

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

June 14, 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

6:00 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

Chairman Kenneth Kraft

PUBLIC FORUM

There was no public participation.

AGENDA

1. Approval of the Planning Commission Meeting Agenda of June 14, 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 May 10, 2017. (For Possible Action)

ACTION: APPROVED

NEW BUSINESS

3. **ZN-13-17 (58518) CENTENNIAL NOVAK (Public Hearing).** An application submitted by Century Communities of Nevada, c/o Rick Barron, on behalf of Centennial Lamb Fund, LLC, property owner, for a property reclassification from the current designation of R-2, Single-Family Medium Density Residential District, to R-CL, Single-Family Compact Lot Residential District. The properties are generally located at the southeast corner of Centennial Parkway and Novak Street. The Assessor's Parcel Numbers are 123-29-101-008, 123-29-101-011, 123-29-101-012, 123-29-101-013 and 123-29-501-001. (For Possible Action)

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

4. **T-1406 (58520) CENTENNIAL NOVAK.** An application submitted by Century Communities of Nevada, c/o Rick Barron, on behalf of Centennial Lamb Fund, LLC, property owner, for approval of a Tentative Map in an R-2, Single-Family Medium Density Residential District (proposed rezoning to R-CL, Single-Family Compact Lot Residential District), to allow a 155-lot, single-family residential subdivision. The properties are generally located at the southeast corner of Centennial Parkway and Novak Street. The Assessor's Parcel Numbers are 123-

29-101-008, 123-29-101-011, 123-29-101-012, 123-29-101-013 and 123-29-501-001. (For Possible Action)

ACTION: APPROVED AS AMENDED;

CONDITION NO. 5 TO READ:

At a minimum, playground, shade structures, park, benches, and walking path shall be provided subject to review and approval of the Land Development and Community Services Department.

5. **T-1405 (58513) INSIGHT COMMERCIAL.** An application submitted by Insight Park Highlands, LLC, property owner, for approval of a Tentative Map in an MPC C-2, Master Planned Community General Commercial District, to allow a single-lot commercial subdivision. The property is located at the northwest corner of Dorrell Lane and Revere Street. The Assessor's Parcel Number is 124-21-510-002. (For Possible Action)

ACTION: APPROVED

6. **T-1407 (58523) VALLEY VISTA PARCEL 3.5.** An application submitted by DR Horton, Inc., on behalf of AGRW Park Highlands 3, LLC, property owner, for approval of a Tentative Map in an MPC RZ10, Master Planned Community Residential up to 10 du/ac District, to allow a 298-lot, single-family residential subdivision. The property is located on Elkhorn Road, approximately 400 feet west of the intersection of Elkhorn Road and Aviary Way. The Assessor's Parcel Number is 124-18-410-002. (For Possible Action)

ACTION: APPROVED

7. **T-1408 (58530) VALLEY VISTA PARCELS 4.4 AND 4.5.** An application submitted by DR Horton, Inc., on behalf of AGRW Park Highlands 3, LLC, property owner, for approval of a Tentative Map in an MPC RZ13, Master Planned Community Residential up to 13 du/ac District, and MPC RZ6, Master Planned Community Residential up to 6 du/ac District, to allow a 209-lot, single-family residential subdivision. The properties are located at the northeast corner of Elkhorn Road and Aviary Way. The Assessor's Parcel Numbers are 124-18-816-001 and 124-18-816-002. (For Possible Action)

ACTION: APPROVED

8. **T-1409 (58535) CENTENNIAL LAMB.** An application submitted by Lewis Investment Company NV LLC, property owner, for approval of a Tentative Map in a C-2, General Commercial District (proposed rezoning to R-CL, Single-Family Compact Lot Residential District), to allow a 240-lot, single-family residential subdivision. The property is located at 4205 East Centennial Parkway. The Assessor's Parcel Number is 123-30-501-008. (For Possible Action)

