

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

December 14, 2016

***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) 633-2410 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

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 Randy Robison

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 14, 2016 (For Possible Action)

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)

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)
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)
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)

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)

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)

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)

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)

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)

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)
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)
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)
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)
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)
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)
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)

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)

PUBLIC FORUM

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DIRECTOR'S BUSINESS

CHAIRMAN'S BUSINESS

ADJOURNMENT