

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

December 9, 2015

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Website – <http://www.cityofnorthlasvegas.com>***

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**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**

Chairman Willard Ewing

**VERIFICATION**

Julie Shields, Recording Secretary

**PLEDGE OF ALLEGIANCE**

Commissioner Al Greer

**PUBLIC FORUM**

There was no public participation.

### AGENDA

1. Approval of the Planning Commission Meeting Agenda of December 9, 2015 (For Possible Action)

ACTION: APPROVED AS AMENDED; ITEM NO. 13 (UN-87-14) WITHDRAWN PER THE APPLICANT'S REQUEST; ITEM NO. 19 (VAC-08-15) WAS MOVED TO THE BEGINNING OF NEW BUSINESS; ITEM NOS. 28 (AMP-03-15), 29 (ZN-07-15), AND 30 (WAV-04-15) CONTINUED TO JANUARY 13, 2016; AND ITEM NO. 31 (ZN-08-15) WITHDRAWN PER THE APPLICANT'S REQUEST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 November 10, 2015 (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

### NEW BUSINESS

3. **UN-26-14 (52596) 2804 SYNERGY IMPROVEMENTS (Public Hearing).** An application submitted by 2804 Synergy 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 on property located at 2804 Synergy Street. The Assessor's Parcel Number is 139-15-614-014. (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

- UN-45-14 (52845) 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 on property located at 4606 Andrews Street. The Assessor's Parcel Number is 140-06-510-002. (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

- UN-47-14 (52889) NORTH LAS VEGAS DISPENSARY (Public Hearing).** An application submitted by WaveSeer of Las Vegas LLC on behalf of Decatur Plaza LLC, property owner, for an extension of time for a previously approved Special Use Permit in a C-2, General Commercial District to allow a Medical Marijuana dispensary on property located at 5530 North Decatur Boulevard. The Assessor's Parcel Number is 124-31-101-008. (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

- UN-62-14 (52925) MME CULTIVATION (Public Hearing).** An application submitted by Kathryn Petersen, on behalf of SFC Leasing LP, 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 on property located at 203 East Mayflower Avenue. The Assessor's Parcel Number is 139-15-615-026. (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

7. **UN-65-14 (52867) 1616 E. LAKE MEAD BLVD-DISPENSARY (Public Hearing).** An application submitted by NLV Health and Wellness LLC on behalf of 1616 East Lake Mead LLC, property owner, for an extension of time for a previously approved Special Use Permit in an R-A/DC Redevelopment Area /Downtown Core Subdistrict, to allow a Medical Marijuana Dispensary on property located at 1616 East Lake Mead Boulevard. The Assessor's Parcel Number is 139-23-601-015. (For Possible Action)

ACTION: DENIED; FORWARDED TO REDEVELOPMENT AGENCY FOR FINAL CONSIDERATION

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

8. **UN-75-14 (52760) MME DISPENSARY AT 2113 N. LV BLVD (Public Hearing).** An application submitted by Clark NMSD LLC dba NuVeda on behalf of 2113 Investors LLC, property owner, for an extension of time for a previously approved Special Use Permit in an RA/DC, Redevelopment Area / Downtown Core Subdistrict to allow a Medical Marijuana Dispensary on property located at 2113 North Las Vegas Boulevard. The Assessor's Parcel Number is 139-23-201-006. (For Possible Action)

ACTION: APPROVED; FORWARDED TO REDEVELOPMENT AGENCY FOR FINAL CONSIDERATION

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

9. **UN-88-14 (52879) MD DEVELOPMENT-CULTIVATION (Public Hearing).** An application submitted by MD Development, 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 on property located at 228 West Owens Avenue. The Assessor's Parcel Number is 139-22-803-002. (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

10. **UN-89-14 (52880) MD DEVELOPMENT-PRODUCTION (Public Hearing).** An application submitted by MD Development, property owner, for an extension of time for a previously approved special use permit in an M-2, General Industrial District to allow the Production of Edible Marijuana Products or Marijuana Infused Products on property located at 228 West Owens Avenue. The Assessor's Parcel Number is 139-22-803-002. (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

