

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

December 14, 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

6:00 P.M., Council Chambers, 2250 Las Vegas Boulevard, North
North Las Vegas, Nevada

WELCOME

Chairman Kenneth Kraft

VERIFICATION

Julie Shields, Recording Secretary

PLEDGE OF ALLEGIANCE

Chairman Kenneth Kraft

PUBLIC FORUM

There was no public participation.

AGENDA

1. Approval of the Planning Commission Meeting Agenda of December 14, 2016
(For Possible Action)

ACTION: APPROVED AS AMENDED; ITEM NO. 7, DA-04-16, CONTINUED TO JANUARY 11, 2017, PER THE APPLICANT'S REQUEST. ITEM NO. 18, UN-74-16, CONTINUED TO JANUARY 11, 2017, PER THE APPLICANT'S REQUEST

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 November 9, 2016
(For Possible Action)

ACTION: APPROVED

NEW BUSINESS

3. **VN-04-16 (56445) RV CARPORT (Public Hearing).** An application submitted by Robert Cornelius, property owner, for a variance in an R-E, Ranch Estates District, to allow: a one (1) foot, eight (8) inch side yard setback where three (3) feet is required; a two (2) inch building separation where five (5) feet is required; and to allow an accessory building to be 14 feet in height, and taller than the principal structure, which is approximately 12 feet in height. The property is located at 4621 Valley Drive. The Assessor's Parcel Number is 139-06-117-003.
(For Possible Action)

ACTION: APPROVED

4. **UN-77-16 (56512) STERICYCLE MEDICAL WASTE INCINERATOR (Public Hearing).** An application submitted by Stericycle, Inc., on behalf of FNBN Kapex LLC, property owner, for a Special Use Permit in an M-2, General Industrial District, to allow a Medical Waste Incinerator Facility. The property is located approximately 4,800 feet south of Apex Sapphire Avenue and 1,200 feet southwest from the end of Grand Valley Parkway. The Assessor's Parcel Number is 103-17-010-008. (For Possible Action)

ACTION: APPROVED

5. **UN-78-16 (56513) STERICYCLE MEDICAL WASTE INCINERATOR (Public Hearing).** An application submitted by Stericycle, Inc., on behalf of FNBN Kapex LLC, property owner, for a Special Use Permit in an M-2, General Industrial District, to allow a Medical Waste Incinerator Facility. The property is located approximately 5,900 feet south of Apex Sapphire Avenue and 2,700 feet southwest from the end of Grand Valley Parkway. The Assessor's Parcel Number is 103-17-010-008. (For Possible Action)

ACTION: APPROVED

6. **UN-79-16 (56518) ABC TOWING, TITAN TOWING, TWO GUYS TOWING (Public Hearing).** An application submitted by Nir Kaufman, on behalf of Ammon Properties, LLC, property owner, for a Special Use Permit in an M-3, Heavy Industrial District, to allow a vehicle impound yard. The property is located at 2221 Losee Road. The Assessor's Parcel Numbers are 139-22-501-008, 139-22-501-010 and 139-22-601-001. (For Possible Action)

ACTION: APPROVED

7. **DA-04-16 (56514) PARK HIGHLANDS WEST (Public Hearing).** An application submitted by Amber Owl Holdings, LLC, property owner, for a major modification to the Development Agreement for Park Highlands West to remove leasing restrictions from the approved development agreement. The property is generally bound by Grand Teton Drive, Decatur Boulevard, Elkhorn Road and Aliante Parkway. The Assessor's Parcel Numbers are 124-18-310-003, 124-18-714-001, 124-18-714-002, 124-18-210-002, 124-18-510-002 and 124-18-310-001. (For Possible Action)

ACTION: CONTINUED TO JANUARY 11, 2017 PLANNING COMMISSION MEETING, PER THE APPLICANT'S REQUEST

8. **ZN-17-16 (56556) THE VILLAGES AT TULE SPRINGS, VILLAGE 3 (Public Hearing).** An application submitted by KBS SOR Tule Springs Owner TRS, LLC, property owner, for a reclassification of property from the current designation of PCD, Planned Community Development District, to R-CL-PCD, Medium Density Residential, Planned Community Development District. The properties are located at the northeast corner of Clayton Street and Dorrell Lane alignment. The Assessor's Parcel Numbers are 124-16-412-002 and 124-21-510-001. (For Possible Action)

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

9. **VAC-13-16 (56510) VILLAGES AT TULE SPRINGS, VILLAGE 3 (Public Hearing).** An application submitted by KB Home on behalf of KBS SOR Tule Springs Owners TRS, LLC, property owner, to vacate Clayton Street north of Dorrell Lane and associated easements. The Assessor's Parcel Number is 124-21-113-003. (For Possible Action)

