

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

October 12, 2016

BRIEFING:

5:30 P.M.
Caucus Room, 2250 Las Vegas Boulevard, North
North Las Vegas, Nevada

CALL TO ORDER:

6:07 P.M.
Council Chambers, 2250 Las Vegas Boulevard, North
North Las Vegas, Nevada

WELCOME:

Chairman Kenneth Kraft

ROLL CALL:

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

STAFF PRESENT:

Marc Jordan, Acting Director
Robert Eastman, Principal Planner
Jose Valenzuela, Deputy City Attorney
Robert McLaughlin, Public Works/Manager
Duane McNelly, Major Proj. Coordinator/Public Works
Curt Kroeker, Public Works/Engineering Associate
Diana Tsouras, Executive/Recording Secretary

VERIFICATION:

Diana Tsouras, Recording Secretary

PLEDGE OF ALLEGIANCE:

Vice-Chairman Nelson Stone

PUBLIC FORUM

There was no public participation.

AGENDA

1. **APPROVAL OF THE PLANNING COMMISSION MEETING AGENDA OF OCTOBER 12, 2016 (FOR POSSIBLE ACTION)**

ACTION: APPROVED AS AMENDED; ITEM NO. 19, ZN-15-16 AND NO. 20, T-1389, CONTINUED TO NOVEMBER 9, 2016.

MOTION: Vice-Chairman Stone

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

NAYS: None

ABSTAIN: None

ABSENT: None

CONSENT AGENDA

Matters listed on the Consent Agenda are considered routine and may be approved by a single motion. However, any Consent Item may be moved to the Business portion of the agenda for discussion at the request of any Planning Commission Member.

2. **APPROVAL OF THE PLANNING COMMISSION MEETING MINUTES OF SEPTEMBER 14, 2016 (FOR POSSIBLE ACTION)**

ACTION: APPROVED

MOTION: Commissioner Perkins

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

NAYS: None

ABSTAIN: None

ABSENT: None

NEW BUSINESS

3. **AMP-06-16 (55937) NORTHGATE SOUTH (PUBLIC HEARING). AN APPLICATION SUBMITTED BY TRACY HAMMER, ON BEHALF OF TOMO JD, LLC, PROPERTY OWNER, FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN TO CHANGE THE LAND USE FROM MIXED USE EMPLOYMENT TO HEAVY INDUSTRIAL. THE PROPERTIES ARE GENERALLY LOCATED AT THE NORTHWEST AND SOUTHWEST CORNERS OF LAMB BOULEVARD AND NEXUS WAY. THE ASSESSOR'S PARCEL NUMBERS ARE 123-31-602-003, 123-31-502-001, 123-30-801-003 AND 123-30-801-004. (FOR POSSIBLE ACTION)**

This item was presented by Marc Jordan, Acting Director.

Item Numbers 3 (AMP-06-16), 4 (ZN-14-16), 5 (ZN-13-16), 6 (T-1388) and 7 (VAC-08-16) were briefed together and voted upon separately.

Item Number 3 (AMP-06-16) is a request for an amendment to the Comprehensive Plan, to change the land use from Mixed Use Employment to Heavy Industrial.

Its related Item Number 4 (ZN-14-16) is a request to re-zone the property from a Planned Unit Development (PUD) District to M-2, General Industrial District.

Mr. Jordan stated the property is approximately 74 acres in size. This is a PUD that was approved in 2004, and was originally intended to be a mixed use type of development, and was never developed.

The applicant is proposing to change the land use and zoning, and intends to develop it with multiple, large industrial buildings. The applicant held a neighborhood meeting on September 12, 2016. According to the sign-in sheet, no one attended.

Mr. Jordan stated in regard to the proposed land use, heavy industrial is appropriate and is in close proximity to major transportation and infrastructure (I-15 and Union Pacific Railroad). It is also designated to be buffered from less intense uses; i.e. residential. The proposed M-2 zoning is consistent with the request to amend the land use.

Staff recommended approval of Item Number 3 (AMP-06-16) and related Item Number 4 (ZN-14-16).

Mr. Jordan stated in regard to Item Number 5 (ZN-13-16), a portion of the property will remain as Mixed Use Employment; however, the applicant is requesting two parcels be re-zoned to C-2, which is supported by the existing land use.

Staff recommended approval of Item Number 5 (ZN-13-16).

Item Number 6 (T-1388) is a large lot tentative map for the proposed industrial site which is approximately 74 acres. Mr. Jordan said this gives the applicant the flexibility to sub-divide the property in the future, in order to meet their needs.

Staff recommended approval of Item Number 6 (T-1388).

Item Number 7 (VAC-08-16) is a vacation for a 30-foot wide drainage easement that extends approximately 330 feet, south from Donovan and Nexus Ways.

Mr. Jordan stated the existing conditions reflect that the applicant would need to provide supporting documentation proving the drainage easement is no longer required.

Steve Backman, VanTrust Real Estate, 2525 East Camelback Road, Phoenix, AZ, appeared on behalf of the applicant and property owner, Tomo JD, LLC. Mr. Backman advised VanTrust was developing the Northgate project to the east of the project, and on the other side of Lamb Boulevard. They are under contract to purchase the majority of the project from Tomo JD, LLC, who will maintain the C-2 parcels. VanTrust will develop the M-2 parcels. Mr. Backman advised they concur with staff recommended conditions on all items.

Chairman Kraft opened the public hearing on Item Number 3 (AMP-06-16). Chairman Kraft closed the public hearing on Item Number 3 (AMP-06-16).

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Perkins

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

NAYS: None

ABSTAIN: None

ABSENT: None

- 4. ZN-14-16 (55936) NORTHGATE SOUTH (PUBLIC HEARING). AN APPLICATION SUBMITTED BY TRACY HAMMER, ON BEHALF OF TOMO JD, LLC, PROPERTY OWNER, FOR A RECLASSIFICATION OF PROPERTY FROM ITS CURRENT DESIGNATION OF PUD, PLANNED UNIT DEVELOPMENT DISTRICT, TO M-2, GENERAL INDUSTRIAL DISTRICT. THE PROPERTIES ARE GENERALLY LOCATED AT THE NORTHWEST AND SOUTHWEST CORNERS OF LAMB BOULEVARD AND NEXUS WAY. THE**

ASSESSOR'S PARCEL NUMBERS ARE 123-31-602-003, 123-31-502-001, 123-30-801-003 AND 123-30-801-004. (FOR POSSIBLE ACTION)

This item was presented by Marc Jordan, Acting Director.

Item Numbers 3 (AMP-06-16), 4 (ZN-14-16), 5 (ZN-13-16), 6 (T-1388) and 7 (VAC-08-16) were briefed together and voted upon separately.

Item Number 3 (AMP-06-16) is a request for an amendment to the Comprehensive Plan, to change the land use from Mixed Use Employment to Heavy Industrial.

Its related Item Number 4 (ZN-14-16) is a request to re-zone the property from a Planned Unit Development (PUD) District to M-2, General Industrial District.

Mr. Jordan stated the property is approximately 74 acres in size. This is a PUD that was approved in 2004, and was originally intended to be a mixed use type of development, and was never developed.

The applicant is proposing to change the land use and zoning, and intends to develop it with multiple, large industrial buildings. The applicant held a neighborhood meeting on September 12, 2016. According to the sign-in sheet, no one attended.

Mr. Jordan stated in regard to the proposed land use, heavy industrial is appropriate and is in close proximity to major transportation and infrastructure (I-15 and Union Pacific Railroad). It is also designated to be buffered from less intense uses; i.e. residential. The proposed M-2 zoning is consistent with the request to amend the land use.

Staff recommended approval of Item Number 3 (AMP-06-16) and related Item Number 4 (ZN-14-16).

Mr. Jordan stated in regard to Item Number 5 (ZN-13-16), a portion of the property will remain as Mixed Use Employment; however, the applicant is requesting two parcels be re-zoned to C-2, which is supported by the existing land use.

Staff recommended approval of Item Number 5 (ZN-13-16).

Item Number 6 (T-1388) is a large lot tentative map for the proposed industrial site which is approximately 74 acres. Mr. Jordan said this gives the applicant the flexibility to sub-divide the property in the future, in order to meet their needs.

Staff recommended approval of Item Number 6 (T-1388).

Item Number 7 (VAC-08-16) is a vacation for a 30-foot wide drainage easement that extends approximately 330 feet, south from Donovan and Nexus Ways.