11. **UN-85-14 (52884) LVIG HOLDINGS LLC (Public Hearing).** An application submitted by LVOG Holdings LLC on behalf of Stars and Strips Heliplex 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 on property located at 500 East Cheyenne Avenue. The Assessor's Parcel Number is 139-11-401-007. (For Possible Action)

ACTION: APPROVED AS AMENDED, PER DECEMBER 1, 2015 PUBLIC WORKS MEMORANDUM

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

12. **UN-86-14 (52883) LVOP HOLDINGS LLC (Public Hearing).** An application submitted by LVOG Holdings LLC on behalf of Stars and Strips Heliplex LLC, property owner, for an extension of time for a previously approved Special Use Permit in an M-2, General Industrial District to allow the Production of Medical Marijuana Products or Marijuana Infused Products on property located at 500 East Cheyenne Avenue. The Assessor's Parcel Number is 139-11-401-007. (For Possible Action)

ACTION: APPROVED AS AMENDED PER DECEMBER 1, 2015 PUBLIC WORKS MEMORANDUM

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

13. **UN-87-14 (52890) MME TESTING AT CHEYENNE & 5<sup>TH</sup> (Public Hearing).** An application submitted by Stars and Strips Heliplex LLC, property owner, for an extension of time for a previously approved Special Use Permit in an M-2, General Industrial District to allow an Independent Testing Laboratory for Medical Marijuana on property located at 500 East Cheyenne Avenue. The Assessor's Parcel Number is 139-11-401-007. (For Possible Action)

ACTION: WITHDRAWN 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

14. **UN-92-14 (52903) MEDICAL CANNABIS HEALING LLC (Public Hearing).** An application submitted by Medical Cannabis Healing LLC on behalf of Renaissance Craig 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 on property located at 2180 East Craig Road. The Assessor's Parcel Number is 139-02-613-022. (For Possible Action)

ACTION: APPROVED

MOTION: Commissioner Greer

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

NAYS: None

ABSTAIN: None

15. **UN-93-14 (52905) MEDICAL CANNABIS HEALING LLC (Public Hearing).** An application submitted by Medical Cannabis Healing LLC on behalf of Renaissance Craig LLC, property owner, for an extension of time for a previously approved Special Use Permit in an M-2, General Industrial District to allow the Production of Edible Marijuana Products or Marijuana Infused Products on property located at 2180 East Craig Road. The Assessor's Parcel Number is 139-02-613-022. (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

16. **UN-90-14 (52900) MEDICAL CANNABIS HEALING LLC (Public Hearing).** An application submitted by Medical Cannabis Healing LLC on behalf of Renaissance Craig 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 Medical Marijuana Dispensary on property located at 2180 East Craig Road. The Assessor's Parcel Number is 139-02-613-022. (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

17. **UN-101-14 (52926) DESERT GREEN FARMS (Public Hearing).** An application submitted by GBS Holding 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 on property located at the southeast corner of Azure Avenue and Beesley Drive. The Assessor's Parcel Number is 123-27-201-026. (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

18. **UN-102-14 (52927) DESERT GREEN INFUSIONS (Public Hearing).** An application submitted by GBS Holding LLC, property owner, for an extension of time for a previously approved Special Use Permit in an M-2, General Industrial District to allow the Production of Edible Marijuana Products or Marijuana Infused Products on property located at the southeast corner of Azure Avenue and Beesley Drive. The Assessor's Parcel Number is 123-27-201-026. (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

19. **VAC-08-15 (53069) ELDORADO R1-60 NO. 17 (Public Hearing).** An application submitted by Pardee Homes of Nevada, property owner, to vacate two (2) 20-foot wide sewer easements and a 150-foot wide drainage easement. The properties are located at the southwest corner of Deer Springs Way and Revere Street. The Assessor's Parcel Numbers are 124-21-713-003 and 124-21-813-061. (For Possible Action)

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Perkins

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

NAYS: None

ABSTAIN: None

20. **ZOA-08-15 (53034) VRD INDUSTRIAL (Public Hearing).** An application submitted by Ofner Nurkin on behalf of Victor DeBrouwer, property owner, for an amendment to Title 17 (Zoning Ordinance), Section 17.20.010 (Permitted Use Table 17.20-1) of the North Las Vegas Municipal Code to allow a "vehicle repair facility" as a special use permit in the M-1, Business Park Industrial District and providing for other matters property related thereto. (For Possible Action)

