

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

October 12, 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

6:07 P.M., Council Chambers, 2250 Las Vegas Boulevard, North
North Las Vegas, Nevada

WELCOME

Chairman Kenneth Kraft

VERIFICATION

Diana Tsouras, Recording Secretary

PLEDGE OF ALLEGIANCE

Vice-Chairman Nelson Stone

PUBLIC FORUM

There was no public participation.

AGENDA

1. Approval of the Planning Commission Meeting Agenda of October 12, 2016 (For Possible Action)

ACTION: APPROVED AS AMENDED; ITEM NO. 19, ZN-15-16 AND NO. 20, T-1389, CONTINUED TO NOVEMBER 9, 2016.

CONSENT AGENDA

Matters listed on the Consent Agenda are considered routine and may be approved by a single motion. However, any Consent Item may be moved to the Business portion of the agenda for discussion at the request of any Planning Commission Member.

2. Approval of the Planning Commission Meeting Minutes of September 14, 2016 (For Possible Action)

ACTION: APPROVED

NEW BUSINESS

3. **AMP-06-16 (55937) NORTHGATE SOUTH (Public Hearing).** An application submitted by Tracy Hammer, on behalf of TOMO JD, LLC, property owner, for an amendment to the Comprehensive Plan to change the land use from Mixed Use Employment to Heavy Industrial. The properties are generally located at the northwest and southwest corners of Lamb Boulevard and Nexus Way. The Assessor's Parcel Numbers are 123-31-602-003, 123-31-502-001, 123-30-801-003 and 123-30-801-004. (For Possible Action)

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

4. **ZN-14-16 (55936) NORTHGATE SOUTH (Public Hearing).** An application submitted by Tracy Hammer, on behalf of TOMO JD, LLC, property owner, for a reclassification of property from its current designation of PUD, Planned Unit Development District, to M-2, General Industrial District. The properties are generally located at the northwest and southwest corners of Lamb Boulevard and Nexus Way. The Assessor's Parcel Numbers are 123-31-602-003, 123-31-502-001, 123-30-801-003 and 123-30-801-004. (For Possible Action)

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

5. **ZN-13-16 (55930) NORTHGATE SOUTH (Public Hearing).** An application submitted by Tracy Hammer, on behalf of TOMO JD, LLC, property owner, for a reclassification of property from its current designation of PUD, Planned Unit Development District, to a C-2, General Commercial District. The properties are located at the southeast and southwest corners of Lamb Boulevard and Nexus Way. The Assessor's Parcel Numbers are 123-31-502-001 and 123-32-101-001. (For Possible Action)

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

6. **T-1388 (55924) NORTHGATE SOUTH.** An application submitted by Tracy Hammer, on behalf of TOMO JD, LLC, property owner, for approval of a Tentative Map in a PUD, Planned Unit Development District, (proposed property reclassification to an M-2, General Industrial District) to allow a single lot industrial subdivision. The properties are generally located at the southwest corner of Nexus Way and Lamb Boulevard. The Assessor's Parcel Numbers are 123-31-502-001, 123-31-602-003, and 123-30-801-004. (For Possible Action)

ACTION: APPROVED

7. **VAC-08-16 (55931) NORTHGATE SOUTH (Public Hearing).** An application submitted by Tracy Hammer, on behalf of TOMO JD, LLC, property owner, to vacate a 30-foot wide public drainage easement along Donovan Way south of Nexus Way. The Assessor's Parcel Number is 123-30-801-004. (For Possible Action)

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

8. **UN-61-16 (55758) LUXE SALON STUDIOS (Public Hearing).** An application submitted by Jeannette Ramirez, on behalf of James and Victoria Rothermel Family Rev Tr., property owner, for a Special Use Permit in a C-P, Professional Office Commercial District, to allow a Massage Establishment. The property is located at 5710 Simmons Street, Suite A1. The Assessor's Parcel number is 124-29-801-007. (For Possible Action)

ACTION: APPROVED

9. **UN-62-16 (55819) HERBAL WELLNESS CENTER, INC. (Public Hearing).** An application submitted by Herbal Wellness Center, Inc., on behalf of Robert J. and Nellie O. Harris, property owner, for a Special Use Permit in an M-2, General Industrial District, to allow a Cultivation Facility for Medical Marijuana. The property is located at 10 West Mayflower Avenue. The Assessor's Parcel Number is 139-15-613-013. (For Possible Action)