Mr. Jordan stated the existing conditions reflect that the applicant would need to provide supporting documentation proving the drainage easement is no longer required.

Steve Backman, VanTrust Real Estate, 2525 East Camelback Road, Phoenix, AZ, appeared on behalf of the applicant and property owner, Tomo JD, LLC. Mr. Backman advised VanTrust was developing the Northgate project to the east of the project, and on the other side of Lamb Boulevard. They are under contract to purchase the majority of the project from Tomo JD, LLC, who will maintain the C-2 parcels. VanTrust will develop the M-2 parcels. Mr. Backman advised they concur with staff recommended conditions on all items.

Chairman Kraft opened the public hearing on Item Number 4 (ZN-14-16). Chairman Kraft closed the public hearing on Item Number 4 (ZN-14-16).

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Lemmon

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

NAYS: None

ABSTAIN: None

ABSENT: None

5. **ZN-13-16 (55930) NORTHGATE SOUTH (PUBLIC HEARING). AN APPLICATION SUBMITTED BY TRACY HAMMER, ON BEHALF OF TOMO JD, LLC, PROPERTY OWNER, FOR A RECLASSIFICATION OF PROPERTY FROM ITS CURRENT DESIGNATION OF PUD, PLANNED UNIT DEVELOPMENT DISTRICT, TO A C-2, GENERAL COMMERCIAL DISTRICT. THE PROPERTIES ARE LOCATED AT THE SOUTHEAST AND SOUTHWEST CORNERS OF LAMB BOULEVARD AND NEXUS WAY. THE ASSESSOR'S PARCEL NUMBERS ARE 123-31-502-001 AND 123-32-101-001. (FOR POSSIBLE ACTION)**

This item was presented by Marc Jordan, Acting Director.

Item Numbers 3 (AMP-06-16), 4 (ZN-14-16), 5 (ZN-13-16), 6 (T-1388) and 7 (VAC-08-16) were briefed together and voted upon separately.

Item Number 3 (AMP-06-16) is a request for an amendment to the Comprehensive Plan, to change the land use from Mixed Use Employment to Heavy Industrial.

Its related Item Number 4 (ZN-14-16) is a request to re-zone the property from a Planned Unit Development (PUD) District to M-2, General Industrial District.

Mr. Jordan stated the property is approximately 74 acres in size. This is a PUD that was approved in 2004, and was originally intended to be a mixed use type of development, and was never developed.

The applicant is proposing to change the land use and zoning, and intends to develop it with multiple, large industrial buildings. The applicant held a neighborhood meeting on September 12, 2016. According to the sign-in sheet, no one attended.

Mr. Jordan stated in regard to the proposed land use, heavy industrial is appropriate and is in close proximity to major transportation and infrastructure (I-15 and Union Pacific Railroad). It is also designated to be buffered from less intense uses; i.e. residential. The proposed M-2 zoning is consistent with the request to amend the land use.

Staff recommended approval of Item Number 3 (AMP-06-16) and related Item Number 4 (ZN-14-16).

Mr. Jordan stated in regard to Item Number 5 (ZN-13-16), a portion of the property will remain as Mixed Use Employment; however, the applicant is requesting two parcels be re-zoned to C-2, which is supported by the existing land use.

Staff recommended approval of Item Number 5 (ZN-13-16).

Item Number 6 (T-1388) is a large lot tentative map for the proposed industrial site which is approximately 74 acres. Mr. Jordan said this gives the applicant the flexibility to sub-divide the property in the future, in order to meet their needs.

Staff recommended approval of Item Number 6 (T-1388).

Item Number 7 (VAC-08-16) is a vacation for a 30-foot wide drainage easement that extends approximately 330 feet, south from Donovan and Nexus Ways.

Mr. Jordan stated the existing conditions reflect that the applicant would need to provide supporting documentation proving the drainage easement is no longer required.

Steve Backman, VanTrust Real Estate, 2525 East Camelback Road, Phoenix, AZ, appeared on behalf of the applicant and property owner, Tomo JD, LLC. Mr. Backman

advised VanTrust was developing the Northgate project to the east of the project, and on the other side of Lamb Boulevard. They are under contract to purchase the majority of the project from Tomo JD, LLC, who will maintain the C-2 parcels. VanTrust will develop the M-2 parcels. Mr. Backman advised they concur with staff recommended conditions on all items.

Chairman Kraft opened the public hearing on Item Number 5 (ZN-13-16). Chairman Kraft closed the public hearing on Item Number 5 (ZN-13-16).

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Greer

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

NAYS: None

ABSTAIN: None

ABSENT: None

6. **T-1388 (55924) NORTHGATE SOUTH. AN APPLICATION SUBMITTED BY TRACY HAMMER, ON BEHALF OF TOMO JD, LLC, PROPERTY OWNER, FOR APPROVAL OF A TENTATIVE MAP IN A PUD, PLANNED UNIT DEVELOPMENT DISTRICT,(PROPOSED PROPERTY RECLASSIFICATION TO AN M-2, GENERAL INDUSTRIAL DISTRICT) TO ALLOW A SINGLE LOT INDUSTRIAL SUBDIVISION. THE PROPERTIES ARE GENERALLY LOCATED AT THE SOUTHWEST CORNER OF NEXUS WAY AND LAMB BOULEVARD. THE ASSESSOR'S PARCEL NUMBERS ARE 123-31-502-001, 123-31-602-003, AND 123-30-801-004. (FOR POSSIBLE ACTION)**

This item was presented by Marc Jordan, Acting Director.

Item Numbers 3 (AMP-06-16), 4 (ZN-14-16), 5 (ZN-13-16), 6 (T-1388) and 7 (VAC-08-16) were briefed together and voted upon separately.

Item Number 3 (AMP-06-16) is a request for an amendment to the Comprehensive Plan, to change the land use from Mixed Use Employment to Heavy Industrial.

Its related Item Number 4 (ZN-14-16) is a request to re-zone the property from a Planned Unit Development (PUD) District to M-2, General Industrial District.

Mr. Jordan stated the property is approximately 74 acres in size. This is a PUD that was approved in 2004, and was originally intended to be a mixed use type of development, and was never developed.

The applicant is proposing to change the land use and zoning, and intends to develop it with multiple, large industrial buildings. The applicant held a neighborhood meeting on September 12, 2016. According to the sign-in sheet, no one attended.

Mr. Jordan stated in regard to the proposed land use, heavy industrial is appropriate and is in close proximity to major transportation and infrastructure (I-15 and Union Pacific Railroad). It is also designated to be buffered from less intense uses; i.e. residential. The proposed M-2 zoning is consistent with the request to amend the land use.

Staff recommended approval of Item Number 3 (AMP-06-16) and related Item Number 4 (ZN-14-16).

Mr. Jordan stated in regard to Item Number 5 (ZN-13-16), a portion of the property will remain as Mixed Use Employment; however, the applicant is requesting two parcels be re-zoned to C-2, which is supported by the existing land use.

Staff recommended approval of Item Number 5 (ZN-13-16).

Item Number 6 (T-1388) is a large lot tentative map for the proposed industrial site which is approximately 74 acres. Mr. Jordan said this gives the applicant the flexibility to sub-divide the property in the future, in order to meet their needs.

Staff recommended approval of Item Number 6 (T-1388).

Item Number 7 (VAC-08-16) is a vacation for a 30-foot wide drainage easement that extends approximately 330 feet, south from Donovan and Nexus Ways.

Mr. Jordan stated the existing conditions reflect that the applicant would need to provide supporting documentation proving the drainage easement is no longer required.

The conditions for Item Number 6 (T-1388) are:

Planning & Zoning:

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. The tentative map shall become null and void should the accompanying requests

(AMP-06-16 and ZN-14-16) not be approved by the City Council.

Public Works:

3. 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.
4. Approval of a drainage study is required prior to submittal of the civil improvement plans.
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. 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. Nexus Way
 - b. Donovan Way (60' r/w)
 - c. Lamb Blvd. (Sidewalk)
7. 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.
8. The size and number of driveways and their locations are subject to review and approval by the City Traffic Engineer and must meet the standards set forth in *North Las Vegas Municipal Code* section 17.24.040 and *Clark County Area Uniform Standard Drawing* number 222.1, including throat depths. Conformance may require modifications to the site plan.
9. Commercial driveways are to be constructed in accordance with *Clark County Area Uniform Standard Drawing* number 222.1, including throat depths, 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. The applicant is responsible for acquiring any easements needed to construct the project.
12. All Nevada Energy easements, appurtenances, lines and poles must be shown and shall be located entirely within the perimeter landscape area of this development. Distribution lines, existing or proposed, shall be placed underground if impacted by

the proposed development of the parcel or if the pole impedes upon the proper ADA clearances for sidewalk. Under no circumstances will new down guy wires be permitted.

