

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

December 9, 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

Commissioner Al Greer

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 December 9, 2015 (For Possible Action)

MINUTES

2. [Approval of the Planning Commission Meeting Minutes of November 10, 2015](#) (For Possible Action)

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)
4. [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)
5. [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)
6. [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)

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)
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)
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)
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)
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)
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)

13. [UN-87-14 \(52890\) MME TESTING AT CHEYENNE & 5TH \(Public Hearing\)](#). 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)
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)
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)
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)
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)
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)

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)
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)
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)
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)
23. [**UN-77-15 \(52998\) NLVG, LLC \(Public Hearing\)**](#). An application submitted by NLVG, LLC, on behalf of Calabajas 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)
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)
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)

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)
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)

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)
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)
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)

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)

PUBLIC FORUM

This is the portion 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 upon any topic. Usually items received under this heading will be referred to the appropriate City staff for action at a later date.

DIRECTOR'S BUSINESS

CHAIRMAN'S BUSINESS

ADJOURNMENT