

**NOTICE AND AGENDA
CITY OF NORTH LAS VEGAS
PLANNING COMMISSION**

November 9, 2016

***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

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

WELCOME

The decision of the Planning Commission is final unless the decision is appealed to the City Council, or the item is required to be forwarded to the City Council for final action. The Planning Commission's approval of a Zoning Reclassification is automatically forwarded to the City Council upon approval; however, the Planning Commission's denial of a proposed Zoning Reclassification is final, unless appealed to the City Council. Any item that is appealed to the City Council must be filed with the City Clerk within seven calendar days of the Planning Commission decision. All appeals shall be submitted in writing on a form provided by the City Clerk and comply with all Municipal Code requirements.

Unless otherwise noted, all agenda items are **ACTION** items, except for those listed for discussion only and Public Forum issues. Items on the agenda may be taken out of order. The Planning Commission may combine two or more agenda items for consideration, and may remove an item from the agenda or delay discussions relating to an item on the agenda at any time.

Individuals wishing to speak on Public Hearing items are encouraged to complete a yellow card and submit it to the Planning Commission. The applicant will be permitted up to ten (10) minutes to present his or her application to the Commission. If possible, the Commission members will hold any questions until the conclusion of the applicant's presentation.

After the close of the initial presentation by an applicant, anyone wishing to offer comments will be permitted up to three (3) minutes to offer his or her statement to the Commission regarding the application presented. At the conclusion of the public comment period, the applicant will be permitted five (5) minutes to present his or her summary/rebuttal to the Commission.

Any deviations from the above time limits must be approved by the Commission before commencing any presentation by the applicant or members of the general public. Any request to waive the above time restrictions is limited to one (1) minute. The Commission may grant additional time, if it is deemed necessary.

VERIFICATION

Verification the Agenda and Meeting Notice was properly posted on the bulletin board at City Hall, 2250 Las Vegas Boulevard, North; the bulletin board at the Public Safety Building, 2266 Civic Center Drive, and the bulletin boards at the North Las Vegas Public Library, 2250 Las Vegas Boulevard North, Suites 133 and 137; Aliante Library, 2400 W. Deer Springs Way; Alexander Library, 1755 W. Alexander Road, the City's website, cityofnorthlasvegas.com, and Nevada Public Notice website, notice.nv.gov (including supporting materials), in compliance with N.R.S. 241, "The Open Meeting Law."

PLEDGE OF ALLEGIANCE

Chairman Kenneth Kraft

PUBLIC FORUM

This is the first of two portions of the meeting devoted to the Public. After completing and submitting a yellow card, please come forward upon recognition by the Chairman and feel free to speak on any topic or item not listed on the agenda. Usually items received under this heading will be referred to the appropriate City staff for action at a later date. Items listed on the agenda will be heard after introduction by Staff. In consideration of other citizens, we ask that you please limit your comments to five minutes and that repetition be avoided. The Chairman may, at his discretion, hold the cards until the second Public Forum at the end of the meeting.

AGENDA

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

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)

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)
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)
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)
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)

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)
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)
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)
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)
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)
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)

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)

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)

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)

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)

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)

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)

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DIRECTOR'S BUSINESS

CHAIRMAN'S BUSINESS

ADJOURNMENT