

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

October 14, 2015

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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) 633-1501 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

6:05 P.M., Council Chambers, 2250 Las Vegas Boulevard, North
North Las Vegas, Nevada

WELCOME

Chairman Willard Ewing

VERIFICATION

Julie Shields, Recording Secretary

PLEDGE OF ALLEGIANCE

Vice-Chairman Kenneth Kraft

PUBLIC FORUM

There was no public participation.

AGENDA

1. Approval of the Planning Commission Meeting Agenda of October 14, 2015 (For possible action)

ACTION: APPROVED AS AMENDED; ITEM NOS. 15 (AMP-03-15), 16 (ZN-07-15), AND 17 (WAV-04-15) CONTINUED TO DECEMBER 9, 2015 PER THE APPLICANT'S REQUEST; ITEM NO. 18 (UN-51-15) CONTINUED TO NOVEMBER 10, 2015 PER THE APPLICANT'S REQUEST

MOTION: Vice-Chairman Kraft

AYES: Chairman Ewing, Vice-Chairman Kraft, Commissioners Perkins, Stone, Acevedo, Robison and Greer

NAYS: None

ABSTAIN: None

MINUTES

2. Approval of the Planning Commission Meeting Minutes of September 9, 2015 (For possible action)

ACTION: APPROVED

MOTION: Commissioner Acevedo

AYES: Chairman Ewing, Vice-Chairman Kraft, Commissioners Perkins, Stone, Acevedo, Robison and Greer

NAYS: None

ABSTAIN: None

NEW BUSINESS

3. **ZOA-05-15 (52480) AMEND MME SPECIAL USE REQUIREMENTS (Public Hearing).** An application submitted by the City of North Las Vegas to amend Title 17 (Zoning Ordinance), Section 17.12.070(J)(2), Section 17.20.010, Table 17.20-1, Section 17.20.020(C)(29)(B) and Section 17.20.020(C)(29)(G)(ii)(6), to allow medical marijuana establishments in the M-1, Business Park Industrial District, and amending the processing requirements for medical marijuana establishments, and providing for other matters property related thereto. (For possible action)

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Acevedo

AYES: Chairman Ewing, Vice-Chairman Kraft, Commissioners Perkins, Stone, Acevedo, and Greer

NAYS: Commissioner Robison

ABSTAIN: None

4. **AMP-04-15 (52351) CNLV OPEN SPACE (Public Hearing).** An application submitted by the City of North Las Vegas for an amendment to the Comprehensive Plan, land use element, to change the current designation of Master Planned Community to Open Space. The property is located at the southeast corner of Decatur Boulevard and Moccasin Road and contains portions of the following parcels 124-04-000-001, 124-05-000-001, 124-06-000-001, 124-06-000-002, 124-08-000-002, 124-09-000-001, 124-09-000-002, and 124-10-000-001. (For possible action)

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Vice-Chairman Kraft

AYES: Chairman Ewing, Vice-Chairman Kraft, Commissioners Perkins, Stone, Acevedo, Robison and Greer

NAYS: None

ABSTAIN: None

5. **ZN-11-15 (52337) ZORNES APARTMENTS (Public Hearing).** An application submitted by Zornes LLC, property owner, for reclassification of property from the current designation of C-2, General Commercial District to an R-3, Multi-family Residential District. The property is located at the southwest corner of Turkey Court and Valley Drive. The Assessor's Parcel Numbers are 124-19-401-010 thru 124-19-401-012. (For possible action)

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Stone

AYES: Chairman Ewing, Vice-Chairman Kraft, Commissioners Perkins, Stone, Acevedo, Robison and Greer

NAYS: None

ABSTAIN: None

6. **T-1377 (52356) CRAIG & COMMERCE.** An application submitted by LV Propco Holding LLC, property owner, for approval of a single lot commercial tentative map in a C-2, General Commercial District. The property is located at the northwest corner of Craig Road and Commerce Street. The Assessor's Parcel Number is 139-03-201-011. (For possible action)

ACTION: APPROVED

MOTION: Commissioner Stone

AYES: Chairman Ewing, Vice-Chairman Kraft, Commissioners Perkins, Stone, Acevedo, Robison and Greer

NAYS: None

ABSTAIN: None

7. **UN-62-15 (52424) ZAROO NORTH LAS VEGAS (Public Hearing).** An application submitted by LEEDCO Engineers Inc., on behalf of EM-50 UAV Darkco LLC, property owner, for a special use permit in a C-1, Neighborhood Commercial District to allow a vehicle washing establishment. The property is located approximately 300 feet east of Allen Lane and south of Craig Road. The Assessor's Parcel Number is 139-05-301-008. (For possible action)