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Robison

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

NAYS: None

ABSTAIN: None

21. **SNC-01-15 (53009) NICCO WAY (Public Hearing).** An application submitted by Peter Mouskondis, for a Street Name Change to rename a portion of Linn Lane to Nicco Way, between Ann Road and Centennial Parkway. (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, Robison and Greer  
NAYS: None  
ABSTAIN: None

22. **UN-75-15 (52866) SWIFT TRANSPORTATION DEPOT (Public Hearing).** An application submitted by Swift Transportation Co. of Arizona LLC, property owner, for a Special Use Permit in an M-2, General Industrial District, to allow a fuel sales facility (compressed natural gas) on property located at 3940 East Lone Mountain Road. The Assessor's Parcel Number is 123-31-801-001. (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

23. **UN-77-15 (52998) NLVG, LLC (Public Hearing).** An application submitted by NLVG, LLC, on behalf of Calabasas Queen II LLC, property owner, for a Special Use Permit in an M-2, General Industrial District to allow a Cultivation Facility for Medical Marijuana on property located at 203 West Brooks Avenue. The Assessor's Parcel Number is 139-15-611-002. (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

24. **UN-78-15 (53013) ZENITH AUTO SALES LLC (Public Hearing).** An application submitted by Zenith Auto Sales LLC on behalf of Washburn LLC, property owner, for a Special Use Permit in an M-2, General Industrial District to allow a vehicle sales facility on property located at 2563 East Washburn Road. Assessor's Parcel Number is 124-36-312-022. (For Possible Action)

ACTION: APPROVED

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

25. **UN-79-15 (53028) VEGAS CHEER AUTHORITY (Public Hearing).** An application submitted by Vegas Cheer Authority on behalf of Leibsohn Family Trust, property owner, for a Special Use Permit in an M-2, General Industrial District to allow an indoor recreation center (cheerleading academy) on property located at 3051 Coleman Street. Assessor's Parcel Number is 139-17-510-023. (For Possible Action)

ACTION: APPROVED

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

26. **UN-80-15 (53049) 4222 LOSEE CULTIVATION (Public Hearing).** An application submitted by MBNV Investment LLC, on behalf of Rex and Ethel Kuwasaki, property owner, for a Special Use Permit in an M-2, General Industrial District to allow a Cultivation Facility for Medical Marijuana on property located at 4222 and 4224 Losee Road. The Assessor's Parcel Number is 139-01-301-005. (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

27. **UN-81-15 (53051) FRONTLINE AUTO REMARKETING (Public Hearing).** An application submitted by Frontline Auto Remarketing LLC on behalf of G P 21 Properties LLC, property owner, for a Special Use Permit in an M-2, General Industrial District to allow a vehicle sales facility on property located at 4429 Losee Road. Assessor's Parcel Number is 139-02-613-012. (For Possible Action)

ACTION: APPROVED

MOTION: Commissioner Robison

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

NAYS: None

ABSTAIN: None

### **OLD BUSINESS**

28. **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 and October 14, 2015)

ACTION: CONTINUED TO JANUARY 13, 2016

MOTION: Vice-Chairman Kraft

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

NAYS: None

ABSTAIN: None

29. **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 and October 14 2015)

ACTION: CONTINUED TO JANUARY 13, 2016

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

30. **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 and October 14, 2015)

ACTION: CONTINUED TO JANUARY 13, 2016

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

31. **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) (Continued October 14, 2015)

ACTION: WITHDRAWN 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**

There was no public participation.

### **DIRECTOR'S BUSINESS**

Director Blackburn extended his appreciation to the Planning Commission and staff for their service throughout the year, and wished everyone a Happy Holiday season.

### **CHAIRMAN'S BUSINESS**

Commissioner Robison asked staff for additional information regarding the Planning Commission's role in the Faraday and Hyperloop projects. Director Blackburn stated special use items would be an example of what would come before the Planning Commission.

Commissioner Perkins requested the Planning Commission members be added to distribution lists for community service projects and community meetings.

### **ADJOURNMENT**

The meeting adjourned at 7:12 p.m.