

**MINUTES
CITY OF NORTH LAS VEGAS
PLANNING COMMISSION**

December 9, 2015

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 Willard Ewing

ROLL CALL:

Chairman Willard Ewing – Present
Vice-Chairman Kenneth Kraft – Present
Commissioner Laura Perkins – Present
Commissioner Nelson Stone– Present
Commissioner Felix Acevedo – Present
Commissioner Randy Robison – Present
Commissioner Al Greer - Present

STAFF PRESENT:

Gregory W Blackburn, Director
Marc Jordan, Planning Manager
Robert Eastman, Principal Planner
Bethany Rudd Sanchez, Sr. Deputy City Attorney
Robert McLaughlin, Public Works/Manager
Curt Kroeker, Public Works/Engineering Associate
Julie Shields, Executive Secretary/Recording
Secretary

VERIFICATION:

Julie Shields, Recording Secretary

PLEDGE OF ALLEGIANCE:

Commissioner Al Greer

PUBLIC FORUM

There was no public participation.

AGENDA

1. **APPROVAL OF THE PLANNING COMMISSION MEETING AGENDA OF DECEMBER 9, 2015 (FOR POSSIBLE ACTION)**

ACTION: APPROVED AS AMENDED; ITEM NO. 13 (UN-87-14) WITHDRAWN PER THE APPLICANT'S REQUEST; ITEM NO. 19 (VAC-08-15) WAS MOVED TO THE BEGINNING OF NEW BUSINESS; ITEM NOS. 28 (AMP-03-15), 29 (ZN-07-15), AND 30 (WAV-04-15) CONTINUED TO JANUARY 13, 2016; AND ITEM NO. 31 (ZN-08-15) WITHDRAWN PER THE APPLICANT'S REQUEST

MOTION: Vice-Chairman Kraft

AYES: Chairman Ewing, Vice-Chairman Kraft, Commissioners Perkins, Stone, Acevedo, Robison and Greer

NAYS: None

ABSTAIN: None

MINUTES

2. **APPROVAL OF THE PLANNING COMMISSION MEETING MINUTES OF NOVEMBER 10, 2015 (FOR POSSIBLE ACTION)**

ACTION: APPROVED

MOTION: Commissioner Perkins

AYES: Chairman Ewing, Vice-Chairman Kraft, Commissioners Perkins, Stone, Acevedo, Robison and Greer

NAYS: None

ABSTAIN: None

NEW BUSINESS

19. **VAC-08-15 (53069) ELDORADO R1-60 NO. 17 (PUBLIC HEARING). AN APPLICATION SUBMITTED BY PARDEE HOMES OF NEVADA, PROPERTY OWNER, TO VACATE TWO (2) 20-FOOT WIDE SEWER EASEMENTS AND A 150-FOOT WIDE DRAINAGE EASEMENT. THE PROPERTIES ARE LOCATED AT THE SOUTHWEST CORNER OF DEER SPRINGS WAY AND REVERE STREET. THE ASSESSOR'S PARCEL NUMBERS ARE 124-21-713-003 AND 124-21-813-061. (FOR POSSIBLE ACTION)**

This item was presented by Robert Eastman, Principal Planner.

Mr. Eastman advised the associated Tentative Map (T-1373) was approved August 12, 2015 by the Planning Commission. The vacation will allow development of the proposed Tentative Map as originally approved.

Staff recommended approval subject to condition.

The condition is as follows:

Public Works:

1. The vacation must record concurrently with the associated final map for T- 1373 and in conjunction with the approval of the associated civil improvement plans.

Jennifer Lazovich, 1980 Festival Plaza Dr., Las Vegas, appeared on behalf of the applicant.

Chairman Ewing opened the public hearing. Chairman Ewing closed the public hearing.

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Perkins

AYES: Chairman Ewing, Vice-Chairman Kraft, Commissioners Perkins, Stone, Acevedo, Robison and Greer

NAYS: None

ABSTAIN: None

3. **UN-26-14 (52596) 2804 SYNERGY IMPROVEMENTS (PUBLIC HEARING). AN APPLICATION SUBMITTED BY 2804 SYNERGY LLC, PROPERTY OWNER, FOR AN EXTENSION OF TIME FOR A PREVIOUSLY APPROVED SPECIAL USE PERMIT IN AN M-2, GENERAL INDUSTRIAL DISTRICT TO ALLOW A CULTIVATION FACILITY FOR MEDICAL MARIJUANA ON PROPERTY LOCATED AT 2804 SYNERGY STREET. THE ASSESSOR'S PARCEL NUMBER IS 139-15-614-014. (FOR POSSIBLE ACTION)**

This item was presented by Marc Jordan, Planning Manager.

Mr. Jordan stated the original approval was for the entire building which is approximately 9,000 square feet. The applicant has not indicated any changes to the request. A provisional certificate has been issued for this location for the original applicant. They may be relocating to another facility. The property owner wants to retain entitlement on this property to be able to market it to another tenant.

Staff had no objections and recommended approval.

The conditions are as follows:

Planning & Zoning:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.

Police:

2. Suitable back up power to allow keypads and cameras/DVR to function during power outage.
3. Off-site remote access to surveillance cameras.
4. Secure roll up doors and alarm auxiliary doors for emergency exit only.
5. Repair or replace fencing and gates to appropriate security levels.

Richard Harris, 2804 Synergy Street, North Las Vegas, appeared to answer questions.

Chairman Ewing opened the public hearing. Chairman Ewing closed the public hearing.

ACTION: APPROVED

MOTION: Commissioner Perkins

AYES: Chairman Ewing, Vice-Chairman Kraft, Commissioners Perkins, Stone, Acevedo, Robison and Greer

NAYS: None

ABSTAIN: None

4. **UN-45-14 (52845) 4606 LLC (PUBLIC HEARING). AN APPLICATION SUBMITTED BY 4606 LLC, PROPERTY OWNER, FOR AN EXTENSION OF TIME FOR A PREVIOUSLY APPROVED SPECIAL USE PERMIT IN AN M-2, GENERAL INDUSTRIAL DISTRICT TO ALLOW A CULTIVATION FACILITY FOR MEDICAL MARIJUANA ON PROPERTY LOCATED AT 4606 ANDREWS STREET. THE ASSESSOR'S PARCEL NUMBER IS 140-06-510-002. (FOR POSSIBLE ACTION)**

This item was presented by Marc Jordan, Planning Manager.

Mr. Jordan stated the original applicant received a provisional certificate from the state. They may relocate to another facility. The property owner wants to retain entitlement on this property to be able to market it to another tenant. The applicant proposed to use half the building (approximately 27,000 square feet) for cultivation. There are no changes to the original plan.

Staff had no objections and recommended approval.

The conditions are as follows:

Planning & Zoning:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.

Police:

2. All applications must follow State of Nevada requirements for facility security.
3. Police Department approval is contingent upon submittal of a security plan to the Police Department, which will be verified with a site visit.

Lucy Stewart, 2500 W. Sahara Ave., Las Vegas, (representative) and Steve Anderson (owner), 4606 Andrews St., North Las Vegas, appeared. Mr. Anderson has a new tenant and agreed to the conditions set forth last year.

Chairman Ewing opened the public hearing. Chairman Ewing closed the public hearing.

ACTION: APPROVED

MOTION: Commissioner Stone

AYES: Chairman Ewing, Vice-Chairman Kraft, Commissioners Perkins, Stone, Acevedo, Robison and Greer

NAYS: None

ABSTAIN: None

5. **UN-47-14 (52889) NORTH LAS VEGAS DISPENSARY (PUBLIC HEARING). AN APPLICATION SUBMITTED BY WAVESEER OF LAS VEGAS LLC ON BEHALF OF DECATUR PLAZA LLC, PROPERTY OWNER, FOR AN EXTENSION OF TIME FOR A PREVIOUSLY APPROVED SPECIAL USE PERMIT IN A C-2, GENERAL COMMERCIAL DISTRICT TO ALLOW A MEDICAL MARIJUANA DISPENSARY ON PROPERTY LOCATED AT 5530 NORTH DECATUR BOULEVARD. THE ASSESSOR'S PARCEL NUMBER IS 124-31-101-008. (FOR POSSIBLE ACTION)**

This item was presented by Marc Jordan, Planning Manager.

Mr. Jordan stated the applicant proposed a dispensary that is approximately 3,000 square feet in size. They have a provisional certificate from the state.

Staff had no objections and recommended approval.

The conditions are as follows:

Planning & Zoning:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. Standard operating hours shall be determined by the Community Development and Compliance Director.

Police:

3. All applications must follow State of Nevada requirements for facility security.
4. Police Department approval is contingent upon submittal of a security plan to the Police Department, which will be verified with a site visit.

Jeff Barr, 2300 W. Sahara Ave., Ste. 800, Las Vegas, appeared on behalf of the applicant. Mr. Barr stated this is the first cultivation facility opened in the City in Apex. The applicant agreed to all conditions.

Chairman Ewing opened the public hearing. Chairman Ewing closed the public hearing.

ACTION: APPROVED

MOTION: Commissioner Stone

AYES: Chairman Ewing, Vice-Chairman Kraft, Commissioners Perkins, Stone, Acevedo, Robison and Greer

NAYS: None

ABSTAIN: None

6. **UN-62-14 (52925) MME CULTIVATION (PUBLIC HEARING). AN APPLICATION SUBMITTED BY KATHRYN PETERSEN, ON BEHALF OF SFC LEASING LP, PROPERTY OWNER, FOR AN EXTENSION OF TIME FOR A PREVIOUSLY APPROVED SPECIAL USE PERMIT IN AN M-2, GENERAL INDUSTRIAL DISTRICT TO ALLOW A CULTIVATION FACILITY FOR MEDICAL MARIJUANA ON PROPERTY LOCATED AT 203 EAST MAYFLOWER AVENUE. THE ASSESSOR'S PARCEL NUMBER IS 139-15-615-026. (FOR POSSIBLE ACTION)**

This item was presented by Marc Jordan, Planning Manager.