ACTION: APPROVED

MOTION: Commissioner Stone

AYES: Chairman Ewing, Vice-Chairman Kraft, Commissioners Perkins, Stone, Acevedo, Robison and Greer

NAYS: None

ABSTAIN: None

8. **UN-63-15 (52508) UNDER-WEIGHT FITNESS MARTIAL ARTS LLC (Public Hearing).** An application submitted by Rory Tominaga on behalf of LBA Realty Fund II-WBP II LLC, property owner, for a special use permit in an M-2, General Industrial District, to allow an indoor recreation facility (fitness center). The property is located at 3945 West Cheyenne Avenue, Suite 201. The Assessor's Parcel Number is 139-18-511-003. (For possible action)

ACTION: APPROVED

MOTION: Vice-Chairman Kraft

AYES: Chairman Ewing, Vice-Chairman Kraft, Commissioners Perkins, Stone, Acevedo, Robison and Greer

NAYS: None

ABSTAIN: None

9. **UN-64-15 (52526) OLD SCHOOL PIZZERIA (Public Hearing).** An application submitted by Naomi Mauro, on behalf of John C Connors Trust, property owner, for a special use permit in an M-2, General Industrial District, to allow the "On-Sale" of beer, wine, and spirit based products in junction with a restaurant. The property is located at 2040 East Craig Road, Suite #101. The Assessor's Parcel Number is 139-02-613-016. (For possible action)

ACTION: APPROVED

MOTION: Commissioner Perkins

AYES: Chairman Ewing, Vice-Chairman Kraft, Commissioners Perkins, Stone, Acevedo, Robison and Greer

NAYS: None

ABSTAIN: None

10. **UN-65-15 (52537) LITTLE ANGEL'S CHILD CARE (Public Hearing).** An application submitted by Guadalupe Galdamez, property owner, for a special use permit in an R-1, Single-Family Low Density District, to allow a child care facility (12 children). The property is located at 29 West La Madre Way. The Assessor's Parcel Number is 124-34-814-001. (For possible action)

ACTION: APPROVED

MOTION: Commissioner Perkins

AYES: Chairman Ewing, Vice-Chairman Kraft, Commissioners Perkins, Stone, Acevedo, Robison and Greer

NAYS: None

ABSTAIN: None

11. **UN-66-15 (52542) ZAMAN MINI MART (Public Hearing).** An application submitted by Zaman Mohammed Ali on behalf of Torrent Holdings Inc., property owner, for a special use permit in a C-1, Neighborhood Commercial District to allow the "Off-Sale" of beer and wine in conjunction with convenience store within 400 feet of a church. The property is located at 2815 West Lake Mead Boulevard. The Assessor's Parcel is 139-20-614-002. (For possible action)

ACTION: APPROVED

MOTION: Commissioner Acevedo

AYES: Chairman Ewing, Vice-Chairman Kraft, Commissioners Perkins, Stone, Acevedo, Robison and Greer

NAYS: None

ABSTAIN: None

12. **UN-29-13 (52543) ANN & SIMMONS (Public Hearing).** An application submitted by Thanh Lewis, property owner, for an extension of time to a previously approved special use permit in a C-1, Neighborhood Commercial District to allow an "On-Sale" liquor establishment (Restricted Gaming). The property is located at 2696 West Ann Road. The Assessor's Parcel Number is 124-29-811-002. (For possible action)

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL ACTION

MOTION: Vice-Chairman Kraft

AYES: Chairman Ewing, Vice-Chairman Kraft, Commissioners Perkins, Stone, Acevedo, Robison and Greer

NAYS: None

ABSTAIN: None

13. **ZN-08-15 (52264) VRD INDUSTRIAL (Public Hearing).** An application submitted by Ofer Nurkin on behalf of Debrouwer Ray and Victor, property owner, for a reclassification of property from the current designation of M-1, Business Park Industrial District to an M-2, General Industrial District. The property is located 4245 Production Court. The Assessor's Parcel Number is 140-06-311-004. (For possible action)

ACTION: CONTINUED TO DECEMBER 9, 2015

MOTION: Commissioner Perkins

AYES: Chairman Ewing, Vice-Chairman Kraft, Commissioners Perkins, Stone, Acevedo, Robison and Greer

