

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

January 13, 2016

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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

6:09 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 Laura Perkins

PUBLIC FORUM

There was no public participation.

AGENDA

1. Approval of the Planning Commission Meeting Agenda of January 13, 2016 (For Possible Action)

ACTION: APPROVED AS AMENDED; ITEM NO. 7 (UN-05-16) AND NO. 8 (UN-08-16) CONTINUED TO FEBRUARY 10, 2016. ITEM NO. 18 (AMP-03-15), NO. 19 (ZN-07-15), AND NO. 20 (WAV-04-15) WERE WITHDRAWN BY THE APPLICANT

MOTION: Vice-Chairman Kraft

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

NAYS: None

ABSTAIN: None

ABSENT: Commissioner Stone

MINUTES

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

ACTION: APPROVED

MOTION: Commissioner Acevedo

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

NAYS: None

ABSTAIN: None

ABSENT: Commissioner Stone

NEW BUSINESS

3. **DA-01-16 (53269) VILLAGE AT TULE SPRINGS (Public Hearing).** An application submitted by KBSSOR Park Highlands LLC, property owner, for a major modification to the Development Agreement for the Villages of Tule Springs Master Planned Community to allow a revised Land Use Plan. The property is generally located within an area bordered by Deer Springs Way; Losee Road; Grand Teton Drive and the Aliante Master Planned Community. (For Possible Action)

ACTION: APPROVED AS AMENDED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

The amendments are as follows:

1. Parcel 3.01 must be amended to reflect Single-Family/Multi-Family 7.5-14.9 du/ac.
2. Parcel 3.09 must be amended to reflect Mixed Use (MU).
3. The Parcel Density Table must be amended as appropriate to reflect the above amendments.

MOTION: Vice-Chairman Kraft

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

NAYS: None

ABSTAIN: None

ABSENT: Commissioner Stone

4. **ZN-02-16 (53322) VILLAGE 3 TULE SPRINGS (Public Hearing).** An application submitted by Crescent Bay Development Services LLC on behalf of Standard Pacific Las Vegas Inc., property owner, for a reclassification of properties from their current designation of MPC/MUZ, Master Planned Community/Mixed Use Zone; MPC/PSP, Master Planned Community/Public/Semi-Public; MPC/RZ10, Master Planned Community/ Residential Zone up to 10du/ac; MPC/RZ13, Master Planned Community/Residential up to 13 du/ac to a PCD, Planned Community District. The properties are located at the northwest corner of Deer Springs Way and Revere Street. The Assessor's Parcel Numbers are 124-15-410-001 and 124-15-410-002, 124-16-412-002, 124-21-113-003, 124-21-113-005 and 124-21-113-006, 124-21-212-001 and 124-21-212-002, 124-15-212-004 and 124-15-212-005, 124-21-510-001, 124-21-510-003, 124-21-510-006, 124-21-610-001, 124-21-610-004, 124-21-610-006 through 124-21-610-013, 124-21-610-016 through 124-21-610-018 and 124-21-610-020. (For Possible Action)

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Acevedo

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

NAYS: None

ABSTAIN: None

ABSENT: Commissioner Stone

5. **T-1378 (53326) VILLAGES AT TULE SPRINGS.** An application submitted by Crescent Bay Development Services LLC, on behalf of KBSSOR Park Highlands LLC, property owner, for approval of a tentative map in a proposed PCD, Planned Community District, to allow 53 development parcels. The properties are generally located within an area bordered by Deer Springs Way; Losee Road; Grand Teton Drive and the Aliante Master Planned Community. (For Possible Action)

ACTION: APPROVED

MOTION: Commissioner Perkins

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

NAYS: None

ABSTAIN: None

ABSENT: Commissioner Stone

6. **SPR-01-16 (53328) DAIRY QUEEN.** An application submitted by Ten 15 Aliante LLC, property owner, for a Site Plan Review in an MPC/C-1, Master Planned Community/Neighborhood Commercial District, to allow a waiver from the design standards to allow a trash enclosure adjacent to the public right-of-way. The property is located at the southeast corner of Aliante Parkway and Deer Springs Way. The Assessor's Parcel Numbers are 124-20-714-002 through 124-20-714-004. (For Possible Action)