Mr. Jordan stated there are no changes to the original proposal, and approval was received for a production facility within this site.

Staff had no objections and recommended approval.

Planning & Zoning:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. That a single entrance shall be provided for the cultivation facility apart from the production facility, except for additional exits that may be required to comply with life safety requirements, or as otherwise allowed by the Nevada Division of Public and Behavioral Health and Nevada Revised Statutes Requirements.

Police:

3. All applications must follow State of Nevada requirements for facility security.
4. Police Department approval is contingent upon submittal of a security plan to the Police Department, which will be verified with a site visit.

Kathy Petersen, 900 Granger Farm Way, Las Vegas, stated there had been a number of challenges within this industry and she would appreciate the Planning Commission's support for the extension of time.

Chairman Ewing opened the public hearing. Chairman Ewing closed the public hearing.

ACTION: APPROVED

MOTION: Commissioner Acevedo

AYES: Chairman Ewing, Vice-Chairman Kraft, Commissioners Perkins, Stone, Acevedo, Robison and Greer

NAYS: None

ABSTAIN: None

7. **UN-65-14 (52867) 1616 E. LAKE MEAD BLVD-DISPENSARY (PUBLIC HEARING). AN APPLICATION SUBMITTED BY NLV HEALTH AND**

WELLNESS LLC ON BEHALF OF 1616 EAST LAKE MEAD LLC, PROPERTY OWNER, FOR AN EXTENSION OF TIME FOR A PREVIOUSLY APPROVED SPECIAL USE PERMIT IN AN R-A/DC REDEVELOPMENT AREA /DOWNTOWN CORE SUBDISTRICT, TO ALLOW A MEDICAL MARIJUANA DISPENSARY ON PROPERTY LOCATED AT 1616 EAST LAKE MEAD BOULEVARD. THE ASSESSOR'S PARCEL NUMBER IS 139-23-601-015. (FOR POSSIBLE ACTION)

This item was presented by Marc Jordan, Planning Manager.

Mr. Jordan advised the applicant has not received a provisional certificate from the state, and proposed to operate a dispensary in the office building behind the former Wendy's on Lake Mead Boulevard.

The Redevelopment Agency approved a Professional Services Agreement with an architectural studio for the downtown area to look at design concepts and themes to create an urban core master plan for the Redevelopment Agency. As a result, staff reevaluated whether a medical marijuana dispensary would fit with the new direction.

Staff did not support this request due to the new direction taken by the Redevelopment Agency, and also because the applicant has not obtained a provisional certificate from the state.

Neither the applicant nor representative was present.

The conditions are as follows:

Planning & Zoning:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. The exterior of the building shall be redesigned, subject to staff review and approval to be consistent with exterior designs that are consistent with the traditional style of pharmacies and medical offices.
3. The applicant shall complete all building improvements prior to the issuance of a business license.

Police:

4. All applications must follow State of Nevada requirements for facility security.
5. Police Department approval is contingent upon submittal of a security plan to the Police Department, which will be verified with a site visit.

Chairman Ewing opened the public hearing. Chairman Ewing closed the public hearing.

ACTION: DENIED; FORWARDED TO REDEVELOPMENT AGENCY FOR FINAL CONSIDERATION

MOTION: Vice-Chairman Kraft

AYES: Chairman Ewing, Vice-Chairman Kraft, Commissioners Perkins, Stone, Acevedo, Robison and Greer

NAYS: None

ABSTAIN: None

8. **UN-75-14 (52760) MME DISPENSARY AT 2113 N. LV BLVD (PUBLIC HEARING). AN APPLICATION SUBMITTED BY CLARK NMSD LLC DBA NUVEDA ON BEHALF OF 2113 INVESTORS LLC, PROPERTY OWNER, FOR AN EXTENSION OF TIME FOR A PREVIOUSLY APPROVED SPECIAL USE PERMIT IN AN RA/DC, REDEVELOPMENT AREA / DOWNTOWN CORE SUBDISTRICT TO ALLOW A MEDICAL MARIJUANA DISPENSARY ON PROPERTY LOCATED AT 2113 NORTH LAS VEGAS BOULEVARD. THE ASSESSOR'S PARCEL NUMBER IS 139-23-201-006. (FOR POSSIBLE ACTION)**

This item was presented by Marc Jordan, Planning Manager.

Mr. Jordan advised the applicant proposed to redesign and redevelop the site. A portion (3,800 square feet) of the building would be used for a dispensary and the remainder is zoned for future retail uses. The applicant has a provisional certificate from the state and has not indicated any changes to the original submittal.

Staff had no objections and recommended approval.

The conditions are as follows:

Planning & Zoning:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. The applicant shall complete all site and building improvements prior to the issuance of a business license.

Public Works:

3. Due to the proximity of the neighboring driveway, the southerly driveway shall be removed and replaced with curb, gutter and sidewalk per the applicable standard drawings.
4. It is recommended that the centrally located driveway also be removed and replaced with curb, gutter and sidewalk, if the existing shared driveway at the northerly property line is expanded.
 - a. In this case, the shared driveway shall be removed and replaced with an ADA compliant commercial driveway per *Clark County Area Uniform Standard Drawings* number 226.S1 or as otherwise approved by the City Traffic Engineer.
5. Existing non-compliant driveways shall be removed and replaced with ADA compliant driveways.
 - a. Should the existing shared driveway at the northerly property line not be expanded as recommended in the above condition, the centrally located driveway shall be removed and replaced with an ADA compliant commercial driveway per *Clark County Area Uniform Standard Drawings* number 226.S1 or as otherwise approved by the City Traffic Engineer.
6. Due to the Las Vegas Blvd Complete Streets project, the timing and construction of the required subject improvements, and permit issuance, shall be coordinated with the City Traffic Engineer.

Police:

7. All applications must follow State of Nevada requirements for facility security.
8. Police Department approval is contingent upon submittal of a security plan to the Police Department, which will be verified with a site visit.

George Garcia (representative), 1055 Whitney Ranch Dr., Ste. 210, Henderson, and Shane Terry (applicant), 222 Karen Ave., Las Vegas, appeared and concurred with staff recommendations.

Chairman Ewing opened the public hearing. Chairman Ewing closed the public hearing.

ACTION: APPROVED; FORWARDED TO REDEVELOPMENT AGENCY FOR FINAL CONSIDERATION

MOTION: Commissioner Perkins

AYES: Chairman Ewing, Vice-Chairman Kraft, Commissioners Perkins, Stone, Acevedo, Robison and Greer

NAYS: None

ABSTAIN: None

9. **UN-88-14 (52879) MD DEVELOPMENT-CULTIVATION (PUBLIC HEARING). AN APPLICATION SUBMITTED BY MD DEVELOPMENT, PROPERTY OWNER, FOR AN EXTENSION OF TIME FOR A PREVIOUSLY APPROVED SPECIAL USE PERMIT IN AN M-2, GENERAL INDUSTRIAL DISTRICT TO ALLOW A CULTIVATION FACILITY FOR MEDICAL MARIJUANA ON PROPERTY LOCATED AT 228 WEST OWENS AVENUE. THE ASSESSOR'S PARCEL NUMBER IS 139-22-803-002. (FOR POSSIBLE ACTION)**

This item was presented by Marc Jordan, Planning Manager.

Mr. Jordan briefed Item No. 9, UN-88-14, and Item No. 10, UN-89-14, together as they are related. Each item was voted upon separately.

Both items are requests for extensions of time. Item No. 9, UN-88-14, is specific to a cultivation facility and Item No. 10, UN-89-14, will allow the production of edible marijuana or marijuana infused products.

Mr. Jordan stated when the item was originally approved, the applicant proposed to redevelop two existing buildings on the site for cultivation and production. Since that time, they received approval from City Council for a dispensary and submitted a revised site plan showing a complete redevelopment of the site, which includes three new buildings.

The applicant requested approval to develop the site in phases. The first phase would be to redevelop the existing buildings because of the state's 18 month time frame. The

first two buildings would be developed for production and cultivation as originally proposed. The second phase would allow development of two new buildings on the eastern property line for their cultivation and production operation. The third phase would be to develop a third new building that would take the place of the existing two buildings.

Staff had no objections to the phasing of this development so the applicant could get started and meet the state's deadlines, and recommended approval.

The conditions for UN-88-14 are as follows:

Planning & Zoning:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. Ten feet of landscaping shall be provided along Owens Avenue. The landscaping shall include trees every 20 feet on center, with shrubs and groundcover to provide 50% coverage within two years of planting.
3. The applicant shall provide a decorative block wall around the perimeter of the site.
4. The entire site shall be paved with asphalt or concrete to provide a dust free parking surface.
5. The two parking spaces that protrude into the right-of-way shall be removed.
6. That a single entrance shall be provided for the cultivation facility apart from the proposed production facility and the proposed dispensary, except for additional exits that may be required to comply with life safety requirements, or as otherwise allowed by the Nevada Division of Public and Behavioral Health and Nevada Revised Statutes Requirements.
7. The floor plan shall be revised to remove all interconnecting doors throughout the buildings in order to provide a separation from the cultivation facility to the proposed production facility or the proposed dispensary, or as otherwise allowed by the Nevada Division of Public and Behavioral Health and Nevada Revised Statutes Requirements.