ACTION: APPROVED

10. **UN-63-16 (55820) HERBAL WELLNESS CENTER, INC. (Public Hearing).** An application submitted by Herbal Wellness Center, Inc., on behalf of Robert J. and Nellie O. Harris, property owner, for a Special Use Permit in an M-2, General Industrial District, to allow a Medical Marijuana Dispensary. The property is located at 10 West Mayflower Avenue. The Assessor's Parcel Number is 139-15-613-013. (For Possible Action)

ACTION: DENIED

11. **UN-70-16 (55911) MME CULTIVATION AT 4635 ANDREWS ST (Public Hearing).** An application submitted by TapRoot Holdings NV, LLC, on behalf of ADV D Holdings LLC, property owner, for a Special Use Permit in an M-2, General Industrial District, to allow a Cultivation Facility for Medical Marijuana. The property is located at 4635 Andrews Street, Suites B and C. The Assessor's Parcel Number is 140-06-110-010. (For Possible Action)

ACTION: APPROVED

12. **UN-71-16 (55912) MME PRODUCTION AT 4635 ANDREWS ST (Public Hearing).** An application submitted by TapRoot Holdings NV, LLC, on behalf of ADV D Holdings LLC, 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. The property is located at 4635 Andrews Street, Suites B and C. The Assessor's Parcel Number is 140-06-110-010. (For Possible Action)

ACTION: APPROVED

13. **UN-72-16 (55921) AMNESIA SALON & DAY SPA (Public Hearing).** An application submitted by Ernest Dascalu, on behalf of Centennial 2010 LLC, property owner, for a Special Use Permit in a C-1, Neighborhood Commercial District, to allow a Massage Establishment. The property is located at 6462 Losee Road, Suite 135. The Assessor's Parcel number is 124-24-414-010. (For Possible Action)

ACTION: APPROVED

14. **UN-64-16 (55843) THE SPRAY GUY (Public Hearing).** An application submitted by The Spray Guy, on behalf of Victor De Brouwer, property owner, for a Special Use Permit in an M-1, Business Park Industrial District, to allow a vehicle repair facility. The property is located at 4245 Production Court. The Assessor's Parcel Number is 140-06-311-004. (For Possible Action)

ACTION: APPROVED

15. **UN-65-16 (55870) BLUFF/VALLEY PLAZA (Public Hearing).** An application submitted by Sunstate Towers, on behalf of SKBG Holdings LLC, property owner, for a Special Use Permit in a C-1, Neighborhood Commercial District, to allow a 100 foot in height Telecommunications Tower. The property is located at 4325 West Craig Road. The Assessor's Parcel Number is 139-06-301-003. (For Possible Action)

ACTION: APPROVED

16. **UN-67-16 (55905) KENWORTH SALES COMPANY, INC. (Public Hearing).** An application submitted by Kyle Treadway - Kenworth Sales Co., Inc., on behalf of Treadway Investments Co LLC, property owner, for a Special Use Permit in an M-2, General Industrial District, to allow a vehicle, boat or recreational vehicle sales, and rental lot. The property is located at 4750 Donovan Way. The Assessor's Parcel Numbers are 123-31-402-004, 124-36-802-001, 139-01-502-001 and 140-06-110-017. (For Possible Action)

ACTION: APPROVED AS AMENDED; CONDITION NO. 2 TO READ AS FOLLOWS:

2. The applicant shall provide a minimum of 92 automobile parking spaces.

17. **UN-68-16 (55906) KENWORTH SALES COMPANY, INC. (Public Hearing).** An application submitted by Kyle Treadway - Kenworth Sales Co., Inc., on behalf of Treadway Investments Co LLC, property owner, for a Special Use Permit in an M-2, General Industrial District, to allow a vehicle, boat and recreational vehicle repair facility. The property is located at 4750 Donovan Way. The Assessor's Parcel Numbers are 123-31-402-004, 124-36-802-001, 139-01-502-001 and 140-06-110-017. (For Possible Action)

ACTION: APPROVED

18. **UN-69-16 (55896) POWER PALLETS (Public Hearing).** An application submitted by Ralph Knight, Knight Builders, LLC, on behalf of MEC, Inc., property owner, for a Special Use Permit in an M-2, General Industrial District, to allow outdoor manufacturing and production. The property is located at 2900 East Lone Mountain Road. The Assessor's Parcel Number is 124-36-403-010. (For Possible Action)

