

10. **ZN-24-17 (59182) ULTIMATE AUTO COLLISION (PUBLIC HEARING). AN APPLICATION SUBMITTED BY DWYER ENGINEERING, INC., ON BEHALF OF ULTIMATECRC4 LLC, PROPERTY OWNER, FOR A RECLASSIFICATION OF PROPERTY FROM THE CURRENT DESIGNATIONS OF C-1, NEIGHBORHOOD COMMERCIAL DISTRICT, AND R-E, RANCH ESTATES DISTRICT, TO C-2, GENERAL COMMERCIAL DISTRICT. THE PROPERTY IS LOCATED AT THE NORTHEAST CORNER OF NORTH 5TH STREET AND REGINA AVENUE. THE ASSESSOR'S PARCEL NUMBERS ARE 124-26-101-005, 124-26-101-006 AND 124-26-101-007. (FOR POSSIBLE ACTION)**

This item was presented by Robert Eastman, Principal Planner.

Mr. Eastman advised the applicant is requesting to develop the site with a vehicle repair facility. The applicant requests to rezone the parcels. To the north is more intense commercial development. This site originally contained some parcels that were designed as Ranch Estates parcels and have been slowly converted into higher density residential and commercial development.

The C-2 use is supported by the Comprehensive Plan which is designated as mixed use commercial; therefore, C-2 Community Commercial is appropriate for this request and staff recommended approval.

**David Dwyer, Dwyer Engineering, 7310 Smoke Ranch Road, Suite E, Las Vegas,** appeared on behalf of the applicant, and stated he agreed with staff recommended conditions.

Chairman Kraft opened the public hearing. Chairman Kraft closed the public hearing.

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Vice-Chairman Greer

AYES: Chairman Kraft, Vice-Chairman Greer, Commissioners Ewing, Robison, Lemmon, Roundy, and Hanshew

NAYS: None

ABSTAIN: None

ABSENT: None

11. **ZOA-04-17 (59183) ULTIMATE AUTO COLLISION (PUBLIC HEARING). AN APPLICATION SUBMITTED BY DWYER ENGINEERING, LLC ON BEHALF OF ULTIMATECRC4, LLC, PROPERTY OWNER, TO AMEND TITLE 17 (ZONING ORDINANCE), TO ALLOW A VEHICLE, BOAT, AND RV REPAIR FACILITY AS A PERMITTED USE IN THE C-2, GENERAL COMMERCIAL DISTRICT, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO. (FOR POSSIBLE ACTION)**

This item was presented by Robert Eastman, Principal Planner.

Mr. Eastman advised the request would allow vehicle repair as a permitted use within the C-2 General Commercial District. Mr. Eastman stated vehicle repair is a more intense use that should be limited to intense zoning classifications. Currently, vehicle repair is a special use within M-1 and M-2 General Industrial Districts. It is also a special use within M-3, which contains several small parcels. Vehicle repair is not allowed as a permitted use in any district within the City. Under certain circumstances the use could be appropriate within the C-2 General Commercial District, which is the most intense commercial district.

Staff recommended the item be forwarded to City Council with a recommendation for approval, but only allowing the vehicle repair as a special use within the C-2 General Commercial District.

**David Dwyer, Dwyer Engineering, 7310 Smoke Ranch Road, Suite E, Las Vegas,** appeared on behalf of the applicant, and stated he agreed with staff recommended conditions.

Chairman Kraft opened the public hearing. Chairman Kraft closed the public hearing.

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION  
MOTION: Commissioner Hanshew  
AYES: Chairman Kraft, Vice-Chairman Greer, Commissioners Ewing, Robison, Lemmon, Roundy, and Hanshew  
NAYS: None  
ABSTAIN: None  
ABSENT: None

12. **AMP-09-17 (59196) LONE MOUNTAIN LOSEE (PUBLIC HEARING). AN APPLICATION SUBMITTED BY BEAZER HOMES, ON BEHALF OF SAMIMI LLC, PROPERTY OWNER, FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN, TO CHANGE THE LAND USE FROM NEIGHBORHOOD COMMERCIAL TO SINGLE-FAMILY MEDIUM. THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF LOSEE ROAD AND LONE MOUNTAIN ROAD. THE ASSESSOR'S PARCEL NUMBER IS 124-35-803-006. (FOR POSSIBLE ACTION)**

This item was presented by Marc Jordan, Planning Manager.

Mr. Jordan briefed Item Nos. 12 (AMP-09-17) and 13 (ZN-25-17) together; however, items were voted upon separately.

Mr. Jordan stated per the applicant, a neighborhood meeting was held June 20, 2017,