Planning Commission has approved eight Tentative Maps for a total of 957 lots that can be considered as "in-fill" development within several other areas of the City.
4. Staff is processing two Tentative Maps that can also be considered as "in-fill" development for a total of 153 lots.
5. During the last year, the City has issued 821 permits for new single-family homes, and staff is currently processing 10 new permits.

Director Melesio acknowledged the Planning Commission's role in the City's increased development.

### **CHAIRMAN'S BUSINESS**

Chairman Kraft stated he looked forward to the implementation of SIRE, and extended Happy Mother's Day wishes to those in attendance.

### **ADJOURNMENT**

The meeting adjourned at 6:40 p.m.