

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

April 12, 2017

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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) 633-2410 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

Chairman Kenneth Kraft

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 April 12, 2017. (For Possible Action)

ACTION: APPROVED AS AMENDED

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 March 8, 2017. (For Possible Action)

ACTION: APPROVED

NEW BUSINESS

3. **AMP-02-17 (57557) COMPLETE STREETS POLICY (Public Hearing).** An amendment to the Comprehensive Master Plan to add a Complete Streets Policy and amend Guiding Principle 3, An Integrated Multi-Modal Transportation System, and supporting policies. (For Possible Action)

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

4. **AMP-03-17 (57724) TROPICAL PARKWAY AND HOLLYWOOD BOULEVARD IMPROVEMENTS (Public Hearing).** An application submitted by the City of North Las Vegas for an Amendment to the Master Plan of Streets and Highways to reduce the width of Sloan Lane from a 100-foot right-of-way to an 80-foot right-of-way between Tropical Parkway and Interstate 15. (For Possible Action)

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

5. **UN-15-17 (57647) LA SIERRA AUTO SALES (Public Hearing).** An application submitted by Sonia B. Perez, on behalf of Arche's Place, 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 facility. The property is located at 4230 North Pecos Road, Suites 3 through 5. (For Possible Action)

ACTION: DENIED

6. **UN-16-17 (57673) SKINDUSTRY LLC (Public Hearing).** An application submitted by Chloe Acosta on behalf of RWA Trust and Anderson Rodger Trs, property owner, for a Special Use Permit in a C-2, General Commercial District, to allow a tattoo establishment. The property is located 4090 West Craig Road, Suite 103. The Assessor's Parcel Number is 139-06-615-002. (For Possible Action)

ACTION: APPROVED

7. **UN-18-17 (57687) AMAZON LAS6 (Public Hearing).** An application submitted by Plug Power on behalf of P H I Northgate Building 3 LLC, c/o VanTrust Real Estate LLC, property owner, for a Special Use Permit in an M-2, General Industrial District, to allow the storage of hazardous materials (hydrogen storage tank for 18,000 gallons). The property is located at 4550 Nexus Way. The Assessor's Parcel Number is 123-29-310-003. (For Possible Action)

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

8. **ZN-08-17 (57691) VILLAGES AT TULE SPRINGS, SOUTHWEST VILLAGE 3 (Public Hearing).** An application submitted by CalAtlantic Homes, on behalf of Standard Pacific of Las Vegas, Inc., property owner, for a property reclassification 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 southeast corner of the Clayton Street and Dorrell Lane alignment. The Assessor's Parcel Numbers are 124-21-113-004 through 006 and 124-21-212-005. (For Possible Action)

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

9. **T-1401 (57713) VILLAGES AT TULE SPRINGS, SOUTHWEST VILLAGE 3.** An application submitted by CalAtlantic Homes, on behalf of Standard Pacific of Las Vegas, Inc., property owner, for approval of a Tentative Map in a PCD, Planned Community Development District, (proposed rezoning to R-CL PCD, Medium Density Residential, Planned Community Development District), to allow a 380-lot, single-family residential subdivision. The properties are located at the southeast corner of the Clayton Street and Dorrell Lane alignment. The Assessor's Parcel Numbers are 124-21-113-004 through 006 and 124-21-212-005. (For Possible Action)

ACTION: APPROVED

10. **UN-11-17 (57424) HARMONY GREEN LIFE CULTIVATION (Public Hearing).** An application submitted by Harmony Green Life, LLC, on behalf of Sun Properties 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 240 Commerce Park Court. The Assessor's Parcel Number is 139-10-710-007. (For Possible Action)

ACTION: APPROVED

11. **UN-12-17 (57425) HARMONY GREEN LIFE DISPENSARY (Public Hearing).** An application submitted by Harmony Green Life, LLC, on behalf of Sun Properties LLC, 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 240 Commerce Park Court. The Assessor's Parcel Number is 139-10-710-007. (For Possible Action)

ACTION: DENIED

12. **UN-13-17 (57579) SPEEDEE MART (Public Hearing).** An application submitted by Speedee Mart, on behalf of Great Basin, LLC, property owner, for a Special Use Permit in an M-2, General Industrial District, to allow a convenience food store with gas pumps. The properties are located at the southwest corner of Las Vegas Boulevard North and US Highway 93. The Assessor's Parcel Numbers are 103-13-010-005 and 103-13-010-006. (For Possible Action)

ACTION: APPROVED

13. **UN-14-17 (57602) NLVG, LLC (Public Hearing).** An application submitted by NLVG, LLC, on behalf of Calabasas Queen II 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 203 West Brooks Avenue. The Assessor's Parcel Number is 139-15-611-002. (For Possible Action)

ACTION: APPROVED

14. **UN-17-17 (57682) VEGAS VALLEY GROWERS NORTH TEMPORARY FACILITY (Public Hearing).** An application submitted by Vegas Valley Growers North, LLC, on behalf of Juma Holdings, LLC, property owner, for a Special Use Permit in an M-2, General Industrial District, to allow a temporary building. The property is located on Hollywood Boulevard approximately 350 feet south of El Campo Grande Avenue. The Assessor's Parcel Number is 123-27-810-010. (For Possible Action)

ACTION: APPROVED

15. **UN-19-17 (57688) CASTLE PEAK (Public Hearing).** An application submitted by Solace Holdings, LLLP, property owner, for a Special Use Permit in an M-2, General Industrial District, to allow a temporary building. The property is located at 6155 East Azure Avenue. The Assessor's Parcel Number is 123-27-201-026. (For Possible Action)

ACTION: APPROVED

16. **VAC-07-17 (57689) NORTHGATE BUILDING 3 (Public Hearing).** An application submitted by Tracy Hammer, on behalf of P H I Northgate Building 3, LLC, property owner, to vacate a drainage easement. The drainage easement is located at the southeast corner of Donovan Way and Tropical Parkway and extends south approximately 640 feet. The Assessor's Parcel Number is 123-29-310-003. (For Possible Action)

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

17. **ZOA-02-17 (57592) AA AUTO CARE (Public Hearing).** An application submitted by AA Auto Care to amend Title 17 (Zoning Ordinance), by amending Section 17.20.030, Subsection F, Subsection 13, to amend the accessory use standards for Truck and Trailer Rental, by allowing additional commercial businesses to offer Truck and Trailer Rental, and providing for other matters properly related thereto. (For Possible Action)

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

PUBLIC FORUM

There was no public participation.

DIRECTOR'S BUSINESS

Director Melesio stated he looked forward to working with the Planning Commission and serving the citizens of North Las Vegas.

Director Melesio advised the department's name would be changing from Community Development and Compliance to Land Development and Community Services.

CHAIRMAN'S BUSINESS

Chairman Kraft welcomed Director Melesio to the City of North Las Vegas.

ADJOURNMENT

The meeting adjourned at 7:39 p.m.