ACTION: APPROVED

MOTION: Commissioner Robison

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

NAYS: None

ABSTAIN: None

ABSENT: Commissioner Stone

7. **UN-05-16 (53319) TERRIBLE HERBST (Public Hearing).** An application submitted by Osprey Real Estate Capital on behalf of Phantom Zone Holding LLC, property owner, for a Special Use Permit in a C-1, Neighborhood Commercial District, to allow a convenience store with gas pumps. The property is located at the southeast corner of Lone Mountain Road and North 5th Street. The Assessor's Parcel Number is 139-02-101-001. (For Possible Action)

ACTION: CONTINUED TO FEBRUARY 10, 2016

MOTION: Vice-Chairman Kraft

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

NAYS: None

ABSTAIN: None

ABSENT: Commissioner Stone

8. **UN-08-16 (53364) TERRIBLE HERBST (Public Hearing).** An application submitted by Osprey Real Estate Capital on behalf of Phantom Zone Holding LLC, property owner, for a Special Use Permit in a C-1, Neighborhood Commercial District, to allow a vehicle washing facility. The property is located at the southeast corner of Lone Mountain Road and North 5th Street. The Assessor's Parcel Number is 139-02-101-001. (For Possible Action)

ACTION: CONTINUED TO FEBRUARY 10, 2016

MOTION: Vice-Chairman Kraft

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

NAYS: None

ABSTAIN: None

ABSENT: Commissioner Stone

9. **ZOA-01-16 (53267) TEXT AMENDMENT (Public Hearing).** An application submitted by (Dion Co) COEX Import Export Corp. on behalf of Urban Land of Nevada LLC, 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 an indoor recycling center 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 Acevedo
AYES: Chairman Ewing, Vice-Chairman Kraft, Commissioners Perkins, Acevedo, Robison and Greer
NAYS: None
ABSTAIN: None
ABSENT: Commissioner Stone

10. **UN-02-16 (53215) RED ROCK WELLNESS (Public Hearing).** An application submitted by Red Rock Wellness LLC on behalf of Farman LLC and Richard B. Laatz, property owners, for Special Use Permit in an M-2, General Industrial District, to allow a Cultivation Facility for Medical Marijuana on property located at 34 Mayflower Avenue and 38 Mayflower Avenue. The Assessor's Parcel Numbers are 139-15-612-018 and 139-15-612-020. (For Possible Action)

ACTION: APPROVED

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

11. **UN-01-16 (53214) RED ROCK WELLNESS (Public Hearing).** An application submitted by Red Rock Wellness LLC on behalf of Farman LLC, property owner, for 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 38 Mayflower Avenue. The Assessor's Parcel Number is 139-15-612-018. (For Possible Action)

ACTION: APPROVED

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

12. **ZN-01-16 (53270) MURPHY OIL USA (Public Hearing).** An application submitted by Murphy Oil USA Inc. on behalf of Parris Robinson Eastern LLC, property owner, for a reclassification of property from its current designation of R-1, Single-Family Low Density District to a C-2, General Commercial District. The property is located at the northeast corner of Clayton Street and Craig Road. The Assessor's Parcel Number is 139-04-201-012. (For Possible Action)

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Perkins

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

NAYS: None

ABSTAIN: None

ABSENT: Commissioner Stone

13. **UN-03-16 (53271) MURPHY OIL USA (Public Hearing).** An application submitted by Murphy Oil USA Inc. on behalf of Parris Robinson Eastern LLC, property owner, for a Special Use Permit in an R-1, Single-Family Low Density District (proposed property reclassification to a C-2, General Commercial District) to allow a convenience store with gas pumps. The property is located at the northeast corner of Clayton Street and Craig Road. The Assessor's Parcel Number is 139-04-201-012. (For Possible Action)