NAYS: None

ABSTAIN: None

OLD BUSINESS

14. **ZOA-04-15 (51959) TITLE 17 (Public Hearing).** An application submitted by Battlefield Vegas on behalf of Apex Holding Company, property owner, to amend Title 17 (Zoning Ordinance) specifically sections, 17.16.050.F.3.e Table 17.16-3, (I-A Overlay District Permitted Uses) and 17.32.030, (Definition of Terms), to define and allow "Outdoor Instruction/ Entertainment" within the Apex Overlay District as a special use. (For possible action) (Continued August 12 and September 9, 2015)

ACTION: CONTINUED TO NOVEMBER 10, 2015

MOTION: Vice-Chairman Kraft
AYES: Chairman Ewing, Vice-Chairman Kraft, Commissioners Perkins, Stone, Acevedo, Robison and Greer
NAYS: None
ABSTAIN: None

15. **AMP-03-15 (52283) COLEMAN AIR PARK II & III (Public Hearing).** An application submitted by DND Holding LLC, property owner, for an amendment to the Comprehensive Plan, land use element, to change the current designation of Mixed Use Employment to Heavy Industrial. The property is located at the northeast corner of Coleman Street and Evans Avenue. The Assessor's Parcel Number is 139-17-611-005. (For possible action) (Continued September 9, 2015)

ACTION: CONTINUED TO DECEMBER 9, 2015 PER THE APPLICANT'S REQUEST

MOTION: Vice-Chairman Kraft
AYES: Chairman Ewing, Vice-Chairman Kraft, Commissioners Perkins, Stone, Acevedo, Robison and Greer
NAYS: None
ABSTAIN: None

16. **ZN-07-15 (52262) COLEMAN AIR PARK II & III (Public Hearing).** An application submitted by DND Holding LLC, property owner, for a reclassification of property from its current designation of M-1, Business Park Industrial District to an M-2, General Industrial District. The property is located at the northeast corner of Coleman Street and Evans Avenue. The Assessor's Parcel Number is 139-17-611-005. (For possible action) (Continued September 9, 2015)

ACTION: CONTINUED TO DECEMBER 9, 2015 PER THE APPLICANT'S REQUEST

MOTION: Vice-Chairman Kraft
AYES: Chairman Ewing, Vice-Chairman Kraft, Commissioners Perkins, Stone, Acevedo, Robison and Greer
NAYS: None
ABSTAIN: None

17. **WAV-04-15 (52263) COLEMAN AIR PARK II & III (Public Hearing).** An application submitted by DND Holding LLC, property owner, for a waiver in an M-1, Business Park Industrial District (proposed property reclassification to an M-2, General Industrial District) to waive a portion of the parking and landscape requirements. The property is located at the northeast corner of Coleman Street and Evans Avenue. The Assessor's Parcel Number is 139-17-611-005. (For possible action) (Continued September 9, 2015)

ACTION: CONTINUED TO DECEMBER 9, 2015 PER THE APPLICANT'S REQUEST

MOTION: Vice-Chairman Kraft

AYES: Chairman Ewing, Vice-Chairman Kraft, Commissioners Perkins, Stone, Acevedo, Robison and Greer

NAYS: None

ABSTAIN: None

18. **UN-51-15 (52231) CRITTER CARE PYLON SIGN (Public Hearing).** An application submitted by Sharon Gorman on behalf of DOCGORM LLC, property owner, for a special use permit in a C-2, General Commercial District to allow a 35-foot high pylon sign. The property is located at 3250 North Decatur Boulevard. The Assessor's Parcel Number is 139-07-410-009. (For possible action) (Continued September 9, 2015)

ACTION: CONTINUED TO NOVEMBER 10, 2015 PER THE APPLICANT'S REQUEST

MOTION: Vice-Chairman Kraft

AYES: Chairman Ewing, Vice-Chairman Kraft, Commissioners Perkins, Stone, Acevedo, Robison and Greer

NAYS: None

ABSTAIN: None

PUBLIC FORUM

Jeff Alpert, 3828 Fuselier Dr., North Las Vegas, spoke regarding the City's website, accessing the Planning Commission meeting agenda and viewing future meetings via web streaming.

DIRECTOR'S BUSINESS

Director Blackburn welcomed Commissioner Greer to the Planning Commission.

CHAIRMAN'S BUSINESS

There was no new business to report.

ADJOURNMENT

The meeting adjourned at 7:58 p.m.