ACTION: APPROVED

9. **AMP-06-17 (58548) RANCH HOUSE (Public Hearing).** An application submitted by KB Home, on behalf of 215 Properties, LLC, property owner, for an amendment to the Comprehensive Plan, to change the land uses from Community Commercial and Single-Family Medium to Single-Family Low. The properties are located at the northeast corner of Centennial Parkway and Ranch House Road. The Assessor's Parcel Numbers are 124-30-101-005 and 124-30-210-160. (For Possible Action)

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

10. **ZN-14-17 (58549) RANCH HOUSE (Public Hearing).** An application submitted by KB Home, on behalf of 215 Properties, LLC, property owner, for property reclassification from the current designations of C-2, General Commercial District, and PUD, Planned Unit Development District, to PUD, Planned Unit Development District consisting of seven single-family lots. The properties are located at the northeast corner of Centennial Parkway and Ranch House Road. The Assessor's Parcel Numbers are 124-30-101-005 and 124-30-210-160. (For Possible Action)

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

CONDITION NO. 5 TO READ:

The open space areas shall contain one covered shade structure with a minimum dimension of 10' x 10', bench and/or picnic table, and 50 percent of the ground cover shall be turf. All other open space areas shall be landscaped in accordance with Title 17.

11. **T-1410 (58551) RANCH HOUSE.** An application submitted by KB Home, on behalf of 215 Properties, LLC, property owner, for approval of a Tentative Map in a C-2, General Commercial District, and PUD, Planned Unit Development District (proposed rezoning to a PUD, Planned Unit Development District), to allow a

seven-lot, single-family residential subdivision. The properties are located at the northeast corner of Centennial Parkway and Ranch House Road. The Assessor's Parcel Numbers are 124-30-101-005 and 124-30-210-160. (For Possible Action)

ACTION: APPROVED

12. **FDP-04-17 (58515) COMMERCE AND GOWAN.** An application submitted by Harmony Homes, on behalf of 3989, LLC, property owner, for a Final Development Plan review in a PUD/PID, Planned Unit Development District/Planned Infill Development District, to develop 81, single-family lots. The property is located on the northwest corner of Gowan Road and Commerce Street. The Assessor's Parcel Number is 139-10-201-009. (For Possible Action)

ACTION: APPROVED

13. **UN-22-17 (58174) CHIPOTLE MEXICAN GRILL (Public Hearing).** An application submitted by Chipotle Mexican Grill, Inc., on behalf of Weingarten Nostat Inc. and College Park Realty Co., property owners, for a Special Use Permit in an R-A/DC, Redevelopment Area/Downtown Core Subdistrict, to allow the "On-Sale" liquor license (Beer, Wine, and Spirit Based Products) in conjunction with a restaurant. The property is located at 2023 East Lake Mead Boulevard. The Assessor's Parcel Number is 139-23-713-001. (For Possible Action)

ACTION: APPROVED; FORWARDED TO REDEVELOPMENT AGENCY FOR FINAL CONSIDERATION

14. **UN-23-17 (58329) LOSEE GROUP LLC (Public Hearing).** An application submitted by Losee Group LLC, property owner, for a Special Use Permit in a PUD, Planned Unit Development District, to allow a Child Care Center. The property is located at 5615 Losee Road. The Assessor's Parcel Number is 124-26-817-004. (For Possible Action)

ACTION: APPROVED

15. **UN-24-17 (58440) INSITE TOWERS NV054 (Public Hearing).** An application submitted by InSite Towers Development, LLC, on behalf of Beltway Boat & RV Storage, LLC, property owner, for a Special Use Permit in a C-2, General Commercial District, to allow a Telecommunications Tower (100-foot high monopine tower). 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

16. **UN-25-17 (58492) MARISCOS LA LOMITA DE CULIACAN (Public Hearing).** An application submitted by Guadalupe Parra, on behalf of Cloud Commercial LLC, property owner, for a Special Use Permit in an M-2, General Industrial District, to allow the "On-Sale" liquor license (Beer, Wine, and Spirit Based Products) in conjunction with a restaurant. The property is located at 3330 Losee Road. The Assessor's Parcel Number is 139-11-801-006. (For Possible Action)