Public Works:

8. The property owner shall grant a twenty-four foot (24') wide public ingress/egress easement to the landlocked parcel (APN 139-22-803-001) north of the applicant's parcel.
9. The gates shown on the plan at the driveway on Owens Avenue shall be removed, as unrestricted access is required to serve APN 139-22-803-001. In the event the owner of APN 139-22-803-001 agrees to some form of gating, or other security measures, compliance with *Clark County Area Uniform Standard Drawings* number 222.1 for throat depths is required; additionally, a queuing analysis may also be required. Emergency access must be maintained.
10. Existing non-compliant driveways shall be removed and replaced with ADA compliant driveways. The existing driveway on Owens Avenue shall be removed and replaced with an ADA compliant commercial driveway per *Clark County Area Uniform Standard Drawings* numbers 222.1 and 225, with minimum widths of 32 feet as measured from lip of gutter to lip of gutter.
11. The existing parking area within the public right-of-way shall be removed.
12. If the parking lot is required to be paved, or if a block wall is to be constructed on the property, approval of a drainage study is required prior to submittal of the civil improvement plans.

Police:

13. All applications must follow State of Nevada requirements for facility security.
14. Police Department approval is contingent upon submittal of a security plan to the Police Department, which will be verified with a site visit.

Lucy Stewart (representative), 2500 W. Sahara Ave., Las Vegas, and Mark DeStefano (applicant), appeared and concurred with all conditions.

Chairman Ewing opened the public hearing for UN-88-14. Chairman Ewing closed the public hearing for UN-88-14.

ACTION: APPROVED

MOTION: Commissioner Stone

AYES: Chairman Ewing, Vice-Chairman Kraft, Commissioners Perkins, Stone, Acevedo, Robison and Greer
NAYS: None
ABSTAIN: None

10. **UN-89-14 (52880) MD DEVELOPMENT-PRODUCTION (PUBLIC HEARING). AN APPLICATION SUBMITTED BY MD DEVELOPMENT, PROPERTY OWNER, FOR AN EXTENSION OF TIME FOR A PREVIOUSLY APPROVED SPECIAL USE PERMIT IN AN M-2, GENERAL INDUSTRIAL DISTRICT TO ALLOW THE PRODUCTION OF EDIBLE MARIJUANA PRODUCTS OR MARIJUANA INFUSED PRODUCTS ON PROPERTY LOCATED AT 228 WEST OWENS AVENUE. THE ASSESSOR'S PARCEL NUMBER IS 139-22-803-002. (FOR POSSIBLE ACTION)**

This item was presented by Marc Jordan, Planning Manager.

Mr. Jordan briefed Item No. 9, UN-88-14, and Item No. 10, UN-89-14, together as they are related. Each item was voted upon separately.

Both items are requests for extensions of time. Item No. 9, UN-88-14, is specific to a cultivation facility and Item No. 10, UN-89-14, will allow the production of edible marijuana or marijuana infused products.

Mr. Jordan stated when the item was originally approved, the applicant proposed to redevelop two existing buildings on the site for cultivation and production. Since that time, they received approval from City Council for a dispensary and submitted a revised site plan showing a complete redevelopment of the site, which includes three new buildings.

The applicant requested approval to develop the site in phases. The first phase would be to redevelop the existing buildings because of the state's 18 month time frame. The first two buildings would be developed for production and cultivation as originally proposed. The second phase would allow development of two new buildings on the eastern property line for their cultivation and production operation. The third phase would be to develop a third new building that would take the place of the existing two buildings.

Staff had no objections to the phasing of this development so the applicant could get started and meet the state's deadlines, and recommended approval.

The conditions for UN-89-14 are as follows:

Planning & Zoning:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. Ten feet of landscaping shall be provided along Owens Avenue. The landscaping shall include trees every 20 feet on center, with shrubs and groundcover to provide 50% coverage within two years of planting.
3. The applicant shall provide a decorative block wall around the perimeter of the site.
4. The entire site shall be paved with asphalt or concrete to provide a dust free parking surface.
5. The two parking spaces that protrude into the right-of-way shall be removed.
6. That a single entrance shall be provided for the production facility apart from the proposed cultivation facility and the proposed dispensary, except for additional exits that may be required to comply with life safety requirements, or as otherwise allowed by the Nevada Division of Public and Behavioral Health and Nevada Revised Statutes Requirements.
7. The floor plan shall be revised to remove all interconnecting doors throughout the buildings in order to provide a separation from the production facility to the proposed cultivation facility or the proposed dispensary, or as otherwise allowed by the Nevada Division of Public and Behavioral Health and Nevada Revised Statutes Requirements.

Public Works:

8. The property owner shall grant a twenty-four foot (24') wide public ingress/egress easement to the landlocked parcel (APN 139-22-803-001) north of the applicant's parcel.
9. The gates shown on the plan at the driveway on Owens Avenue shall be removed, as unrestricted access is required to serve APN 139-22-803-001. In the event the owner of APN 139-22-803-001 agrees to some form of gating, or other security measures, compliance with *Clark County Area Uniform Standard*

Drawings number 222.1 for throat depths is required; additionally, a queuing analysis may also be required. Emergency access must be maintained.

10. Existing non-compliant driveways shall be removed and replaced with ADA compliant driveways. The existing driveway on Owens Avenue shall be removed and replaced with an ADA compliant commercial driveway per *Clark County Area Uniform Standard Drawings* numbers 222.1 and 225, with minimum widths of 32 feet as measured from lip of gutter to lip of gutter.
11. The existing parking area within the public right-of-way shall be removed.
12. If the parking lot is required to be paved, or if a block wall is to be constructed on the property, approval of a drainage study is required prior to submittal of the civil improvement plans.

Police:

13. All applications must follow State of Nevada requirements for facility security.
14. Police Department approval is contingent upon submittal of a security plan to the Police Department, which will be verified with a site visit.

Lucy Stewart (representative), 2500 W. Sahara Ave., Las Vegas, and Mark DeStefano (applicant), appeared and concurred with all conditions.

Chairman Ewing opened the public hearing for UN-89-14. Chairman Ewing closed the public hearing for UN-89-14.

ACTION: APPROVED

MOTION: Commissioner Stone

AYES: Chairman Ewing, Vice-Chairman Kraft, Commissioners Perkins, Stone, Acevedo, Robison and Greer

NAYS: None

ABSTAIN: None

11. **UN-85-14 (52884) LVIG HOLDINGS LLC (PUBLIC HEARING). AN APPLICATION SUBMITTED BY LVOG HOLDINGS LLC ON BEHALF OF STARS AND STRIPS HELIPLEX LLC, PROPERTY OWNER, FOR AN EXTENSION OF TIME FOR A PREVIOUSLY APPROVED SPECIAL USE**

PERMIT IN AN M-2, GENERAL INDUSTRIAL DISTRICT TO ALLOW A CULTIVATION FACILITY FOR MEDICAL MARIJUANA ON PROPERTY LOCATED AT 500 EAST CHEYENNE AVENUE. THE ASSESSOR'S PARCEL NUMBER IS 139-11-401-007. (FOR POSSIBLE ACTION)

This item was presented by Robert Eastman, Principal Planner.

Mr. Eastman briefed Item No. 11, UN-85-14 and Item No. 12, UN-86-14, together as they were related and occupied the same site. Each item would be voted upon separately.

Item No. 11, UN-85-14, is a use permit for a cultivation facility for medical marijuana and Item No. 12, UN-86-14, is an application for an extension of time for a production facility for medical marijuana infused products.

Mr. Eastman stated the applicant intends to develop the site in a number of phases. The first phase is to use the existing support buildings in the back which were used for maintenance and hangar operations. As the business expands, they will expand into the larger hangar building and in the third phase, they will build additional buildings to increase production and cultivation facilities.

The application is in conformance. There are architectural site plan changes that need to be done to comply with design standards. There is adequate parking, and additional landscaping is needed.

The two applications are in compliance with industrial design guidelines and code requirements.

Mr. Eastman distributed a memorandum during briefing to the Planning Commission from Public Works regarding amending and replacing Public Works conditions in the existing Staff Report.

Mr. Eastman stated for the record that he indicated in the Staff Report there were three phases, and in the Public Works memorandum two phases were listed. According to the Public Works memorandum, Phase Two is when the construction of the buildings occurs -- which according to Mr. Eastman's Staff Report is listed as Phase Three.

Phase Two is when they expand and fully occupy all the hangar and support buildings on site. There was a third application, which has been withdrawn, that was for the testing facility and occupied the office building. At present, there is not a use for the office building.

Staff recommended approval of both items per Public Works memorandum dated December 1, 2015, with revised conditions.

The conditions for UN-85-14 are as follows:

Planning & Zoning:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. Additional landscaped diamonds shall be added to the parking lot to comply with the landscaping requirements.
3. The floor plan shall be revised to remove all interconnecting doors throughout the building in order to provide a separation between the cultivation facility and the production of edible marijuana products or marijuana-infused products facility, or as otherwise allowed by the Nevada Division of Public and Behavioral Health and Nevada Revised Statutes Requirements.

Public Works:

4. [Phase 1] All gates shall be located a minimum of 50 feet behind the property line. If the vehicles entering the site are longer than 50 feet, the gates shall be located far enough behind the property line to allow the vehicles to queue outside of the traveled way. A queuing and on-site circulation analysis may be provided to justify alternative configurations. Please contact Traffic Engineering at (702) 633-2676 to request a scope.
5. [Phase 1] All new projects, including redevelopment projects, must comply with current A.D.A requirements for public access, as required of the City by the Department of Justice. Incidentally, the existing easterly, noncompliant NDOT driveway on Cheyenne Ave shall be removed and replaced with a commercial driveway meeting the A.D.A requirements for public access in conformance with the Nevada Department of Transportation's access management policy. This driveway shall be used for emergency access only.
6. [Phase 1] The existing westerly driveway on Cheyenne Avenue that is not being used shall be removed and replaced with curb, gutter and sidewalk per the *Clark County Area Uniform Standard Drawings*.