Steve Backman, VanTrust Real Estate, 2525 East Camelback Road, Phoenix, AZ, appeared on behalf of the applicant and property owner, Tomo JD, LLC. Mr. Backman advised VanTrust was developing the Northgate project to the east of the project, and on the other side of Lamb Boulevard. They are under contract to purchase the majority of the project from Tomo JD, LLC, who will maintain the C-2 parcels. VanTrust will develop the M-2 parcels. Mr. Backman advised they concur with staff recommended conditions on all items.

ACTION: APPROVED

MOTION: Vice-Chairman Stone

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

NAYS: None

ABSTAIN: None

ABSENT: None

7. VAC-08-16 (55931) NORTHGATE SOUTH (PUBLIC HEARING). AN APPLICATION SUBMITTED BY TRACY HAMMER, ON BEHALF OF TOMO JD, LLC, PROPERTY OWNER, TO VACATE A 30-FOOT WIDE PUBLIC DRAINAGE EASEMENT ALONG DONOVAN WAY SOUTH OF NEXUS WAY. THE ASSESSOR'S PARCEL NUMBER IS 123-30-801-004. (FOR POSSIBLE ACTION)

This item was presented by Marc Jordan, Acting Director.

Item Numbers 3 (AMP-06-16), 4 (ZN-14-16), 5 (ZN-13-16), 6 (T-1388) and 7 (VAC-08-16) were briefed together and voted upon separately.

Item Number 3 (AMP-06-16) is a request for an amendment to the Comprehensive Plan, to change the land use from Mixed Use Employment to Heavy Industrial.

Its related Item Number 4 (ZN-14-16) is a request to re-zone the property from a Planned Unit Development (PUD) District to M-2, General Industrial District.

Mr. Jordan stated the property is approximately 74 acres in size. This is a PUD that was approved in 2004, and was originally intended to be a mixed use type of development, and was never developed.

The applicant is proposing to change the land use and zoning, and intends to develop it with multiple, large industrial buildings. The applicant held a neighborhood meeting on September 12, 2016. According to the sign-in sheet, no one attended.

Mr. Jordan stated in regard to the proposed land use, heavy industrial is appropriate and is in close proximity to major transportation and infrastructure (I-15 and Union Pacific Railroad). It is also designated to be buffered from less intense uses; i.e. residential. The proposed M-2 zoning is consistent with the request to amend the land use.

Staff recommended approval of Item Number 3 (AMP-06-16) and related Item Number 4 (ZN-14-16).

Mr. Jordan stated in regard to Item Number 5 (ZN-13-16), a portion of the property will remain as Mixed Use Employment; however, the applicant is requesting two parcels be re-zoned to C-2, which is supported by the existing land use.

Staff recommended approval of Item Number 5 (ZN-13-16).

Item Number 6 (T-1388) is a large lot tentative map for the proposed industrial site which is approximately 74 acres. Mr. Jordan said this gives the applicant the flexibility to sub-divide the property in the future, in order to meet their needs.

Staff recommended approval of Item Number 6 (T-1388).

Item Number 7 (VAC-08-16) is a vacation for a 30-foot wide drainage easement that extends approximately 330 feet, south from Donovan and Nexus Ways.

Mr. Jordan stated the existing conditions reflect that the applicant would need to provide supporting documentation proving the drainage easement is no longer required.

The conditions for Item Number 7 (VAC-08-16) are:

Public Works:

1. The applicant shall submit a drainage study to the City for review and approval. The study must contain supporting documentation that proves the subject drainage easement is no longer needed; approval of the drainage study is required prior to vacation of the drainage easement.
2. The vacation shall record concurrently with the associated Final Map for T-1388 Northgate South Commercial Subdivision.

Steve Backman, VanTrust Real Estate, 2525 East Camelback Road, Phoenix, AZ, appeared on behalf of the applicant and property owner, Tomo JD, LLC. Mr. Backman advised VanTrust was developing the Northgate project to the east of the project, and on the other side of Lamb Boulevard. They are under contract to purchase the majority of the project from Tomo JD, LLC, who will maintain the C-2 parcels. VanTrust will develop the M-2 parcels. Mr. Backman advised they concur with staff recommended conditions on all items.

Chairman Kraft opened the public hearing on Item Number 7 (VAC-08-16). Chairman Kraft closed the public hearing on Item Number 7 (VAC-08-16).

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Vice-Chairman Stone

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

NAYS: None

ABSTAIN: None

ABSENT: None

8. **UN-61-16 (55758) LUXE SALON STUDIOS (PUBLIC HEARING). AN APPLICATION SUBMITTED BY JEANNETTE RAMIREZ, ON BEHALF OF JAMES AND VICTORIA ROTHERMEL FAMILY REV TR., PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN A C-P, PROFESSIONAL OFFICE COMMERCIAL DISTRICT, TO ALLOW A MASSAGE ESTABLISHMENT. THE PROPERTY IS LOCATED AT 5710 SIMMONS STREET, SUITE A1. THE ASSESSOR'S PARCEL NUMBER IS 124-29-801-007. (FOR POSSIBLE ACTION)**

This item was presented by Marc Jordan, Acting Director.

Mr. Jordan advised the applicant's proposed hours of operation are Monday through Sunday, 8:00 a.m. until 8:00 p.m. The existing building has several cosmetology suites. The use permit was approved in 2012.

Staff had no objections and recommended approval.

The condition is:

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.

Jeannette Ramirez, 5710 Simmons Street, Suite A1, North Las Vegas, appeared to answer questions.

Chairman Kraft opened the public hearing. Chairman Kraft closed the public hearing.

ACTION: APPROVED

MOTION: Commissioner Lemmon

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

NAYS: None

ABSTAIN: None

ABSENT: None

9. **UN-62-16 (55819) HERBAL WELLNESS CENTER, INC. (Public Hearing). An application submitted by Herbal Wellness Center, Inc., on behalf of Robert J. and Nellie O. Harris, property owner, for a Special Use Permit in an M-2, General Industrial District, to allow a Cultivation Facility for Medical Marijuana. The property is located at 10 West Mayflower Avenue. The Assessor's Parcel Number is 139-15-613-013. (For Possible Action)**

This item was presented by Marc Jordan, Acting Director.

Item Numbers 9 (UN-62-16) and 10 (UN-63-16) were briefed together and voted upon separately.

Item Number 9 (UN-62-16) is a request for a special use permit for a cultivation facility for medical marijuana. Item No. 10 (UN-63-16) is a request for a special use permit to allow a medical marijuana dispensary.

The applicant indicated the existing building is approximately 6,100 square feet in size, of which, 3,500 square feet would be used for cultivation and the remainder would be used for a dispensary.

The applicant meets the parking requirements for both uses. The applicant indicated they are a new start-up company that seeks a long-term commitment to the community.

They currently do not have a provisional license from the state for either cultivation or dispensary.

In regard to the use permit for cultivation, the applicant submitted a survey which shows they meet the separation requirements and minimum size requirements. They are zoned appropriately.

Staff had no objections for the use permit for a cultivation facility.

In regard to the use permit for a dispensary, the applicant indicated he does not have a license from the state. As a result, staff expressed concerns for this use.

Only four licenses were issued to the City, and they have been used; three of which are open at this time and the fourth has completed their tenant improvements and could open at any time.

Staff has not received an indication additional licenses would be issued for a dispensary. Approving a use permit for a dispensary does not give the applicant the right to open one.

The subject site is located within an industrial area, which is more conducive to people working in that area, along with the presence of industrial traffic.

Staff had concerns regarding the subject site location being appropriate for a dispensary. The façade of the dispensary needs to have an appearance that is typical of a pharmacy or medical offices. The façade is typical and conducive to industrial developments.

Staff is supporting Item Number 9 (UN-62-16); however, is recommending item Number 10 (UN-63-16) be denied.

The conditions for Item Number 9 (UN-62-16) are:

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. Prior to the issuance of a building permit the applicant must receive State approval of a provisional license for the cultivation of medical marijuana.

Police:

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

Edward Novshad, 10 West Mayflower Avenue, North Las Vegas, appeared to answer questions.

Chairman Kraft opened the public hearing on Item Number 9 (UN-62-16). Chairman Kraft closed the public hearing on Item Number 9 (UN-62-16).

