

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

April 12, 2017

***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 Laura Perkins

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 April 12, 2017. (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 March 8, 2017.](#) (For Possible Action)
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)
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)
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)
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)

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)

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)

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)

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)

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)

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)
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)
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)
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)
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)
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)

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DIRECTOR'S BUSINESS

CHAIRMAN'S BUSINESS

ADJOURNMENT