7. [Phase 1] The southerly driveway on North 5th Street shall be removed and replaced with curb, gutter and sidewalk per the *Clark County Area Uniform Standard Drawings* and the access gate shall remain permanently closed.
8. [Phase 2] A right turn lane and bus turnout consistent with CCAUSD No. 234.4 shall be constructed in the public right-of-way south of the commercial driveway on North 5th Street; other alternatives may be considered subject to review and approval of the City Traffic Engineer.
9. [Phase 2] Approval of a drainage study update is required prior to submittal of the civil improvement plans.
10. [Phase 2] All known geologic hazards, such as fault lines and/or fissures, shall be shown on the civil improvement plans submitted to the Department of Public Works. Subsequent identification of additional hazards may substantially alter the original site plan.

Utilities - Water/Sewer - For information only:

- This project shall comply with the General Provisions and Conditions of the *City of North Las Vegas Water Service Rules and Regulations*.
- A looped water system may be required for fire protection, subject to review and approval of the Utilities Department; reduced Pressure Detector Assemblies will be required for all fire services.
- Submittal of a Hydraulic Analysis per the "*Uniform Design and Construction Standards (UDACS) for Potable Water Systems*", is required and will be subject to review and approval of the Utilities Department.
- Reduced Pressure Detector Assembly (RPDA) required. If not already existing, installation of an RPDA will be required for fire backflow prevention per the *City of North Las Vegas Water Service Rules and Regulations*.

Police:

11. All applications must follow State of Nevada requirements for facility security.
12. Police Department Approval is contingent upon submittal of a security plan to the Police Department, which will be verified with a site visit.

Sandra Tiffany, 2720 Bayou Ct., Las Vegas, met with Public Works and Planning staff and concurred with staff recommendations.

Chairman Ewing opened the public hearing on Item No. 11, UN-85-14. Chairman Ewing closed the public hearing on Item No. 11, UN-85-14.

ACTION: APPROVED AS AMENDED, PER DECEMBER 1, 2015 PUBLIC WORKS MEMORANDUM

MOTION: Vice-Chairman Kraft

AYES: Chairman Ewing, Vice-Chairman Kraft, Commissioners Perkins, Stone, Acevedo, Robison and Greer

NAYS: None

ABSTAIN: None

12. **UN-86-14 (52883) LVOP HOLDINGS LLC (PUBLIC HEARING). AN APPLICATION SUBMITTED BY LVOG HOLDINGS LLC ON BEHALF OF STARS AND STRIPS HELIPLEX LLC, PROPERTY OWNER, FOR AN EXTENSION OF TIME FOR A PREVIOUSLY APPROVED SPECIAL USE PERMIT IN AN M-2, GENERAL INDUSTRIAL DISTRICT TO ALLOW THE PRODUCTION OF MEDICAL MARIJUANA PRODUCTS OR MARIJUANA INFUSED PRODUCTS ON PROPERTY LOCATED AT 500 EAST CHEYENNE AVENUE. THE ASSESSOR'S PARCEL NUMBER IS 139-11-401-007. (FOR POSSIBLE ACTION)**

This item was presented by Robert Eastman, Principal Planner.

Mr. Eastman briefed Item No. 11, UN-85-14, and Item No. 12, UN-86-14, together as they are related and occupied the same site. Each item would be voted upon separately.

Item No. 11, UN-85-14, is a use permit for a cultivation facility for medical marijuana and Item No. 12, UN-86-14, is an application for an extension of time for a production facility for medical marijuana infused products.

Mr. Eastman stated the applicant intends to develop the site in a number of phases. The first phase is to use the existing support buildings in the back which were used for maintenance and hangar operations. As the business expands, they will expand into the larger hangar building and in the third phase, they will build additional buildings to increase production and cultivation facilities.

The application is in conformance. There are architectural site plan changes that need to be done to comply with design standards. There is adequate parking, and additional landscaping is needed.

The two applications are in compliance with industrial design guidelines and code requirements.

Mr. Eastman distributed a memorandum during briefing to the Planning Commission from Public Works regarding amending and replacing Public Works conditions in the existing Staff Report.

Mr. Eastman stated for the record that he indicated in the Staff Report there were three phases, and in the Public Works memorandum two phases were listed. According to the Public Works memorandum, Phase Two is when the construction of the buildings occur -- which according to Mr. Eastman's Staff Report is listed as Phase Three.

Phase Two is when they expand and fully occupy all the hangar and support buildings on site. There was a third application, which has been withdrawn, that was for the testing facility and occupied the office building. At present, there is not a use for the office building.

Staff recommended approval of both items per Public Works memorandum dated December 1, 2015, with revised conditions.

The conditions for UN-86-14 are as follows:

Planning & Zoning:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. Additional landscaped diamonds shall be added to the parking lot to comply with the landscaping requirements.
3. The floor plan shall be revised to remove all interconnecting doors throughout the building in order to provide a separation between the cultivation facility and the production of edible marijuana products or marijuana-infused products facility, or as otherwise allowed by the Nevada Division of Public and Behavioral Health and Nevada Revised Statutes Requirements.

Public Works:

4. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
5. Additional landscaped diamonds shall be added to the parking lot to comply with the landscaping requirements.
6. The floor plan shall be revised to remove all interconnecting doors throughout the building in order to provide a separation between the cultivation facility and the production of edible marijuana products or marijuana-infused products facility, or as otherwise allowed by the Nevada Division of Public and Behavioral Health and Nevada Revised Statutes Requirements.
7. [Phase 1] All gates shall be located a minimum of 50 feet behind the property line. If the vehicles entering the site are longer than 50 feet, the gates shall be located far enough behind the property line to allow the vehicles to queue outside of the traveled way. A queuing and on-site circulation analysis may be provided to justify alternative configurations. Please contact Traffic Engineering at (702) 633-2676 to request a scope.
8. [Phase 1] All new projects, including redevelopment projects, must comply with current A.D.A requirements for public access, as required of the City by the Department of Justice. Incidentally, the existing easterly, noncompliant NDOT driveway on Cheyenne Ave shall be removed and replaced with a commercial driveway meeting the A.D.A requirements for public access in conformance with the Nevada Department of Transportation's access management policy. This driveway shall be used for emergency access only.
9. [Phase 1] The existing westerly driveway on Cheyenne Avenue that is not being used shall be removed and replaced with curb, gutter and sidewalk per the *Clark County Area Uniform Standard Drawings*.
10. [Phase 1] The southerly driveway on North 5th Street shall be removed and replaced with curb, gutter and sidewalk per the *Clark County Area Uniform Standard Drawings* and the access gate shall remain permanently closed.
11. [Phase 2] A right turn lane and bus turnout consistent with CCAUSD No. 234.4 shall be constructed in the public right-of-way south of the commercial driveway

on North 5th Street; other alternatives may be considered subject to review and approval of the City Traffic Engineer.

12. [Phase 2] Approval of a drainage study update is required prior to submittal of the civil improvement plans.
13. [Phase 2] All known geologic hazards, such as fault lines and/or fissures, shall be shown on the civil improvement plans submitted to the Department of Public Works. Subsequent identification of additional hazards may substantially alter the original site plan.

Utilities - Water/Sewer - For information only:

- This project shall comply with the General Provisions and Conditions of the *City of North Las Vegas Water Service Rules and Regulations*.
- A looped water system may be required for fire protection, subject to review and approval of the Utilities Department; reduced Pressure Detector Assemblies will be required for all fire services.
- Submittal of a Hydraulic Analysis per the "*Uniform Design and Construction Standards (UDACS) for Potable Water Systems*", is required and will be subject to review and approval of the Utilities Department.
- Reduced Pressure Detector Assembly (RPDA) required. If not already existing, installation of an RPDA will be required for fire backflow prevention per the *City of North Las Vegas Water Service Rules and Regulations*.

Police:

14. All applications must follow State of Nevada requirements for facility security,
15. Police Department Approval is contingent upon submittal of a security plan to the Police Department, which will be verified with a site visit.

Sandra Tiffany, 2720 Bayou Ct., Las Vegas, met with Public Works and Planning staff and concurred with staff recommendations.

Chairman Ewing opened the public hearing on UN-86-14. Chairman Ewing closed the public hearing on UN-86-14.

ACTION: APPROVED AS AMENDED PER DECEMBER 1, 2015 PUBLIC WORKS MEMORANDUM

MOTION: Commissioner Acevedo

AYES: Chairman Ewing, Vice-Chairman Kraft, Commissioners Perkins, Stone, Acevedo, Robison and Greer

NAYS: None

ABSTAIN: None

13. **UN-87-14 (52890) MME TESTING AT CHEYENNE & 5TH (PUBLIC HEARING). AN APPLICATION SUBMITTED BY STARS AND STRIPS HELIPLEX LLC, PROPERTY OWNER, FOR AN EXTENSION OF TIME FOR A PREVIOUSLY APPROVED SPECIAL USE PERMIT IN AN M-2, GENERAL INDUSTRIAL DISTRICT TO ALLOW AN INDEPENDENT TESTING LABORATORY FOR MEDICAL MARIJUANA ON PROPERTY LOCATED AT 500 EAST CHEYENNE AVENUE. THE ASSESSOR'S PARCEL NUMBER IS 139-11-401-007. (FOR POSSIBLE ACTION)**

ACTION: WITHDRAWN PER THE APPLICANT'S REQUEST

MOTION: Vice-Chairman Kraft
AYES: Chairman Ewing, Vice-Chairman Kraft, Commissioners Perkins, Stone, Acevedo, Robison and Greer
NAYS: None
ABSTAIN: None

14. **UN-92-14 (52903) MEDICAL CANNABIS HEALING LLC (PUBLIC HEARING). AN APPLICATION SUBMITTED BY MEDICAL CANNABIS HEALING LLC ON BEHALF OF RENAISSANCE CRAIG LLC, PROPERTY OWNER, FOR AN EXTENSION OF TIME FOR A PREVIOUSLY APPROVED SPECIAL USE PERMIT IN AN M-2, GENERAL INDUSTRIAL DISTRICT TO ALLOW A CULTIVATION FACILITY FOR MEDICAL MARIJUANA ON PROPERTY LOCATED AT 2180 EAST CRAIG ROAD. THE ASSESSOR'S PARCEL NUMBER IS 139-02-613-022. (FOR POSSIBLE ACTION)**

This item was presented by Robert Eastman, Principal Planner.

