

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

May 10, 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

6:00 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

Vice-Chairman Willard Ewing

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 May 10, 2017. (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 April 12, 2017.** (For Possible Action)

NEW BUSINESS

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

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)
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).
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)
10. **AMP-04-17 (58077) DEER SPRINGS AND NORTH 5TH (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)
11. **ZN-10-17 (58078) DEER SPRINGS AND NORTH 5TH (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)
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)

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)

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)

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)

PUBLIC FORUM

This is the portion 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 upon any topic. Usually items received under this heading will be referred to the appropriate City staff for action at a later date.

DIRECTOR'S BUSINESS

CHAIRMAN'S BUSINESS

ADJOURNMENT