ACTION: APPROVED

19. **ZN-15-16 (55965) ANN & LAWRENCE (Public Hearing).** An application submitted by Harmony Homes, Inc., on behalf of Harmony 461, LLC and Frehner Holdings, LLC, property owners, for a property reclassification from the current designation of PUD, Planned Unit Development District and R-E, Ranch Estates District, to R-CL, Single-Family Compact Lot Residential District. The properties are located at the southwest corner of Ann Road and Lawrence Street. The Assessor's Parcel Numbers are 124-35-501-002, 124-35-501-008 and 124-35-501-011. (For Possible Action)

ACTION: CONTINUED TO NOVEMBER 9, 2016

20. **T-1389 (55964) ANN & LAWRENCE.** An application submitted by Harmony Homes, Inc., on behalf of Harmony 461, LLC, and Frehner Holdings, LLC, property owners, for approval of a Tentative Map in a PUD, Planned Unit Development District, (proposed property reclassification to the R-CL, Single-Family Compact Lot Residential District) to allow a 120-lot, single-family residential subdivision. The properties are located at the southwest corner of Ann Road and Lawrence Street. The Assessor's Parcel Numbers are 124-35-501-002, 124-35-501-011, 124-35-501-008. (For Possible Action)

ACTION: CONTINUED TO NOVEMBER 9, 2016

21. **FDP-04-16 (55833) MULTI-TENANT COMMERCIAL BUILDING AT CRAIG AND LAWRENCE.** An application submitted by Covenant Group, on behalf of TML Mendenhall LP, property owner, for a Final Development Plan review in a PUD, Planned Unit Development District, to develop a 6,500 square foot commercial building. The property is located at 1950 East Craig Road. The Assessor's Parcel Number is 139-02-612-001. (For Possible Action)

ACTION: APPROVED PER AMENDED SITE PLAN

22. **FDP-05-16 (55883) NEVADA PARTNERS REGIONAL WORKFORCE DEVELOPMENT CENTER.** An application submitted by Nevada Partners, Inc., property owner, for a Final Development Plan review in a PUD, Planned Unit Development District, to develop a 20,707 square foot commercial building. The property is located at 710 West Lake Mead Boulevard. The Assessor's Parcel Number is 139-22-201-017. (For Possible Action)

ACTION: APPROVED

OLD BUSINESS

23. **T-1385 (55397) CRAIG & CAMINO AL NORTE.** An application submitted by Lochsa Engineering, on behalf of Pre Craig Camino LLC, property owner, for approval of a Tentative Map in an R-1, Single-Family, Low Density (proposed C-2, General Commercial District), for the development of a single-lot Commercial Subdivision. The properties are generally located at the northwest corner of Camino Al Norte and Craig Road. The Assessor's Parcel Numbers are 139-04-201-009 and 139-04-601-001. (For Possible Action) (Continued September 14, 2016)

ACTION: APPROVED

24. **UN-60-16 (55642) MME CULTIVATION AT SIMMONS (Public Hearing).** An application submitted by Clark Natural Medicinal Solutions, LLC dba NuVeda, on behalf of Cheysim, LLC, property owner, for a Special Use Permit in an M-1, Business Park Industrial District, to allow a Cultivation Facility for Medical Marijuana. The property is located at the southeast corner of Brooks Avenue and Simmons Street. The Assessor's Parcel Number is 139-17-601-004. (For Possible Action) (Continued September 14, 2016)

ACTION: APPROVED

25. **UN-59-16 (55640) MME PRODUCTION AT SIMMONS (Public Hearing).** An application submitted by Clark Natural Medicinal Solutions, LLC dba NuVeda, on behalf of Cheysim, LLC property owner, for a Special Use Permit in an M-1, Business Park Industrial District, to allow the Production of Edible Marijuana Products or Marijuana Infused Products. The property is located at the southeast corner of Brooks Avenue and Simmons Street. The Assessor's Parcel Number is 139-17-601-004. (For Possible Action) (Continued September 14, 2016)

ACTION: APPROVED

PUBLIC FORUM

There was no public participation.

DIRECTOR'S BUSINESS

Mr. Jordan advised a Final Development Plan for restaurants in the area of Craig Road and Bruce Street would be forthcoming.

CHAIRMAN'S BUSINESS

Chairman Kraft requested a status regarding SIRE implementation. Mr. Jordan advised this implementation is on hold, as staff is currently working on the implementation of an unrelated software program (Tyler Technologies).

Chairman Kraft thanked Diana Tsouras for assisting during Julie Shields' absence.

ADJOURNMENT

The meeting adjourned at 7:07 p.m.