Mr. Eastman briefed Item No. 14, UN-92-14, No. 15, UN-93-14 and No. 16, UN-90-14 together as they were related. Each item would be voted upon separately.

Item No. 14, UN-92-14, is a request for an extension of time for a previously approved special use permit to allow a cultivation facility for medical marijuana.

Item No. 15, UN-93-14, is a request for an extension of time for a previously approved special use permit to allow the production of edible marijuana products or marijuana infused products.

Item No. 16, UN-90-14, is a request for an extension of time for a previously approved use permit for a marijuana dispensary.

Item No. 14, UN-92-14, and No. 15, UN-93-14 have a provisional use permit from the state; however, Item No. 16, UN-90-14, does not have a provisional certificate.

They are all located at 2180 E. Craig Road. They would use the entire building and add 14,000 square foot addition. The main building would be used for cultivation and 2,000 square feet of it would be used for the dispensary.

Mr. Eastman stated the addition and main Renaissance Pool building are not architecturally compatible and require changes to the façade to bring the two buildings into compliance with the design standards. They meet parking requirements and need to add landscaping along Craig Road.

Staff recommended approval of all three applications.

The conditions for UN-92-14 are as follows:

Planning & Zoning:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. The proposed building and existing building shall use consistent exterior stucco for the entire building with a uniform beige and tan color scheme.
3. Landscaping shall be provided along Craig Road. The landscaping shall include trees every 20 feet on center, with shrubs and groundcover to provide 50% coverage within two years of planting.

Public Works:

4. Approval of a drainage study or drainage study update is required prior to submittal of the civil improvement plans. Contact Dan Le at 633-1932.
5. All known geologic hazards shall be shown on the site plan and the civil improvement plans. Subsequent identification of additional hazards may substantially alter the original site plan.
6. A traffic impact study may be required. Please contact Traffic Engineering at 702-633-1224 to request a scope.

Police:

7. All applications must follow State of Nevada requirements for facility security.
8. Police Department approval is contingent upon submittal of a security plan to the Police Department, which will be verified with a site visit.

Kathy Petersen, 900 Granger Farm Way, Las Vegas, appeared on behalf of the Stuart Kaplan (phonetic) who could not be present.

Chairman Ewing opened the public hearing on UN-92-14. Chairman Ewing closed the public hearing on UN-92-14.

ACTION: APPROVED

MOTION: Commissioner Greer

AYES: Chairman Ewing, Vice-Chairman Kraft, Commissioners Perkins, Stone, Acevedo, Robison and Greer
NAYS: None
ABSTAIN: None

15. **UN-93-14 (52905) MEDICAL CANNABIS HEALING LLC (PUBLIC HEARING). AN APPLICATION SUBMITTED BY MEDICAL CANNABIS HEALING LLC ON BEHALF OF RENAISSANCE CRAIG LLC, PROPERTY OWNER, FOR AN EXTENSION OF TIME FOR A PREVIOUSLY APPROVED SPECIAL USE PERMIT IN AN M-2, GENERAL INDUSTRIAL DISTRICT TO ALLOW THE PRODUCTION OF EDIBLE MARIJUANA PRODUCTS OR MARIJUANA INFUSED PRODUCTS ON PROPERTY LOCATED AT 2180 EAST CRAIG ROAD. THE ASSESSOR'S PARCEL NUMBER IS 139-02-613-022. (FOR POSSIBLE ACTION)**

This item was presented by Robert Eastman, Principal Planner.

Mr. Eastman briefed Item No. 14, UN-92-14, No. 15, UN-93-14 and No. 16, UN-90-14 together as they were related. Each item would be voted upon separately.

Item No. 14, UN-92-14, is a request for an extension of time for a previously approved special use permit to allow a cultivation facility for medical marijuana.

Item No. 15, UN-93-14, is a request for an extension of time for a previously approved special use permit to allow the production of edible marijuana products or marijuana infused products.

Item No. 16, UN-90-14, is a request for an extension of time for a previously approved use permit for a marijuana dispensary.

Item No. 14, UN-92-14, and No. 15, UN-93-14 have a provisional use permit from the state; however, Item No. 16, UN-90-14, does not have a provisional certificate.

They are all located at 2180 E. Craig Road. They would use the entire building and add 14,000 square foot addition. The main building would be used for cultivation and 2,000 square feet of it would be used for the dispensary.

Mr. Eastman stated the addition and main Renaissance Pool building are not architecturally compatible and require changes to the façade to bring the two buildings into compliance with the design standards. They meet parking requirements and need to add landscaping along Craig Road.

Staff recommended approval of all three applications.

The conditions for UN-93-14 are as follows:

Planning & Zoning:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. The proposed building and existing building shall use consistent exterior stucco for the entire building with a uniform beige and tan color scheme.
3. Landscaping shall be provided along Craig Road. The landscaping shall include trees every 20 feet on center, with shrubs and groundcover to provide 50% coverage within two years of planting.

Public Works:

4. Approval of a drainage study or drainage study update is required prior to submittal of the civil improvement plans. Contact Dan Le at 633-1932.
5. All known geologic hazards shall be shown on the site plan and the civil improvement plans. Subsequent identification of additional hazards may substantially alter the original site plan.
6. A traffic impact study may be required. Please contact Traffic Engineering at 702-633-1224 to request a scope.

Police:

7. All applications must follow State of Nevada requirements for facility security.
8. Police Department approval is contingent upon submittal of a security plan to the Police Department, which will be verified with a site visit.

Kathy Petersen, 900 Granger Farm Way, Las Vegas appeared on behalf of the Stuart Kaplan (phonetic) who could not be present.

Chairman Ewing opened the public hearing on UN-93-14. Chairman Ewing closed the public hearing on UN-93-14.

ACTION: APPROVED

MOTION: Commissioner Acevedo
AYES: Chairman Ewing, Vice-Chairman Kraft, Commissioners Perkins, Stone, Acevedo, Robison and Greer
NAYS: None
ABSTAIN: None

16. UN-90-14 (52900) MEDICAL CANNABIS HEALING LLC (PUBLIC HEARING). AN APPLICATION SUBMITTED BY MEDICAL CANNABIS HEALING LLC ON BEHALF OF RENAISSANCE CRAIG LLC, PROPERTY OWNER, FOR AN EXTENSION OF TIME FOR A PREVIOUSLY APPROVED SPECIAL USE PERMIT IN AN M-2, GENERAL INDUSTRIAL DISTRICT TO ALLOW A MEDICAL MARIJUANA DISPENSARY ON PROPERTY LOCATED AT 2180 EAST CRAIG ROAD. THE ASSESSOR'S PARCEL NUMBER IS 139-02-613-022. (FOR POSSIBLE ACTION)

This item was presented by Robert Eastman, Principal Planner.

Mr. Eastman briefed Item No. 14, UN-92-14, No. 15, UN-93-14, and No. 16, UN-90-14, together as they were related. Each item would be voted upon separately.

Item No. 14, UN-92-14, is a request for an extension of time for a previously approved special use permit to allow a cultivation facility for medical marijuana.

Item No. 15, UN-93-14, is a request for an extension of time for a previously approved special use permit to allow the production of edible marijuana products or marijuana infused products.

Item No. 16, UN-90-14, is a request for an extension of time for a previously approved use permit for a marijuana dispensary.

Item No. 14, UN-92-14, and No. 15, UN-93-14, have a provisional use permit from the state; however, Item No. 16, UN-90-14, does not have a provisional certificate.

They are all located at 2180 E. Craig Road. They would use the entire building and add 14,000 square foot addition. The main building would be used for cultivation and 2,000 square feet of it would be used for the dispensary.

Mr. Eastman stated the addition and main Renaissance Pool building are not architecturally compatible and require changes to the façade to bring the two buildings into compliance with the design standards. They meet parking requirements and need to add landscaping along Craig Road.

Staff recommended approval of all three applications.

The conditions for UN-90-14 are as follows:

Planning & Zoning:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. Tenant improvements for a dispensary may only be issued in conjunction with tenant improvements for a cultivation and/or production facility for medical marijuana related to UN-92-14 and UN-93-14.
3. A business license for a dispensary may only be issued in conjunction with a business license for a cultivation and/or production facility for medical marijuana related to UN-92-14 and UN-93-14.
4. Should both special use permits (UN-92-14 and UN-93-14) for a Cultivation Facility for Medical Marijuana and the Production of Edible Marijuana Products or Marijuana-Infused Products not be approved, then this special use permit shall become null and void.
5. The proposed building and existing building shall use consistent exterior stucco for the entire building with a uniform beige and tan color scheme.
6. Landscaping shall be provided along Craig Road. The landscaping shall include trees every 20 feet on center, with shrubs and groundcover to provide 50% coverage within two years of planting.

Public Works:

7. Approval of a drainage study or drainage study update is required prior to submittal of the civil improvement plans. Contact Dan Le at 633-1932.
8. All known geologic hazards shall be shown on the site plan and the civil improvement plans. Subsequent identification of additional hazards may substantially alter the original site plan.
9. A traffic impact study may be required. Please contact Traffic Engineering at 702-633-1224 to request a scope.

Police:

10. All applications must follow State of Nevada requirements for facility security.

11. Police Department approval is contingent upon submittal of a security

Kathy Petersen, 900 Granger Farm Way, Las Vegas appeared on behalf of the Stuart Kaplan (phonetic) who could not be present.

Chairman Ewing opened the public hearing on UN-90-14. Chairman Ewing closed the public hearing UN-90-14.