Comissioner Robison asked Mr. Novshad if he understood the information staff provided regarding the dispensary and the limited number of licenses, and asked if he still wanted to move forward with the use permit for cultivation, and Mr. Novshad acknowledged he understood and wanted to move forward.

ACTION: APPROVED

MOTION: Commissioner Ewing

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

NAYS: None

ABSTAIN: None

ABSENT: None

10. **UN-63-16 (55820) HERBAL WELLNESS CENTER, INC. (PUBLIC HEARING). AN APPLICATION SUBMITTED BY HERBAL WELLNESS CENTER, INC., ON BEHALF OF ROBERT J. AND NELLIE O. HARRIS, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN AN M-2, GENERAL INDUSTRIAL DISTRICT, TO ALLOW A MEDICAL MARIJUANA DISPENSARY. THE PROPERTY IS LOCATED AT 10 WEST MAYFLOWER AVENUE. THE ASSESSOR'S PARCEL NUMBER IS 139-15-613-013. (FOR POSSIBLE ACTION)**

This item was presented by Marc Jordan, Acting Director.

Item Numbers 9 (UN-62-16) and 10 (UN-63-16) were briefed together and voted upon separately.

Item Number 9 (UN-62-16) is a request for a special use permit for a cultivation facility for medical marijuana. Item No. 10 (UN-63-16) is a request for a special use permit to allow a medical marijuana dispensary.

The applicant indicated the existing building is approximately 6,100 square feet in size, of which, 3,500 square feet would be used for cultivation and the remainder would be used for a dispensary.

The applicant meets the parking requirements for both uses. The applicant indicated they are a new start-up company that seeks a long-term commitment to the community. They currently do not have a provisional license from the state for either cultivation or dispensary.

In regard to the use permit for cultivation, the applicant submitted a survey which shows they meet the separation requirements and minimum size requirements. They are zoned appropriately.

Staff had no objections for the use permit for a cultivation facility.

In regard to the use permit for a dispensary, the applicant indicated he does not have a license from the state. As a result, staff expressed concerns for this use.

Only four licenses were issued to the City, and they have been used; three of which are open at this time and the fourth has completed their tenant improvements and could open at any time.

Staff has not received an indication additional licenses would be issued for a dispensary. Approving a use permit for a dispensary does not give the applicant the right to open one.

The subject site is located within an industrial area, which is more conducive to people working in that area, along with the presence of industrial traffic.

Staff had concerns regarding the subject site location being appropriate for a dispensary. The façade of the dispensary needs to have an appearance that is typical of a pharmacy or medical offices. The façade is typical and conducive to industrial developments.

Staff is supporting Item Number 9 (UN-62-16); however, is recommending item Number 10 (UN-63-16) be denied.

The conditions for Item Number 10, UN-63-16 are:

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. Prior to issuance of a business license or any tenant improvements, the applicant must receive State approval of a provisional license to operate a dispensary at the subject site.
3. Tenant improvements for a dispensary may only be issued in conjunction with tenant improvements for a cultivation facility for medical marijuana related to UN-62-16.
4. A business license for a dispensary may only be issued in conjunction with a business license for a cultivation facility for medical marijuana related to UN-62-16.
5. Should the special use permit (UN-62-16) for a Cultivation Facility for Medical Marijuana not be approved then this special use permit shall become null and void.
6. The hours of operation for the dispensary shall only be allowed between 9:00 a.m. and 8:00 p.m.

Police:

7. Suitable back up power to allow keypads and cameras/DVR to function during power outage.
8. Off-site remote access to surveillance cameras.
9. Secure roll up doors and alarm auxiliary doors for emergency exit only.
10. Fencing and gates should be to appropriate security levels.

Edward Novshad, 10 West Mayflower Avenue, North Las Vegas, appeared to answer questions.

Comissioner Robison asked Mr. Novshad if he understood the information staff provided regarding the dispensary and the limited number of licenses, and asked if he still wanted to move forward with the use permit for cultivation, and Mr. Novshad acknowledged he understood and wanted to move forward.

Chairman Kraft opened the public hearing on Item Number 10 (UN-63-16). Chairman Kraft closed the public hearing on Item Number 10 (UN-63-16).

ACTION: DENIED

MOTION: Commissioner Ewing

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

NAYS: None

ABSTAIN: None

ABSENT: None

11. UN-70-16 (55911) MME CULTIVATION AT 4635 ANDREWS ST (PUBLIC HEARING). AN APPLICATION SUBMITTED BY TAPROOT HOLDINGS NV, LLC, ON BEHALF OF ADV D HOLDINGS LLC, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN AN M-2, GENERAL INDUSTRIAL DISTRICT, TO ALLOW A CULTIVATION FACILITY FOR MEDICAL MARIJUANA. THE PROPERTY IS LOCATED AT 4635 ANDREWS STREET, SUITES B AND C. THE ASSESSOR'S PARCEL NUMBER IS 140-06-110-010. (FOR POSSIBLE ACTION)

This item was presented by Marc Jordan, Acting Director.

Item Numbers 11 (UN-70-16) and 12 (UN-71-16) were briefed together and voted upon separately.

Item Number 11 (UN-70-16) is a special use permit to allow a cultivation facility for medical marijuana. Item Number 12 (UN-71-16) is a special use permit to allow the production of edible marijuana products or marijuana infused products.

The applicant indicated the portion they would occupy is approximately 8,000 square feet in size. The cultivation facility would be approximately 6,000 square feet in size, and the production facility would be approximately 2,000 square feet in size.

This would be the third medical marijuana facility at this location. The state now requires the applicant to provide proof they had a public hearing.

There are 71 parking spaces on site -- 45 parking spaces are required; therefore, the applicant meets the requirements.

The applicant stated they were recently approved by the state to require the provisional license from another applicant for both cultivation and production at this location. The applicant submitted a survey to staff that demonstrates they meet all separation requirements. They meet the size requirements for a cultivation facility.

Staff had no objections to either use and recommended approval of both items.

The conditions for Item Number 11, UN-70-16 are:

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 Statute Requirements.
3. The floor plan shall be revised to remove all interconnecting doors throughout the building in order to provide a separation from the cultivation facility to the production facility, or as otherwise allowed by the Nevada Division of Public and Behavioral Health and Nevada Revised Statute Requirements.

Police:

4. Suitable back up power to allow keypads and cameras/DVR to function during power outage.
5. Off-site remote access to surveillance cameras.
6. Secure roll up doors and alarm auxiliary doors for emergency exit only.
7. Fencing and gates should be to appropriate security levels.

Shane Terry, 222 Karen Avenue, Suite 3305, Las Vegas, appeared to answer questions.

Chairman Kraft opened the public hearing on Item Number 11 (UN-70-16). Chairman Kraft closed the public hearing on Item Number 11 (UN-70-16).

Commissioner Robison asked Mr. Terry how fumes and vapors would be contained. Mr. Terry responded this would be addressed through pressure differentiations inside the facility. They are also required to meet the stated requirements for carbon filtration.

Commissioner Robison asked about the edible products and the range they offered. Mr. Terry advised they would not be building a commercial kitchen during the first phase and would come later. Mr. Terry stated the edibles would be more of a sublingual nature and not be candies, brownies, etc.

ACTION: APPROVED

MOTION: Vice-Chairman Stone

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

NAYS: None

ABSTAIN: None

ABSENT: None

12. **UN-71-16 (55912) MME PRODUCTION AT 4635 ANDREWS ST (PUBLIC HEARING). AN APPLICATION SUBMITTED BY TAPROOT HOLDINGS NV, LLC, ON BEHALF OF ADV D HOLDINGS LLC, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN AN M-2, GENERAL INDUSTRIAL DISTRICT, TO ALLOW THE PRODUCTION OF EDIBLE MARIJUANA PRODUCTS OR MARIJUANA-INFUSED PRODUCTS. THE PROPERTY IS LOCATED AT 4635 ANDREWS STREET, SUITES B AND C. THE ASSESSOR'S PARCEL NUMBER IS 140-06-110-010. (FOR POSSIBLE ACTION)**

This item was presented by Marc Jordan, Acting Director.

Item Numbers 11 (UN-70-16) and 12 (UN-71-16) were briefed together and voted upon separately.

Item Number 11 (UN-70-16) is a special use permit to allow a cultivation facility for medical marijuana. Item Number 12 (UN-71-16) is a special use permit to allow the production of edible marijuana products or marijuana infused products.