ACTION: APPROVED

17. **UN-27-17 (58498) SOUTHERN NEVADA GROWERS - MME CULTIVATION (Public Hearing).** An application submitted by Southern Nevada Growers, Inc., on behalf of Apex Holding Company, 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 12365 Apex Great Basin Way. The Assessor's Parcel Number is 103-13-010-030. (For Possible Action)

ACTION: APPROVED

18. **UN-26-17 (58499) SOUTHERN NEVADA GROWERS - MME PRODUCTION (Public Hearing).** An application submitted by Southern Nevada Growers, Inc., on behalf of Apex Holding Company, LLC, property owner, for a Special Use Permit in an M-2, General Industrial District, to allow the Production of Edible Marijuana Products or Marijuana-Infused Products. The property is located at 12365 Apex Great Basin Way. The Assessor's Parcel Number is 103-13-010-030. (For Possible Action)

ACTION: APPROVED

19. **UN-28-17 (58500) SOUTHERN NEVADA GROWERS – TEMPORARY BUILDING (Public Hearing).** An application submitted by Southern Nevada Growers, Inc., on behalf of Apex Holding Company, LLC, property owner, for a Special Use Permit in an M-2, General Industrial District, to allow a temporary building. The property is located at 12365 Apex Great Basin Way. The Assessor's Parcel Number is 103-13-010-030. (For Possible Action)

ACTION: APPROVED

20. **UN-29-17 (58536) VILLAGE AT CRAIG (Public Hearing).** An application submitted by Colleen James, on behalf of Klossco, LLC, property owner, for a Special Use Permit in a C-2, General Commercial District, to allow the "On-Sale" liquor license (Full On-Sale) in conjunction with a banquet/meeting hall. The property is located at 3277 West Craig Road, Suite 140. The Assessor's Parcel Number is 139-05-302-009. (For Possible Action)

ACTION: APPROVED

21. **VAC-09-17 (58490) CHEYENNE & NORTH FIFTH, LLC (Public Hearing).** An application submitted by Cheyenne & North Fifth, LLC, property owner, to vacate a portion of Goldfield Street right-of-way. Specifically, the western 30 feet of Goldfield Street commencing north of Cheyenne Avenue and extending north approximately 275 feet. The Assessor's Parcel Number is 139-10-802-001. (For Possible Action)

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

22. **ZOA-03-17 (58494) JAZ INVESTMENT NEVADA (Public Hearing).** An application submitted by Jaz Investment Nevada Etal/Crown Mayfair LLC, property owner, to amend Title 17 (Zoning Ordinance), by amending Section 17.20.020, Subsection C, Subsection 14, to amend the definition of "adequate barrier" for "On Sale" establishments, and providing for other matters properly related thereto. (For Possible Action)

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

PUBLIC FORUM

There was no public participation.

DIRECTOR'S BUSINESS

Director Melesio advised effective July 12, 2017, the election of Chairman and Vice-Chairman will be held. In addition, the preliminary steps toward the transition to SIRE will begin effective with this meeting.

Director Melesio advised 990 units were approved through tentative and final maps during tonight's meeting, and he emphasized the importance of the Planning Commission's role in the city's development.

Director Melesio and over 150 realtors participated in an event hosted by Train N Tour and the City of North Las Vegas. The tour included commercial and residential development sites such as Expressions at Tropical Parkway and Walnut Road. Expressions has the most net sales in the valley.

Director Melesio advised Valarie Evans, Building Official, received her Bachelor of Science Degree in Management, and congratulated her on achieving this educational milestone.

CHAIRMAN'S BUSINESS

Chairman Kraft extended Happy Father's Day wishes to all, and is looking forward to the implementation of SIRE.

Commissioner Perkins stated as a result of her appointee (Councilwoman Wood) not being re-elected, this may be her last meeting to serve as Planning Commissioner. Commissioner Perkins expressed her appreciation for serving the citizens, as well as her ability to work with the Commissioners and staff. Chairman Kraft added it was a pleasure serving with Commissioner Perkins.

ADJOURNMENT

The meeting adjourned at 7:43 p.m.