ACTION: APPROVED

MOTION: Commissioner Acevedo

AYES: Chairman Ewing, Vice-Chairman Kraft, Commissioners Perkins, Stone, Acevedo, Robison and Greer

NAYS: None

ABSTAIN: None

17. **UN-101-14 (52926) DESERT GREEN FARMS (PUBLIC HEARING). AN APPLICATION SUBMITTED BY GBS HOLDING LLC, PROPERTY OWNER, FOR AN EXTENSION OF TIME FOR A PREVIOUSLY APPROVED SPECIAL USE PERMIT IN AN M-2, GENERAL INDUSTRIAL DISTRICT TO ALLOW A CULTIVATION FACILITY FOR MEDICAL MARIJUANA ON PROPERTY LOCATED AT THE SOUTHEAST CORNER OF AZURE AVENUE AND BEESLEY DRIVE. THE ASSESSOR'S PARCEL NUMBER IS 123-27-201-026. (FOR POSSIBLE ACTION)**

This item was presented by Robert Eastman, Principal Planner.

Item No. 17, UN-101-14, and No. 18, UN-102-14, were briefed together as they were related. Each item would be voted upon separately.

Item No. 17, UN-101-14, is a request for an extension of time for a use permit for cultivation of medical marijuana.

Item No. 18, UN-102-14, is a request for an extension of time for a use permit for the production of edible marijuana products.

Both application sites are at the southeast corner of Beesley Drive and Azure Avenue.

The applicant proposed new construction on the site and a series of buildings with different phases as production and cultivation increases and additional capacity is needed.

Initially, the 18,000 square foot building would be used for cultivation and a smaller portion would be used for production. The applicant proposed to build an expansion of 26,000 square feet and approximately 125,000 square feet of facility for cultivation.

Buildings are in compliance with industrial guidelines. They meet parking and landscaping requirements.

Staff recommends approval of both uses subject to conditions.

The conditions for UN-101-14 are as follows:

Planning & Zoning:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.

Public Works:

2. All known geologic hazards shall be shown on the site plan and the civil improvement plans. Subsequent identification of additional hazards may substantially alter the original site plan.
3. Approval of a drainage study is required prior to submittal of the civil improvement plans.
4. Dedication and construction of the following streets and/or half streets is required per the *Master Plan of Streets and Highways* and/or *City of North Las Vegas Municipal Code* section 16.24.100:
 - a. Azure Avenue
 - b. Beesley Drive
5. The public street geometrics, width of over-pave and thickness of the pavement sections will be determined by the Department of Public Works.
6. Approval of a traffic study is required prior to submittal of the civil improvement plans; a queuing analysis may be required. Please contact Traffic Engineering at 633-1224 to request a scope.
7. No dimensions are provided for the easternmost exit-only driveway. One way driveways must be a minimum of 12' wide measured from face-of-curb to face-of-curb. The western driveway is located to close to Beesley Drive. The minimum back of curb radius at the Beesley Drive/Azure Way intersection is 25 feet. The size and number of driveways and their locations are subject to review and approval by the City of North Las Vegas Traffic Engineer and must meet the

standards set forth in *North Las Vegas Municipal Code* section 17.24.040. Conformance will require modifications to the site.

8. A turn analysis using Auto Turn or similar software program shall be provided showing that trucks can maneuver into the proposed secured access drive aisle.
9. Commercial driveways are to be constructed in accordance with *Clark County Area Uniform Standard Drawing* numbers 222.1, including throat depths, and 225, with minimum widths of 32 feet as measured from lip of gutter to lip of gutter.
10. The property owner is required to grant a roadway easement for commercial driveway(s).
11. Prior to the installation of any subgrade street improvements, all required underground utilities (i.e. telephone, power, water, etc.) located within public rights-of-way, shall be extended a minimum of ten (10) feet beyond the project boundary.
12. All off-site improvements must be completed prior to final inspection of the first building.

Police:

13. All applications must follow State of Nevada requirements for facility security.
14. Police Department approval is contingent upon submittal of a security plan to the Police Department, which will be verified with a site visit.

Jeff Barr, Attorney, 2300 W. Sahara Ave., Las Vegas, appeared on behalf of the applicant, and accepted staff's conditions

Chairman Ewing welcomed Councilman Barron to the meeting.

Chairman Ewing opened the public hearing on UN-101-14. Chairman Ewing closed the public hearing on UN-101-14.

ACTION: APPROVED

MOTION: Vice-Chairman Kraft

AYES: Chairman Ewing, Vice-Chairman Kraft, Commissioners Perkins, Stone, Acevedo, Robison and Greer

NAYS: None

ABSTAIN: None

18. UN-102-14 (52927) DESERT GREEN INFUSIONS (PUBLIC HEARING). AN APPLICATION SUBMITTED BY GBS HOLDING LLC, PROPERTY OWNER, FOR AN EXTENSION OF TIME FOR A PREVIOUSLY APPROVED SPECIAL USE PERMIT IN AN M-2, GENERAL INDUSTRIAL DISTRICT TO ALLOW THE PRODUCTION OF EDIBLE MARIJUANA PRODUCTS OR MARIJUANA INFUSED PRODUCTS ON PROPERTY LOCATED AT THE SOUTHEAST CORNER OF AZURE AVENUE AND BEESLEY DRIVE. THE ASSESSOR'S PARCEL NUMBER IS 123-27-201-026. (FOR POSSIBLE ACTION)

This item was presented by Robert Eastman, Principal Planner.

Item No. 17, UN-101-14, and No. 18, UN-102-14, were briefed together as they were related. Each item would be voted upon separately.

Item No. 17, UN-101-14, is a request for an extension of time for a use permit for cultivation of medical marijuana.

Item No. 18, UN-102-14, is a request for an extension of time for a use permit for the production of edible marijuana products.

Both application sites are at the southeast corner of Beesley Drive and Azure Avenue.

The applicant proposed new construction on the site and a series of buildings with different phases as production and cultivation increases and additional capacity is needed.

Initially, the 18,000 square foot building would be used for cultivation and a smaller portion would be used for production. The applicant proposed to build an expansion of 26,000 square feet and approximately 125,000 square feet of facility for cultivation.

Buildings are in compliance with industrial guidelines. They meet parking and landscaping requirements.

Staff recommends approval of both uses subject to conditions.

The conditions for UN-102-14 are as follows:

Planning & Zoning:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.

Public Works:

2. All known geologic hazards shall be shown on the site plan and the civil improvement plans. Subsequent identification of additional hazards may substantially alter the original site plan.
3. Approval of a drainage study is required prior to submittal of the civil improvement plans.
4. Dedication and construction of the following streets and/or half streets is required per the *Master Plan of Streets and Highways* and/or *City of North Las Vegas Municipal Code* section 16.24.100:
 - a. Azure Avenue
 - b. Beesley Drive
5. The public street geometrics, width of over-pave and thickness of the pavement sections will be determined by the Department of Public Works.
6. Approval of a traffic study is required prior to submittal of the civil improvement plans; a queuing analysis may be required. Please contact Traffic Engineering at 633-1224 to request a scope.
7. No dimensions are provided for the easternmost exit-only driveway. One way driveways must be a minimum of 12' wide measured from face-of-curb to face-of-curb. The western driveway is located to close to Beesley Drive. The minimum back of curb radius at the Beesley Drive/Azure Way intersection is 25 feet. The size and number of driveways and their locations are subject to review and approval by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in *North Las Vegas Municipal Code* section 17.24.040. Conformance will require modifications to the site.
8. A turn analysis using Auto Turn or similar software program shall be provided showing that trucks can maneuver into the proposed secured access drive aisle.
9. Commercial driveways are to be constructed in accordance with *Clark County Area Uniform Standard Drawing* numbers 222.1, including throat depths, and 225, with minimum widths of 32 feet as measured from lip of gutter to lip of gutter.
10. The property owner is required to grant a roadway easement for commercial driveway(s).
11. Prior to the installation of any subgrade street improvements, all required underground utilities (i.e. telephone, power, water, etc.) located within public

rights-of-way, shall be extended a minimum of ten (10) feet beyond the project boundary.

12. All off-site improvements must be completed prior to final inspection of the first building.

Police:

13. All applications must follow State of Nevada requirements for facility security.
14. Police Department approval is contingent upon submittal of a security plan to the Police Department, which will be verified with a site visit.
15. Suitable back up power to allow keypads and cameras/DVR to function during power outage.
16. Off-site remote access to surveillance cameras.

Jeff Barr, Attorney, 2300 W. Sahara Ave., Las Vegas, appeared on behalf of the applicant, and accepted staff's conditions

Chairman Ewing welcomed Councilman Barron to the meeting.

Chairman Ewing opened the public hearing on UN-102-14. Chairman Ewing closed the public hearing on UN-102-14.

ACTION: APPROVED

MOTION: Vice-Chairman Kraft

AYES: Chairman Ewing, Vice-Chairman Kraft, Commissioners Perkins, Stone, Acevedo, Robison and Greer

NAYS: None

ABSTAIN: None

20. **ZOA-08-15 (53034) VRD INDUSTRIAL (PUBLIC HEARING). AN APPLICATION SUBMITTED BY OFNER NURKIN ON BEHALF OF VICTOR DEBROUWER, PROPERTY OWNER, FOR AN AMENDMENT TO TITLE 17 (ZONING ORDINANCE), SECTION 17.20.010 (PERMITTED USE TABLE 17.20-1) OF THE NORTH LAS VEGAS MUNICIPAL CODE TO ALLOW A "VEHICLE REPAIR FACILITY" AS A SPECIAL USE PERMIT IN THE M-1, BUSINESS PARK INDUSTRIAL DISTRICT AND PROVIDING FOR OTHER MATTERS PROPERTY RELATED THERETO. (FOR POSSIBLE ACTION)**

This item was presented by Robert Eastman, Principal Planner.