The applicant indicated the portion they would occupy is approximately 8,000 square feet in size. The cultivation facility would be approximately 6,000 square feet in size, and the production facility would be approximately 2,000 square feet in size.

This would be the third medical marijuana facility at this location. The state now requires the applicant to provide proof they had a public hearing.

There are 71 parking spaces on site -- 45 parking spaces are required; therefore, the applicant meets the requirements.

The applicant stated they were recently approved by the state to require the provisional license from another applicant for both cultivation and production at this location. The applicant submitted a survey to staff that demonstrates they meet all separation requirements. They meet the size requirements for a cultivation facility.

Staff had no objections to either use and recommended approval of both items.

The conditions for Item Number 12, UN-71-16 are:

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 Statute Requirements.
3. The floor plan shall be revised to remove all interconnecting doors throughout the building in order to provide a separation from the cultivation facility to the production facility, or as otherwise allowed by the Nevada Division of Public and Behavioral Health and Nevada Revised Statute Requirements.

Police:

4. Suitable back up power to allow keypads and cameras/DVR to function during power outage.
5. Off-site remote access to surveillance cameras.
6. Secure roll up doors and alarm auxiliary doors for emergency exit only.
7. Fencing and gates should be to appropriate security levels.

Shane Terry, 222 Karen Avenue, Suite 3305, Las Vegas, appeared to answer questions.

Commissioner Robison asked Mr. Terry how fumes and vapors would be contained. Mr. Terry responded this would be addressed through pressure differentiations inside the facility. They are also required to meet the stated requirements for carbon filtration.

Commissioner Robison asked about the edible products and the range they offered. Mr. Terry advised they would not be building a commercial kitchen during the first phase and would come later. Mr. Terry stated the edibles would be more of a sublingual nature and not be candies, brownies, etc.

Chairman Kraft opened the public hearing on Item Number 12 (UN-71-16). Chairman Kraft closed the public hearing on Item Number 12 (UN-71-16).

ACTION: APPROVED

MOTION: Vice-Chairman Stone

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

NAYS: None

ABSTAIN: None

ABSENT: None

13. **UN-72-16 (55921) AMNESIA SALON & DAY SPA (PUBLIC HEARING). AN APPLICATION SUBMITTED BY ERNEST DASCALU, ON BEHALF OF CENTENNIAL 2010 LLC, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN A C-1, NEIGHBORHOOD COMMERCIAL DISTRICT, TO ALLOW A MASSAGE ESTABLISHMENT. THE PROPERTY IS LOCATED AT 6462 LOSEE ROAD, SUITE 135. THE ASSESSOR'S PARCEL NUMBER IS 124-24-414-010. (FOR POSSIBLE ACTION)**

This item was presented by Marc Jordan, Acting Director.

The applicant has an existing salon and day spa. The license was issued in March 2009. The applicant would like to add massage therapy services, and plans to hire two licensed massage therapists at this time.

Staff had no objections and recommended approval.

The condition is:

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.

Jill Dascalu, 1948 Mt. Carmel Avenue, Las Vegas, appeared to answer questions.

Chairman Kraft opened the public hearing. Chairman Kraft closed the public hearing.

ACTION: APPROVED

MOTION: Commissioner Perkins

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

NAYS: None

ABSTAIN: None

ABSENT: None

14. **UN-64-16 (55843) THE SPRAY GUY (PUBLIC HEARING). AN APPLICATION SUBMITTED BY THE SPRAY GUY, ON BEHALF OF VICTOR DE BROUWER, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN AN M-1, BUSINESS PARK INDUSTRIAL DISTRICT, TO ALLOW A VEHICLE REPAIR FACILITY. THE PROPERTY IS LOCATED AT 4245 PRODUCTION COURT. THE ASSESSOR'S PARCEL NUMBER IS 140-06-311-004. (FOR POSSIBLE ACTION)**

This item was presented by Robert Eastman, Principal Planner.

The zoning code was changed approximately one year ago to allow auto repair as a special use within the M-1 Business Park Industrial District.

The applicant is proposing to develop the site with a paint and body shop located within the facility. They will use the entire building and parcel which has a fence that bisects the property. The applicant intends to use two paint booths and the facility predominantly for auto painting.

Staff recommends approval of the site. The building was built in 1990 and does not comply with all industrial design criteria; however, the applicant is not making any changes to the façade. Amendments or modifications to the building are not required.

Staff recommended approval.

The conditions are:

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 work shall be performed within the building.
3. All vehicles awaiting repairs shall be stored inside the facility or within the screened storage area to the rear of the site.
4. The chain link gates shall be replaced with opaque metal gates.

Dave Brown, 9910 West Cheyenne Avenue, Suite 110, Las Vegas, appeared on behalf of the applicant to answer questions.

Chairman Kraft opened the public hearing. Chairman Kraft closed the public hearing.

Commissioner Robison stated one of the conditions relates to the storage of the vehicles and asked for clarification on hours. Mr. Eastman stated they would need to be stored within the building or screened storage area.

ACTION: APPROVED

MOTION: Commissioner Robison

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

NAYS: None

ABSTAIN: None

ABSENT: None

15. **UN-65-16 (55870) BLUFF/VALLEY PLAZA (PUBLIC HEARING). AN APPLICATION SUBMITTED BY SUNSTATE TOWERS, ON BEHALF OF SKBG HOLDINGS LLC, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN A C-1, NEIGHBORHOOD COMMERCIAL DISTRICT, TO ALLOW A 100 FOOT IN HEIGHT TELECOMMUNICATIONS TOWER. THE PROPERTY IS LOCATED AT 4325 WEST CRAIG ROAD. THE ASSESSOR'S PARCEL NUMBER IS 139-06-301-003. (FOR POSSIBLE ACTION)**

Commissioner Robison disclosed for the record that his employer is in the telecommunications industry and in reviewing this item he did not believe it presented a conflict of interest and would not impede the independent judgement of a reasonable person; therefore, he intended to vote on this item.

This item was presented by Robert Eastman, Principal Planner.

The applicant intends to develop the site with a 100-foot tall mono-pine telecommunications tower that would support up to three carriers. They intend to place the tower and supporting structure in the rear of the site behind the existing restaurant. The tower and supporting structure will take up a few parking spaces; however, the site has more than adequate parking and will not pose any issues for the restaurant.

The proposed tower complies with all setback requirements from residential, and meets the 200-foot designation from any residential zoned property and should not create a negative impact to the proposed neighborhood. The tower meets the design standards.

Staff recommended approval. Staff received two letters in opposition to this item. One of which states that there are three towers within a mile of the existing property, and recommended denial. The second letter states the proposed tower will damage property values and recommended denial.

The applicant stated their client, Verizon, needs a tower at this location to provide adequate coverage to their customers.

The condition is:

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.

Dion Squier, 234 Carolina Laurel Street, Henderson, appeared on behalf of the applicant, Sunstate Towers, and agreed with staff recommended conditions.

Chairman Kraft opened the public hearing. Chairman Kraft closed the public hearing.

ACTION: APPROVED

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

16. **UN-67-16 (55905) KENWORTH SALES COMPANY, INC. (PUBLIC HEARING). AN APPLICATION SUBMITTED BY KYLE TREADWAY - KENWORTH SALES CO., INC., ON BEHALF OF TREADWAY INVESTMENTS CO LLC, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN AN M-2, GENERAL INDUSTRIAL DISTRICT, TO ALLOW A VEHICLE, BOAT OR RECREATIONAL VEHICLE SALES, AND RENTAL LOT. THE PROPERTY IS LOCATED AT 4750 DONOVAN WAY. THE ASSESSOR'S PARCEL NUMBERS ARE 123-31-402-004, 124-36-802-001, 139-01-502-001 AND 140-06-110-017. (FOR POSSIBLE ACTION)**

This item was presented by Robert Eastman, Principal Planner.

Item Number 16 (UN-67-16) and 17 (UN-68-16) were briefed together, and voted upon separately.

Item Number 16 (UN-67-16) is an application for a special use permit to allow a vehicle sales establishment. Item Number 17 (UN-68-16) is to allow a vehicle repair facility.

This request is for a proposed Kenworth Truck facility which will be located on approximately 17.5 acres. The overall site when fully built out will include a building that is approximately 85,000 square feet. They will have vehicle displays for their trucks. The site plan is in compliance with the general industrial design standards. Architecturally, the building is in compliance.

Mr. Eastman advised the applicant's parking is slightly less than what is necessary. They are providing 89 parking spaces for cars and 158 for trucks and trailers. According to code requirements, they require 92 parking spaces for automobiles. The addition of three parking spaces is a minor change.

