

NOTICE AND AGENDA CITY OF NORTH LAS VEGAS PLANNING COMMISSION

October 14, 2015

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) 633-1501 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

6:00 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 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 October 14, 2015 (For possible action)

MINUTES

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

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)
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)
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)

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)

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)

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)

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)

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)

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)

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)

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)

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)

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)

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)

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)

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)

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DIRECTOR'S BUSINESS

CHAIRMAN'S BUSINESS

ADJOURNMENT