Mr. Eastman stated in general, staff supports the applicant's request for a text amendment. When reviewing the City's ordinance and comparing to the other entities throughout the valley, all other entities allow auto repair in their lighter industrial use categories, subject to a conditional or special use permit. The condition missing from the City's code is a buffering requirement. Clark County, and the Cities of Las Vegas and Henderson have a buffering requirement to protect adjacent residential from a proposed auto repair facility.

Staff recommended approval.

Dave Brown (representative), 9910 W. Cheyenne, Las Vegas and Ofer Nurkin (applicant), appeared to answer any questions.

Chairman Ewing opened the public hearing. Chairman Ewing closed the public hearing.

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Robison

AYES: Chairman Ewing, Vice-Chairman Kraft, Commissioners Perkins, Stone, Acevedo, Robison and Greer

NAYS: None

ABSTAIN: None

21. **SNC-01-15 (53009) NICCO WAY (PUBLIC HEARING). AN APPLICATION SUBMITTED BY PETER MOUSKONDIS, FOR A STREET NAME CHANGE TO RENAME A PORTION OF LINN LANE TO NICCO WAY, BETWEEN ANN ROAD AND CENTENNIAL PARKWAY. (FOR POSSIBLE ACTION)**

This item was presented by Marc Jordan, Planning Manager.

The applicant requested to rename the street because it would be beneficial to others to locate their business and would provide the neighborhood with a sense of community within the area.

Public Works requested the new name would apply only to the portion of street that extends between Ann Road and I-15, and the portion of Linn Lane that is on the north side of I-15 not be renamed. Staff supported the request only for the renaming of the portion of the street between Ann Road and I-15.

The conditions are as follows:

Public Works:

1. The street name change shall begin at Ann Road and extend north to I-15.
2. The applicant is responsible for all costs to update affected street signs, please coordinate with Transportation Services at 702-633-2676.
3. The applicant is responsible for associated administrative costs for the change of address; please coordinate with Real Property Services at 702-633-2811.

Jason Johnson, 5670 Linn Lane, North Las Vegas, appeared on behalf of the applicant, and concurred with renaming only the portion of the street between Ann Road and I-15.

Chairman Ewing opened the public hearing. Chairman Ewing closed the public hearing.

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Acevedo

AYES: Chairman Ewing, Vice-Chairman Kraft, Commissioners Perkins, Stone, Acevedo, Robison and Greer

NAYS: None

ABSTAIN: None

22. **UN-75-15 (52866) SWIFT TRANSPORTATION DEPOT (PUBLIC HEARING). AN APPLICATION SUBMITTED BY SWIFT TRANSPORTATION CO. OF ARIZONA LLC, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN AN M-2, GENERAL INDUSTRIAL DISTRICT, TO ALLOW A FUEL SALES FACILITY (COMPRESSED NATURAL GAS) ON PROPERTY LOCATED AT 3940 EAST LONE MOUNTAIN ROAD. THE ASSESSOR'S PARCEL NUMBER IS 123-31-801-001. (FOR POSSIBLE ACTION)**

This item was presented by Marc Jordan, Planning Manager.

The applicant proposed three (3) above ground tanks that would contain approximately 34,700 standard cubic feet of compressed, natural gas. The tanks would be enclosed within a storage area, and would also house equipment related to this use.

The fueling island is located south of the storage area for the fueling tanks. There are two driveway entrances located off Lone Mountain Road.

Staff had no objections and recommended approval.

The conditions are as follows:

Planning & Zoning:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. A minimum 10 feet of landscaping shall be provided next to Lone Mountain Road. Landscaping shall comply with Title 17 requirements.
3. Landscaping shall also be provided in all exposed ground areas next to the east and west property lines. Landscaping within these areas shall comply with Title 17 requirements.
4. Landscaping in the forms of shrubs and ground cover, comprising of 50 percent plant coverage shall be provided above the drainage easement, between the two driveways.

Public Works:

5. All known geologic hazards shall be shown on the site plan and the civil improvement plans. Subsequent identification of additional hazards may substantially alter the original site plan.
6. Approval of a drainage study is required prior to submittal of the civil improvement plans.
7. NDOT concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
8. Approval of a traffic study is required prior to submittal of the civil improvement plans. Please contact Traffic Engineering at 633-2676 to request a scope.
9. All off-site improvements must be completed prior to final inspection of the first building.
10. The size and number of driveways and their locations are subject to review and approval by the City Traffic Engineer.
11. The property owner is required to grant a roadway easement for commercial driveway(s).

Matt Loser, 1200 S. Fourth Street, Las Vegas, appeared on behalf of the applicant and concurred with staff's recommendations.

Chairman Ewing opened the public hearing. Chairman Ewing closed the public hearing.

ACTION: APPROVED

MOTION: Commissioner Perkins

AYES: Chairman Ewing, Vice-Chairman Kraft, Commissioners Perkins, Stone, Acevedo, Robison and Greer

NAYS: None

ABSTAIN: None

23. **UN-77-15 (52998) 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 A CULTIVATION FACILITY FOR MEDICAL MARIJUANA ON PROPERTY LOCATED AT 203 WEST BROOKS AVENUE. THE ASSESSOR'S PARCEL NUMBER IS 139-15-611-002. (FOR POSSIBLE ACTION)**

This item was presented by Marc Jordan, Planning Manager.

The applicant has a provisional certificate from the state and was originally approved through a conditional use permit within the Apex. This is a change of location. The applicant plans to use the existing 12,000 square foot building for cultivation.

Staff had no objections and recommended approval.

The conditions are as follows:

Planning & Zoning:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.

Police:

2. Suitable back up power to allow keypads and cameras/DVR to function during power outage.
3. Off-site remote access to surveillance cameras.

4. Secure roll up doors and alarm auxiliary doors for emergency exit only.
5. Appropriate lighting on exterior of building which does not glare cameras.
6. Repair or replace fencing and gates to appropriate security levels.

Judy Woodward, NLVG, LLC, owner and project manager, appeared and stated they currently owned the property in Apex and planned to develop it in the future. At this time, they requested to move to Brooks Avenue.

Chairman Ewing opened the public hearing. Chairman Ewing closed the public hearing.

ACTION: APPROVED

MOTION: Commissioner Acevedo

AYES: Chairman Ewing, Vice-Chairman Kraft, Commissioners Perkins, Stone, Acevedo, Robison and Greer

NAYS: None

ABSTAIN: None

24. **UN-78-15 (53013) ZENITH AUTO SALES LLC (PUBLIC HEARING). AN APPLICATION SUBMITTED BY ZENITH AUTO SALES LLC ON BEHALF OF WASHBURN LLC, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN AN M-2, GENERAL INDUSTRIAL DISTRICT TO ALLOW A VEHICLE SALES FACILITY ON PROPERTY LOCATED AT 2563 EAST WASHBURN ROAD. ASSESSOR'S PARCEL NUMBER IS 124-36-312-022. (FOR POSSIBLE ACTION)**

This item was presented by Marc Jordan, Planning Manager.

The applicant proposed to co-locate with an existing business on the site, and would have two (2) to four (4) vehicles in inventory for sale on a monthly basis. The vehicles would be stored indoors. There is sufficient parking on site.

Staff had no objections and recommended approval.

The conditions are as follows:

Planning & Zoning:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.

2. The outside of display of vehicles shall be prohibited.

Kristoff Lutchman and Alexi Guinitaran, 2563 E. Washburn Rd., North Las Vegas,
appeared to answer questions.

Chairman Ewing opened the public hearing. Chairman Ewing closed the public hearing.

ACTION: APPROVED

MOTION: Commissioner Greer

AYES: Chairman Ewing, Vice-Chairman Kraft, Commissioners Perkins, Stone,
Acevedo, Robison and Greer

NAYS: None

ABSTAIN: None

25. **UN-79-15 (53028) VEGAS CHEER AUTHORITY (PUBLIC HEARING). AN APPLICATION SUBMITTED BY VEGAS CHEER AUTHORITY ON BEHALF OF LEIBSOHN FAMILY TRUST, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN AN M-2, GENERAL INDUSTRIAL DISTRICT TO ALLOW AN INDOOR RECREATION CENTER (CHEERLEADING ACADEMY) ON PROPERTY LOCATED AT 3051 COLEMAN STREET. ASSESSOR'S PARCEL NUMBER IS 139-17-510-023. (FOR POSSIBLE ACTION)**

This item was presented by Marc Jordan, Planning Manager.

The applicant proposed to use the entire 15,000 square foot building. There is an adjacent gymnastics facility to the north of the site. Because of the use and size of the building 46 parking spaces are required and there are only 23 spaces on the site. The zoning ordinance allows the existing property to convert to another use without the full compliance of the parking requirement.

The applicant indicated they are implementing a drop-off policy to eliminate any pressure on the athletes. Staff does not anticipate any parking issues.

Staff had no objections and recommended approval.

The conditions are as follows:

Planning & Zoning:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.

2. That all associated activities take place within the building.

Lisa Golden, 5870 Auckland Dr., Las Vegas, stated they found a building that was better suited and appeared to answer questions.

Chairman Ewing opened the public hearing. Chairman Ewing closed the public hearing.

ACTION: APPROVED

MOTION: Commissioner Robison

AYES: Chairman Ewing, Vice-Chairman Kraft, Commissioners Perkins, Stone, Acevedo, Robison and Greer

NAYS: None

ABSTAIN: None

Following the conclusion of Item No. 25, Mayor Lee requested that Chairman Ewing move to Public Comment. Mayor Lee expressed excitement over the future of North Las Vegas and stated there were great projects ahead such as Hyperloop.

Mayor Lee announced a press conference regarding Faraday was scheduled at 11:00 a.m. on Thursday, December 10.

Mayor Lee offered assistance from his staff to the Planning Commission and thanked the Planning Commission for their assistance and support.