Some of the driveways will need to be modified to comply with Clark County standard drawings. Because of the size of the site and the location, staff believes this to be a minor change.

The uses are appropriate for the location; however, Mr. Eastman stated a better location might be closer to the arterial because of the amount of traffic the uses could generate. Donovan Way is a collector street and an industrial street.

Staff recommended approval of both uses permits, with an amendment to Item Number 16, Condition Number 2.

The conditions for Item Number 16, UN-67-16 are:

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 provide a minimum of 92 automobile parking spaces.
3. The automobile parking lots shall contain a six foot landscaped island at the end of each parking row. The islands shall contain both trees and shrubs to comply with the design standards.
4. Foundation landscaping shall be provided at the customer entrance of the building.

Public Works:

5. The size and number of driveways and their locations are subject to review and approval by the City Traffic Engineer and must meet the standards set forth in *North Las Vegas Municipal Code* section 17.24.040 and *Clark County Area Uniform Standard Drawing* number 222.1, including throat depths. Conformance will require modifications to the site plan.
6. Commercial driveways are to be constructed in accordance with *Clark County Area Uniform Standard Drawing* number 225, with minimum widths of 32 feet as measured from lip of gutter to lip of gutter.
7. 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.
8. 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. Donovan Way (sidewalk)

9. The property owner is required to grant a roadway easement for commercial driveway(s).
10. 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.
11. Approval of a drainage study is required prior to submittal of the civil improvement plans.
12. The City of North Las Vegas does not permit the construction of any buildings within a Federal Emergency Management Agency (FEMA) designated Special Flood Hazard Area (SFHA). Under this policy, the applicant must meet the following requirements prior to issuance of permits and certificates of occupancy:
 - a. Grading and off-site construction permits may be issued by the City of North Las Vegas once the drainage study and civil improvement plans have been approved and a copy of the Conditional Letter of Map Review (CLOMR) application has been submitted to FEMA for processing.
 - b. Building permits may be issued once a favorable CLOMR has been obtained from FEMA.
 - c. Certificates of Occupancy can be issued once a Letter of Map Revision (LOMR) has been obtained from FEMA.
13. The limits of the Federal Emergency Management Agency Special Flood Hazard Area Zone A must be shown on all site plans, civil improvement plans, etc. submitted to the City.
14. Clark County Regional Flood Control District (CCRFCD) concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
15. NDOT concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
16. All Nevada Energy easements, appurtenances, lines and poles must be shown and shall be located entirely within the perimeter landscape area of this development. Distribution lines, existing or proposed, shall be placed underground if impacted by the proposed development of the parcel or if the pole impedes upon the proper ADA clearances for sidewalk. Under no circumstances will new down guy wires be permitted.

17. The property owner is required to grant a public pedestrian access easement for sidewalk located on private property, when that sidewalk is providing public access adjacent to the right-of-way.
18. All off-site improvements must be completed prior to final inspection of the first building
19. Appropriate mapping is required to combine the parcels. All mapping shall be in compliance with NRS Chapter 278 and the *City of North Las Vegas Municipal Code*. If the parcels are not combined then provide cross access agreements for the properties.

Scott Nielson, 990 John Adams Parkway, Idaho Falls, ID, appeared on behalf of the applicant. Mr. Nielson stated Kenworth Sales has an existing facility (since 1990's) in North Las Vegas, located on Losee Road. They have outgrown the facility and the site. Mr. Nielson concurred with staff recommendations.

Chairman Kraft opened the public hearing on Item Number 16 (UN-67-16). Chairman Kraft closed the public hearing on Item Number 16 (UN-67-16).

ACTION: APPROVED AS AMENDED; CONDITION NO. 2 TO READ AS FOLLOWS:

2. The applicant shall provide a minimum of 92 automobile parking spaces.

MOTION: Commissioner Ewing

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

NAYS: None

ABSTAIN: None

ABSENT: None

17. **UN-68-16 (55906) KENWORTH SALES COMPANY, INC. (PUBLIC HEARING). AN APPLICATION SUBMITTED BY KYLE TREADWAY - KENWORTH SALES CO., INC., ON BEHALF OF TREADWAY INVESTMENTS CO LLC, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN AN M-2, GENERAL INDUSTRIAL DISTRICT, TO ALLOW A VEHICLE, BOAT AND RECREATIONAL VEHICLE REPAIR FACILITY. THE PROPERTY IS LOCATED AT 4750 DONOVAN WAY. THE ASSESSOR'S PARCEL NUMBERS ARE 123-31-402-004, 124-36-802-001, 139-01-502-001 AND 140-06-110-017. (FOR POSSIBLE ACTION)**

This item was presented by Robert Eastman, Principal Planner.

Item Number 16 (UN-67-16) and 17 (UN-68-16) were briefed together, and voted upon separately.

Item Number 16 (UN-67-16) is an application for a special use permit to allow a vehicle sales establishment. Item Number 17 (UN-68-16) is to allow a vehicle repair facility.

This request is for a proposed Kenworth Truck facility which will be located on approximately 17.5 acres. The overall site when fully built out will include a building that is approximately 85,000 square feet. They will have vehicle displays for their trucks. The site plan is in compliance with the general industrial design standards. Architecturally, the building is in compliance.

Mr. Eastman advised the applicant's parking is slightly less than what is necessary. They are providing 89 parking spaces for cars and 158 for trucks and trailers. According to code requirements, they require 92 parking spaces for automobiles. The addition of three parking spaces is a minor change.

Some of the driveways will need to be modified to comply with Clark County standard drawings. Because of the size of the site and the location, staff believes this to be a minor change.

The uses are appropriate for the location; however, Mr. Eastman stated a better location might be closer to the arterial because of the amount of traffic the uses could generate. Donovan Way is a collector street and an industrial street.

Staff recommended approval of both uses permits, with an amendment to Item Number 16, Condition Number 2.

The conditions for Item Number 17, UN-68-16 are:

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 provide a minimum of 92 automobile parking spaces.
3. The automobile parking lots shall contain a six foot landscaped island at the end of each parking row. The islands shall contain both trees and shrubs to comply with the design standards.

4. Foundation landscaping shall be provided at the customer entrance of the building.

Public Works:

5. The size and number of driveways and their locations are subject to review and approval by the City Traffic Engineer and must meet the standards set forth in *North Las Vegas Municipal Code* section 17.24.040 and *Clark County Area Uniform Standard Drawing* number 222.1, including throat depths. Conformance will require modifications to the site plan.
6. Commercial driveways are to be constructed in accordance with *Clark County Area Uniform Standard Drawing* number 225, with minimum widths of 32 feet as measured from lip of gutter to lip of gutter.
7. 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.
8. 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. Donovan Way (sidewalk)
9. The property owner is required to grant a roadway easement for commercial driveway(s).
10. 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.
11. Approval of a drainage study is required prior to submittal of the civil improvement plans.
12. The City of North Las Vegas does not permit the construction of any buildings within a Federal Emergency Management Agency (FEMA) designated Special Flood Hazard Area (SFHA). Under this policy, the applicant must meet the following requirements prior to issuance of permits and certificates of occupancy:
 - b. Grading and off-site construction permits may be issued by the City of North Las Vegas once the drainage study and civil improvement plans have been approved and a copy of the Conditional Letter of Map Review (CLOMR) application has been submitted to FEMA for processing.

- c. Building permits may be issued once a favorable CLOMR has been obtained from FEMA.
 - d. Certificates of Occupancy can be issued once a Letter of Map Revision (LOMR) has been obtained from FEMA.
13. The limits of the Federal Emergency Management Agency Special Flood Hazard Area Zone A must be shown on all site plans, civil improvement plans, etc. submitted to the City.
 14. Clark County Regional Flood Control District (CCRFCDD) concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
 15. NDOT concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
 16. All Nevada Energy easements, appurtenances, lines and poles must be shown and shall be located entirely within the perimeter landscape area of this development. Distribution lines, existing or proposed, shall be placed underground if impacted by the proposed development of the parcel or if the pole impedes upon the proper ADA clearances for sidewalk. Under no circumstances will new down guy wires be permitted.
 17. The property owner is required to grant a public pedestrian access easement for sidewalk located on private property, when that sidewalk is providing public access adjacent to the right-of-way.
 18. All off-site improvements must be completed prior to final inspection of the first building.
 19. Appropriate mapping is required to combine the parcels. All mapping shall be in compliance with NRS Chapter 278 and the *City of North Las Vegas Municipal Code*. If the parcels are not combined then provide cross access agreements for the properties.