ACTION: APPROVED AS AMENDED

Condition No. 2 amended as follows:

2. Pads for ice units and propane tanks shall be **screened with 15 gallon shrubs.**

Condition No. 17 amended as follows:

17. In accordance with Parcel Map File 120, Page 0082, the driveway fronting Craig Road shall provide cross access to APN 139-04-201-013, **or as otherwise agreed to with Public Works.**

MOTION: Commissioner Acevedo

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

NAYS: None

ABSTAIN: None

ABSENT: Commissioner Stone

14. **UN-04-16 (53300) 3812 CIVIC CENTER (Public Hearing).** An application submitted by Deric Schare on behalf of Fish Family Trust, property owner, for a Special Use Permit in an M-2, General Industrial District, to allow a vehicle sales establishment. The property is located at 3812 Civic Center Drive. The Assessor's Parcel Number is 139-12-103-035. (For Possible Action)

ACTION: APPROVED

MOTION: Commissioner Acevedo

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

NAYS: None

ABSTAIN: None

ABSENT: Commissioner Stone

15. **UN-07-16 (53324) GREEN HEAVEN NURSERY CULTIVATION (Public Hearing).** An application submitted by Helping Hands-Wellness dba Green Heaven Nursery on behalf of J & S Whittle Family LP, 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 3255 Losee Road and 1102 Sharp Circle. The Assessor's Parcel Numbers are 139-11-413-022 and 139-11-413-023. (For Possible Action)

ACTION: APPROVED

MOTION: Commissioner Greer

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

NAYS: None

ABSTAIN: None

ABSENT: Commissioner Stone

16. **UN-06-16 (53323) CANNACARE PRODUCTION (Public Hearing).** An application submitted by Helping Hands-Cannacare on behalf of J & S Whittle Family LP, property owner, for a 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 3255 Losee Road and 1102 Sharp Circle. The Assessor's Parcel Numbers are 139-11-413-022 and 139-11-413-023. (For Possible Action)

ACTION: APPROVED

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

17. **VAC-01-16 (53118) NAILOR MANUFACTURING (Public Hearing).** An application submitted by Alex Nobles on behalf of Nailor Industries (Nigowan LLC), property owner, to vacate a portion of Branson Avenue between Civic Center Drive and Berg Street. (For Possible Action)

ACTION: APPROVED AS AMENDED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

Condition No. 2 amended as follows:

2. In order to provide secondary emergency access to APN 139-12-201-008, as required by the Fire Department, a portion of Branson Avenue shall remain. From the centerline intersection of Civic Center Drive, Branson Avenue shall extend east four hundred (400') feet to the beginning of a cul-de-sac per *Clark County Area Uniform Standard Drawing* number 212, with a lip of gutter to lip of gutter diameter of one hundred four (104') feet, **or as otherwise agreed to with Public Works.**

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

OLD BUSINESS

18. **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, October 14, and December 9, 2015)

ACTION: WITHDRAWN PER THE APPLICANT'S REQUEST

MOTION: Vice-Chairman Kraft

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

NAYS: None

ABSTAIN: None

ABSENT: Commissioner Stone

19. **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, October 14, and December 9, 2015)

ACTION: WITHDRAWN PER THE APPLICANT'S REQUEST

MOTION: Vice-Chairman Kraft

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

NAYS: None

ABSTAIN: None

ABSENT: Commissioner Stone

20. **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, October 14, and December 9, 2015)

ACTION: WITHDRAWN PER THE APPLICANT'S REQUEST

MOTION: Vice-Chairman Kraft

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

NAYS: None

ABSTAIN: None

ABSENT: Commissioner Stone

PUBLIC FORUM

There was no public participation.

DIRECTOR'S BUSINESS

Director Blackburn extended Happy New Year wishes to all.

CHAIRMAN'S BUSINESS

There were no items to report.

ADJOURNMENT

The meeting adjourned at 7:30 p.m.