

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

June 14, 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

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 June 14, 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 May 10, 2017.**
(For Possible Action)

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)
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)
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)

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)

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)

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)

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)

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)

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)

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)

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)

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)

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)

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)
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)
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)
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)
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)
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)

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)

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DIRECTOR'S BUSINESS

CHAIRMAN'S BUSINESS

ADJOURNMENT