Chairman Kraft opened the public hearing on Item Number 16 (UN-68-16). Chairman Kraft closed the public hearing on Item Number 16 (UN-68-16).

ACTION: APPROVED

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

18. UN-69-16 (55896) POWER PALLETS (PUBLIC HEARING). AN APPLICATION SUBMITTED BY RALPH KNIGHT, KNIGHT BUILDERS, LLC, ON BEHALF OF MEC, INC., PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN AN M-2, GENERAL INDUSTRIAL DISTRICT, TO ALLOW OUTDOOR MANUFACTURING AND PRODUCTION. THE PROPERTY IS LOCATED AT 2900 EAST LONE MOUNTAIN ROAD. THE ASSESSOR'S PARCEL NUMBER IS 124-36-403-010. (FOR POSSIBLE ACTION)

This item was presented by Robert Eastman, Principal Planner.

The site is a 19-acre site that was developed for a truss manufacturing facility. Staff had previously approved permits on this site for medical marijuana production and cultivation facilities, which are not associated with this use permit.

This use permit is for approximately seven (7) acres on the east side of the site, under what is currently a number of canopies for the truss manufacturer. The applicant intends to use the canopies in the same manner as the cover for the pallet manufacturing facility.

Additional areas within the site would be used for storage of materials for the manufacturing and completed pallets.

The applicant intends to bring in one small building to be located underneath one of the existing canopies that would be used for offices and restrooms for the workers. The building would need to be turned into a permanent construction and placed on a foundation and turned into real property.

Staff recommended approval.

The condition is:

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.

Keith Brinkley and Petya Balova Engineering, LLC, 6130 Elton Avenue, Suite #104, Las Vegas, appeared on behalf of the applicant.

Chairman Kraft opened the public hearing. Chairman Kraft closed the public hearing.

Commissioner Robinson asked about visibility of the pallets. Mr. Brinkley stated they must meet all fire codes, which limits their height and cannot go above the height of the walls.

Commissioner Ewing asked staff if this use would allow others to bring pallets from other locations to be recycled, and to sell them. Mr. Eastman stated it allows the applicant to pick-up material (used or broken pallets) and repair them as part of the construction facility. It is not the intent to accept delivery from the general public. Mr. Brinkley stated he was not involved in the day-to-day operations, and did not believe this would be part of their business.

ACTION: APPROVED

MOTION: Commissioner Robison

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

NAYS: None

ABSTAIN: None

ABSENT: None

19. **ZN-15-16 (55965) ANN & LAWRENCE (PUBLIC HEARING). AN APPLICATION SUBMITTED BY HARMONY HOMES, INC., ON BEHALF OF HARMONY 461, LLC AND FREHNER HOLDINGS, LLC, PROPERTY OWNERS, FOR A PROPERTY RECLASSIFICATION FROM THE CURRENT DESIGNATION OF PUD, PLANNED UNIT DEVELOPMENT DISTRICT AND R-E, RANCH ESTATES DISTRICT, TO R-CL, SINGLE-FAMILY COMPACT LOT RESIDENTIAL DISTRICT. THE PROPERTIES ARE LOCATED AT THE SOUTHWEST CORNER OF ANN ROAD AND LAWRENCE STREET. THE ASSESSOR'S PARCEL NUMBERS ARE 124-35-501-002, 124-35-501-008 AND 124-35-501-011. (FOR POSSIBLE ACTION)**

ACTION: CONTINUED TO NOVEMBER 9, 2016

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

20. **T-1389 (55964) ANN & LAWRENCE. AN APPLICATION SUBMITTED BY HARMONY HOMES, INC., ON BEHALF OF HARMONY 461, LLC, AND FREHNER HOLDINGS, LLC, PROPERTY OWNERS, FOR APPROVAL OF A TENTATIVE MAP IN A PUD, PLANNED UNIT DEVELOPMENT DISTRICT, (PROPOSED PROPERTY RECLASSIFICATION TO THE R-CL, SINGLE-FAMILY COMPACT LOT RESIDENTIAL DISTRICT) TO ALLOW A 120-LOT, SINGLE-FAMILY RESIDENTIAL SUBDIVISION. THE PROPERTIES ARE LOCATED AT THE SOUTHWEST CORNER OF ANN ROAD AND LAWRENCE STREET. THE ASSESSOR'S PARCEL NUMBERS ARE 124-35-501-002, 124-35-501-011, 124-35-501-008. (FOR POSSIBLE ACTION)**

ACTION: CONTINUED TO NOVEMBER 9, 2016

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

21. **FDP-04-16 (55833) MULTI-TENANT COMMERCIAL BUILDING AT CRAIG AND LAWRENCE. AN APPLICATION SUBMITTED BY COVENANT GROUP, ON BEHALF OF TML MENDENHALL LP, PROPERTY OWNER, FOR A FINAL DEVELOPMENT PLAN REVIEW IN A PUD, PLANNED UNIT DEVELOPMENT DISTRICT, TO DEVELOP A 6,500 SQUARE FOOT COMMERCIAL BUILDING. THE PROPERTY IS LOCATED AT 1950 EAST CRAIG ROAD. THE ASSESSOR'S PARCEL NUMBER IS 139-02-612-001. (FOR POSSIBLE ACTION)**

This item was presented by Robert Eastman, Principal Planner.

The building would be located in a developing commercial strip along Craig Road that currently has a Raising Cane's restaurant and the recently approved My Place Hotel.

This is a multi-tenant building that includes a dentist's office and commercial drive-through for a potential restaurant and for-lease suite.

This Planned Unit Development does not list the specific uses, which is determined by the Final Development Plans. The Final Development Plan is for a commercial building that would be principally permitted within a C-2, General Commercial District.

Mr. Eastman stated when reviewing the site plan, it is using the existing curb cut and driveway location that is on Craig Road that was originally developed with the Raising Cane's Restaurant, and they are not adding access points to the site. They will develop the parking lot and will develop the site using the same lines that were established with Raising Cane's Restaurant.

The applicant submitted a revised site plan, which was distributed to the Planning Commission during the briefing.

The building and site plan complies with the commercial design standards.

Staff recommended approval per the amended site plan.

The conditions are:

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. Approval of a drainage study is required prior to submittal of the civil improvement plans.
3. 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.
4. All Nevada Power Company easements, appurtenances, lines and poles must be shown and shall be located entirely within the perimeter landscape area of this development. Distribution lines, existing or proposed, shall be placed underground, if impacted by the development of the site.

5. 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.

Don Webb, 1615 (street name was inaudible) Henderson, concurred with staff recommendations.

ACTION: APPROVED PER AMENDED SITE PLAN

MOTION: Commissioner Robison

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

NAYS: None

ABSTAIN: None

ABSENT: None

22. **FDP-05-16 (55883) NEVADA PARTNERS REGIONAL WORKFORCE DEVELOPMENT CENTER. AN APPLICATION SUBMITTED BY NEVADA PARTNERS, INC., PROPERTY OWNER, FOR A FINAL DEVELOPMENT PLAN REVIEW IN A PUD, PLANNED UNIT DEVELOPMENT DISTRICT, TO DEVELOP A 20,707 SQUARE FOOT COMMERCIAL BUILDING. THE PROPERTY IS LOCATED AT 710 WEST LAKE MEAD BOULEVARD. THE ASSESSOR'S PARCEL NUMBER IS 139-22-201-017. (FOR POSSIBLE ACTION)**

This item was presented by Robert Eastman, Principal Planner.

The proposed addition will provide office and classroom space for Nevada Partners, an approved and appropriate use.

The building complies with commercial design standards and uses similar materials and design of existing building. A number of parking spaces will be removed to allow construction of the building; however, the applicant will provide 298 parking spaces, where 295 spaces are required.

Staff recommended approval.

The conditions are:

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. Approval of a drainage study is required prior to submittal of the civil improvement plans.
3. 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.
4. Approval of a traffic study is required prior to submittal of the civil improvement plans.

Monica Ford, 710 West Lake Mead Boulevard, North Las Vegas, appeared to answer questions. Ms. Ford appreciated the opportunity for the Regional Work Force Development Center to provide additional training to community members.