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

10. **T-1397 (56508) VILLAGES AT TULE SPRINGS, VILLAGE 3.** An application submitted by KB Home, on behalf of KBS SOR Tule Springs Owner TRS, LLC, property owner, for approval of a Tentative Map in a PCD, Planned Community Development District (proposed R-CL-PCD, Medium Density Residential Planned Community Development District), to allow a 320-lot single family residential subdivision. The properties are located at the northeast corner of Clayton Street and Dorrell Lane alignment. The Assessor's Parcel Numbers are 124-21-113-003, 124-21-510-001 and 124-16-412-002. (For Possible Action)

ACTION: APPROVED AS AMENDED; CONDITION NUMBERS 2 AND 3 SHALL READ:

2. All 35-foot wide lots shall provide a minimum 17.5 foot rear setback.
3. Streets "B" & "C" shall provide a sidewalk connection to the perimeter pathway, and street "L" shall provide a trail connection to the 215 trail.

11. **SNC-03-16 (56516) NORTHGATE (BUILDING 3) (Public Hearing).** An application submitted by Tracy Hammer for a Street Name Change in an M-2, General Industrial District, to rename a portion of Marion Drive to Puebla Street extending south of Tropical Parkway to the Interstate 15 right-of-way. The Assessor's Parcel Numbers are 123-29-701-001 and 123-29-310-002. (For Possible Action)

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

12. **SPR-02-16 (56519) PATRIOT APARTMENTS NLV (Public Hearing).** An application submitted by FIX Development, on behalf of Colonial Realty LP, property owner, for a site plan review in an R-3, Multi-Family Residential District,

to allow 699 apartment units. The property is located at the northwest corner of Tropical Parkway and Lamb Boulevard. The Assessor's Parcel Numbers are 123-30-601-013, 123-30-601-014 and 123-30-601-015. (For Possible Action)

ACTION: APPROVED

13. **UN-75-16 (56274) GREEN KISS, INC. (Public Hearing).** An application submitted by Green Kiss, Inc., on behalf of David Abovian, 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 4050 Losee Road. The Assessor's Parcel Number is 139-01-401-009. (For Possible Action)

ACTION: APPROVED

14. **UN-76-16 (56275) GREEN KISS, INC. (Public Hearing).** An application submitted by Green Kiss, Inc., on behalf of David Abovian, 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 4050 Losee Road. The Assessor's Parcel Number is 139-01-401-009. (For Possible Action)

ACTION: DENIED

15. **VAC-10-16 (56298) 5TH STREET WIDENING (Public Hearing).** An application submitted by the City of North Las Vegas, to vacate portions of North 5th Street right-of-way. The properties are located at the northeast and northwest intersections of Lake Mead Boulevard North and North 5th Street. The Assessor's Parcel Numbers are 139-22-699-034, 139-23-299-046 and 139-23-299-047. (For Possible Action)

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

16. **VAC-11-16 (56368) KELLY DIVISION (Public Hearing).** An application submitted by Kevin and Cicily Kelly, property owners, to vacate a portion of right-of-way located south of Topaz Hills Drive, approximately 175 feet west of Flushing River Street. The Assessor's Parcel Numbers are 139-07-610-012 and 139-07-610-013. (For Possible Action)

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

17. **VAC-12-16 (56390) GLENEAGLES (Public Hearing).** An application submitted by the City of North Las Vegas, to vacate portions of public right-of-ways, known as Blue Gull Street, Robin Gale Avenue, Canary Cedar Street, Parrot Hill

Avenue, Gray Robin Avenue and Finch Ridge Avenue. The Assessor's Parcel Numbers are 139-10-199-009 and 139-10-199-011. (For Possible Action)

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

OLD BUSINESS

18. **UN-74-16 (56184) THREE CUPS YARD NORTH AMERICA CULTIVATION FACILITY (Public Hearing).** An application submitted by Three Cups Yard North America, LLC, on behalf of Three Cups Yard Real Estate, 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 12465 Apex Great Basin Way. The Assessor's Parcel Number is 103-13-010-025. (For Possible Action) (Continued November 9, 2016)

ACTION: CONTINUED TO JANUARY 11, 2017 PLANNING COMMISSION MEETING, PER THE APPLICANT'S REQUEST

PUBLIC FORUM

There was no public participation.

DIRECTOR'S BUSINESS

Mr. Jordan thanked the Planning Commission for their hard work and service during the past year, and extended all in attendance wishes for a Merry Christmas.

CHAIRMAN'S BUSINESS

Chairman Kraft extended all in attendance a happy holiday season and a happy new year.

ADJOURNMENT

The meeting adjourned at 8:05 p.m.