

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

October 12, 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

Vice-Chairman Nelson Stone

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 October 12, 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 September 14, 2016 \(For Possible Action\)](#)

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)
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)
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)

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)
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)
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)
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)
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)
11. [**UN-70-16 \(55911\) MME CULTIVATION AT 4635 ANDREWS ST \(Public Hearing\).**](#) An application submitted by TapRoot Holdings NV, LLC, on behalf of ADVD 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)

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)
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)
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)
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)
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)
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)

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)

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)

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)

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)

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)

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)

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)

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)

PUBLIC FORUM

This is the portion 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 upon any topic. Usually items received under this heading will be referred to the appropriate City staff for action at a later date.

DIRECTOR'S BUSINESS

CHAIRMAN'S BUSINESS

ADJOURNMENT