Director Blackburn recognized the Planning Commission for their support of a resolution that was approved last year which allowed major projects to go directly to plan review and construction, without having to go through land use approval in industrial areas. As a result, the City has reaped tremendous dividends through the joint efforts of Mayor Lee, City Council and the Planning Commission.

26. **UN-80-15 (53049) 4222 LOSEE CULTIVATION (PUBLIC HEARING). AN APPLICATION SUBMITTED BY MBNV INVESTMENT LLC, ON BEHALF OF REX AND ETHEL KUWASAKI, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN AN M-2, GENERAL INDUSTRIAL DISTRICT TO ALLOW A CULTIVATION FACILITY FOR MEDICAL MARIJUANA ON PROPERTY LOCATED AT 4222 AND 4224 LOSEE ROAD. THE ASSESSOR'S PARCEL NUMBER IS 139-01-301-005. (FOR POSSIBLE ACTION)**

This item was presented by Marc Jordan, Planning Manager.

The applicant submitted two floor plans. In the first building, the applicant will phase in medical marijuana in two phases. The building is approximately 32,000 square feet. In the second building where cultivation is also proposed, the applicant indicated there will

be three phases to phase in the medical marijuana cultivation facility. This building is also approximately 32,000 square feet.

This will be a change in location for one applicant; and another change in location for another applicant. The current applicant has a provisional certificate from the state.

Staff had no objections and recommended approval.

The conditions are as follows:

Planning & Zoning:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.

Police:

2. Suitable back up power to allow keypads and cameras/DVR to function during power outage.
3. Off-site remote access to surveillance cameras.
4. Secure roll up doors and alarm auxiliary doors for emergency exit only.
5. Appropriate lighting on exterior of building which does not glare cameras.

Dave Brown, 9910 W. Cheyenne Ave., Las Vegas, appeared on behalf of the applicant and to answer any questions.

Chairman Ewing opened the public hearing. Chairman Ewing closed the public hearing.

ACTION: APPROVED

MOTION: Commissioner Perkins

AYES: Chairman Ewing, Vice-Chairman Kraft, Commissioners Perkins, Stone, Acevedo, Robison and Greer

NAYS: None

ABSTAIN: None

27. **UN-81-15 (53051) FRONTLINE AUTO REMARKETING (PUBLIC HEARING). AN APPLICATION SUBMITTED BY FRONTLINE AUTO REMARKETING LLC ON BEHALF OF G P 21 PROPERTIES LLC, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN AN M-2, GENERAL INDUSTRIAL DISTRICT TO**

ALLOW A VEHICLE SALES FACILITY ON PROPERTY LOCATED AT 4429 LOSEE ROAD. ASSESSOR'S PARCEL NUMBER IS 139-02-613-012. (FOR POSSIBLE ACTION)

This item was presented by Marc Jordan, Planning Manager.

Previously, there was a special use permit for Collision Authority that was approved by the Planning Commission, but the applicant did not go into that location. The applicant proposed to retail 20-25 vehicles on a monthly basis. Their hours of operation would be from 10:00 a.m. until 6:00 p.m., seven days per week. There is sufficient parking on the site; however, if the applicant would decide at some point to increase their inventory, they would have to displace some of the vehicles within the building in order to maintain the proper parking requirements on the outside.

Staff advised some of the landscaping along Losee Road was in disrepair and a condition existed for the applicant to bring this into compliance with ordinance requirements.

Staff had no objections and recommended approval.

The conditions are as follows:

Planning & Zoning:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. Perimeter landscaping adjacent to Losee Road shall be cleaned up to remove all dead plants and weeds. In addition, this area shall be enhanced with additional plant materials to provide a 50% ground coverage, and decorative rock shall be provided in all other areas.
3. Appropriate parking shall be provided based upon the number of vehicles on display both inside and outside of the building.

Craig Smith, 4429 Losee Road, North Las Vegas, represented Front Line Auto, and appeared to answer questions. Mr. Smith requested clarification on the landscaping requirements. Mr. Jordan stated under Condition No. 2, that they remove dead plants and weeds and replace plant material with 50% ground coverage and decorative rocks. In some areas the rock has eroded away and there is exposed dirt. This would not be 50% at planting time, but would be 50% at maturity. Mr. Smith stated they planned to remove all of the landscaping. Mr. Jordan added staff would need review their landscaping plan. Mr. Jordan added the work would need to be performed by a contractor.

Chairman Ewing opened the public hearing. Chairman Ewing closed the public hearing.

ACTION: APPROVED

MOTION: Commissioner Robison

AYES: Chairman Ewing, Vice-Chairman Kraft, Commissioners Perkins, Stone, Acevedo, Robison and Greer

NAYS: None

ABSTAIN: None

OLD BUSINESS

28. **AMP-03-15 (52283) COLEMAN AIR PARK II & III (PUBLIC HEARING). AN APPLICATION SUBMITTED BY DND HOLDING LLC, PROPERTY OWNER, FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN, LAND USE ELEMENT, TO CHANGE THE CURRENT DESIGNATION OF MIXED USE EMPLOYMENT TO HEAVY INDUSTRIAL. THE PROPERTY IS LOCATED AT THE NORTHEAST CORNER OF COLEMAN STREET AND EVANS AVENUE. THE ASSESSOR'S PARCEL NUMBER IS 139-17-611-005. (FOR POSSIBLE ACTION) (CONTINUED SEPTEMBER 9 AND OCTOBER 14, 2015)**

ACTION: CONTINUED TO JANUARY 13, 2016

MOTION: Vice-Chairman Kraft

AYES: Chairman Ewing, Vice-Chairman Kraft, Commissioners Perkins, Stone, Acevedo, Robison and Greer

NAYS: None

ABSTAIN: None

29. **ZN-07-15 (52262) COLEMAN AIR PARK II & III (PUBLIC HEARING). AN APPLICATION SUBMITTED BY DND HOLDING LLC, PROPERTY OWNER, FOR A RECLASSIFICATION OF PROPERTY FROM ITS CURRENT DESIGNATION OF M-1, BUSINESS PARK INDUSTRIAL DISTRICT TO AN M-2, GENERAL INDUSTRIAL DISTRICT. THE PROPERTY IS LOCATED AT THE NORTHEAST CORNER OF COLEMAN STREET AND EVANS AVENUE. THE ASSESSOR'S PARCEL NUMBER IS 139-17-611-005. (FOR POSSIBLE ACTION) (CONTINUED SEPTEMBER 9 AND OCTOBER 14 2015)**

ACTION: CONTINUED TO JANUARY 13, 2016

MOTION: Vice-Chairman Kraft
AYES: Chairman Ewing, Vice-Chairman Kraft, Commissioners Perkins, Stone, Acevedo, Robison and Greer
NAYS: None
ABSTAIN: None

30. **WAV-04-15 (52263) COLEMAN AIR PARK II & III (PUBLIC HEARING). AN APPLICATION SUBMITTED BY DND HOLDING LLC, PROPERTY OWNER, FOR A WAIVER IN AN M-1, BUSINESS PARK INDUSTRIAL DISTRICT (PROPOSED PROPERTY RECLASSIFICATION TO AN M-2, GENERAL INDUSTRIAL DISTRICT) TO WAIVE A PORTION OF THE PARKING AND LANDSCAPE REQUIREMENTS. THE PROPERTY IS LOCATED AT THE NORTHEAST CORNER OF COLEMAN STREET AND EVANS AVENUE. THE ASSESSOR'S PARCEL NUMBER IS 139-17-611-005. (FOR POSSIBLE ACTION) (CONTINUED SEPTEMBER 9 AND OCTOBER 14, 2015)**

ACTION: CONTINUED TO JANUARY 13, 2016

MOTION: Vice-Chairman Kraft
AYES: Chairman Ewing, Vice-Chairman Kraft, Commissioners Perkins, Stone, Acevedo, Robison and Greer
NAYS: None
ABSTAIN: None

31. **ZN-08-15 (52264) VRD INDUSTRIAL (PUBLIC HEARING). AN APPLICATION SUBMITTED BY OFER NURKIN ON BEHALF OF DEBROUWER RAY AND VICTOR, PROPERTY OWNER, FOR A RECLASSIFICATION OF PROPERTY FROM THE CURRENT DESIGNATION OF M-1, BUSINESS PARK INDUSTRIAL DISTRICT TO AN M-2, GENERAL INDUSTRIAL DISTRICT. THE PROPERTY IS LOCATED 4245 PRODUCTION COURT. THE ASSESSOR'S PARCEL NUMBER IS 140-06-311-004. (FOR POSSIBLE ACTION) (CONTINUED OCTOBER 14, 2015)**

ACTION: WITHDRAWN PER THE APPLICANT'S REQUEST

MOTION: Vice-Chairman Kraft
AYES: Chairman Ewing, Vice-Chairman Kraft, Commissioners Perkins, Stone, Acevedo, Robison and Greer
NAYS: None
ABSTAIN: None

PUBLIC FORUM

There was no public participation.

DIRECTOR'S BUSINESS

Director Blackburn extended his appreciation to the Planning Commission and staff for their service throughout the year, and wished everyone a happy holiday season.

CHAIRMAN'S BUSINESS

Commissioner Robison asked staff for additional information regarding the Planning Commission's role in the Faraday and Hyperloop projects. Director Blackburn stated because the Resolution was passed and adopted, industrial projects themselves would not have to come before the Planning Commission for special use permits. Director Blackburn stated utilization of industrial is approved; however, if there are height variances or special uses for hazardous materials, those items would come before the Planning Commission.

Commissioner Perkins requested the Planning Commission members be added to distribution lists for community service projects and community meetings.

ADJOURNMENT

The meeting adjourned at 7:12 p.m.

APPROVED: January 13, 2016

/s/ Willard Ewing
Willard Ewing, Chairman

/s/ Julie Shields
Julie Shields, Recording Secretary