ACTION: APPROVED

MOTION: Commissioner Ewing

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

NAYS: None

ABSTAIN: None

ABSENT: None

OLD BUSINESS

23. **T-1385 (55397) CRAIG & CAMINO AL NORTE. AN APPLICATION SUBMITTED BY LOCHSA ENGINEERING, ON BEHALF OF PRE CRAIG CAMINO LLC, PROPERTY OWNER, FOR APPROVAL OF A TENTATIVE MAP IN AN R-1, SINGLE-FAMILY, LOW DENSITY (PROPOSED C-2, GENERAL COMMERCIAL DISTRICT), FOR THE DEVELOPMENT OF A SINGLE-LOT COMMERCIAL SUBDIVISION. THE PROPERTIES ARE GENERALLY LOCATED AT THE NORTHWEST CORNER OF CAMINO AL NORTE AND CRAIG ROAD. THE ASSESSOR'S PARCEL NUMBERS ARE 139-04-201-009**

AND 139-04-601-001. (FOR POSSIBLE ACTION) (CONTINUED SEPTEMBER 14, 2016)

This item was presented by Marc Jordan, Acting Director.

The proposed site is approximately 32-acres. The applicant met with various staff members, including Public Works, who has submitted a revised memorandum regarding the tentative map.

Staff recommended approval per conditions in revised memorandum dated October 12, 2016.

The conditions are:

Planning & Zoning:

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

Public Works:

2. Approval of a drainage study is required prior to submittal of the civil improvement plans.
3. Clark County Regional Flood Control District (CCRFCD) concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
4. 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.
5. The size and number of driveways and their locations are subject to review and approval by the City Traffic Engineer and must meet the standards set forth in *North Las Vegas Municipal Code* section 17.24.040 and *Clark County Area Uniform Standard Drawing* number 222.1, including throat depths. Conformance may require modifications to the site plan.
6. Commercial driveways are to be constructed in accordance with *Clark County Area Uniform Standard Drawing* numbers 222.1, including throat depths and distance to intersections, and 225, with minimum widths of 32 feet as measured from lip of gutter to lip of gutter. Driveway locations are subject to review and approval by the

City Traffic Engineer.

7. The property owner is required to grant a roadway easement for commercial driveway(s).
8. Construction of the following street improvements is required per *City of North Las Vegas Municipal Code* section 16.24.100:
 - a. Scott Robinson Boulevard (The culvert crossing at the northerly end of the subject parcel is being deferred to the development of APN 139-04-101-002. A Restrictive Covenant for the culvert crossing/bridge shall be executed prior to approval of the civil improvement plans.)
9. All Nevada Energy easements, appurtenances, lines and poles must be shown and shall be located entirely within the perimeter landscape area of this development. Distribution lines, existing or proposed, shall be placed underground if impacted by the proposed development of the parcel or if the pole impedes upon the proper ADA clearances for sidewalk. Under no circumstances will new down guy wires be permitted.

Jennifer Lazovich, Kaempfer Crowell, 1980 Festival Plaza Drive, Las Vegas, appeared on behalf of the applicant. Ms. Lazovich acknowledged Jennifer Doody and Duane McNelly for their assistance, and concurred with the conditions of the revised memorandum.

ACTION: APPROVED

MOTION: Vice-Chairman Stone

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

NAYS: None

ABSTAIN: None

ABSENT: None

24. **UN-60-16 (55642) MME CULTIVATION AT SIMMONS (PUBLIC HEARING). AN APPLICATION SUBMITTED BY CLARK NATURAL MEDICINAL SOLUTIONS, LLC DBA NUVEDA, ON BEHALF OF CHEYSIM, LLC, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN AN M-1, BUSINESS PARK INDUSTRIAL DISTRICT, TO ALLOW A CULTIVATION FACILITY FOR MEDICAL MARIJUANA. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF BROOKS AVENUE AND SIMMONS STREET. THE ASSESSOR'S PARCEL NUMBER IS 139-17-601-004. (FOR POSSIBLE ACTION) (CONTINUED SEPTEMBER 14, 2016)**

This item was presented by Robert Eastman, Principal Planner.

Item Numbers 24 (UN-60-16) and 25 (UN-59-16) were briefed together, but voted upon separately.

Item Number 24 (UN-60-16) is a special use permit to allow a cultivation facility for medical marijuana, and Item Number 25 (UN-59-16) is a special use permit to allow the production of edible marijuana products or marijuana infused products.

The item was originally continued at the September 14, 2016 Planning Commission meeting in order to allow the applicant to hold a neighborhood meeting, which was held.

The development of the site is an approximately 35,000 square foot building which will contain a number of greenhouses for the cultivation of medical marijuana. There will be a 7,500 square feet for production of medical marijuana

The site is in compliance with design standards. There are requirements for changing of drive aisles to meet landscaping requirements.

Staff recommended approval.

The conditions for Item Number 24, UN-60-16 are:

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 Statute Requirements.
3. The floor plan shall be revised to remove all interconnecting doors throughout the building in order to provide a separation from the cultivation facility to the production facility, or as otherwise allowed by the Nevada Division of Public and Behavioral Health and Nevada Revised Statute Requirements.

Public Works:

4. The size and number of driveways and their locations are subject to review and approval by the City Traffic Engineer and must meet the standards set forth in *North Las Vegas Municipal Code* section 17.24.040 and *Clark County Area*

- Uniform Standard Drawing* number 222.1, including throat depths. Conformance will require modifications to the site plan.
5. Commercial driveways are to be constructed in accordance with *Clark County Area Uniform Standard Drawing* number 225, with minimum widths of 32 feet as measured from lip of gutter to lip of gutter.
 6. 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.
 7. 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. Brooks Avenue
 - b. Simmons Street
 - c. Evans Avenue
 8. The property owner is required to grant a pedestrian access easement for sidewalk located within a common element, or on private property, when that sidewalk is providing public access adjacent to the right-of-way.
 9. A revocable encroachment permit for landscaping within the public right of way is required.
 10. The property owner is required to grant a roadway easement for commercial driveway(s).
 11. The public street geometrics, width of over-pave and thickness of the pavement sections will be determined by the Department of Public Works.
 12. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Simmons Street.
 13. 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.
 14. 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.
 15. Approval of a drainage study is required prior to submittal of the civil improvement plans.

16. Clark County Regional Flood Control District (CCRFCD) concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
17. All Nevada Energy easements, appurtenances, lines and poles must be shown and shall be located entirely within the perimeter landscape area of this development. Distribution lines, existing or proposed, shall be placed underground if impacted by the proposed development of the parcel or if the pole impedes upon the proper ADA clearances for sidewalk. Under no circumstances will new down guy wires be permitted.
18. All off-site improvements must be completed prior to final inspection of the first building.

Police:

19. Suitable back up power to allow keypads and cameras/DVR to function during power outage.
20. Off-site remote access to surveillance cameras.
21. Secure roll up doors and alarm auxiliary doors for emergency exit only.
22. Fencing and gates should be to appropriate security levels.

Pejman Bady, 2700 Las Vegas Boulevard, #2709, stated they met with the church and community and all went well.

Chairman Kraft opened the public hearing for Item Number 24, UN-60-16. Chairman Kraft closed the public hearing for Item Number 24, UN-60-16.

Commissioner Perkins thanked the applicant for meeting with the citizens and for the time he took to answer questions.

ACTION: APPROVED

MOTION: Commissioner Ewing

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

NAYS: None

ABSTAIN: None

ABSENT: None

25. **UN-59-16 (55640) MME PRODUCTION AT SIMMONS (PUBLIC HEARING). AN APPLICATION SUBMITTED BY CLARK NATURAL MEDICINAL SOLUTIONS, LLC DBA NUVEDA, ON BEHALF OF CHEYSIM, LLC PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN AN M-1, BUSINESS PARK INDUSTRIAL DISTRICT, TO ALLOW THE PRODUCTION OF EDIBLE MARIJUANA PRODUCTS OR MARIJUANA INFUSED PRODUCTS. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF BROOKS AVENUE AND SIMMONS STREET. THE ASSESSOR'S PARCEL NUMBER IS 139-17-601-004. (FOR POSSIBLE ACTION) (CONTINUED SEPTEMBER 14, 2016)**

This item was presented by Robert Eastman, Principal Planner.

Item Numbers 24 (UN-60-16) and 25 (UN-59-16) were briefed together, but voted upon separately.

Item Number 24 (UN-60-16) is a special use permit to allow a cultivation facility for medical marijuana, and Item Number 25 (UN-59-16) is a special use permit to allow the production of edible marijuana products or marijuana infused products.

The item was originally continued at the September 14, 2016 Planning Commission meeting in order to allow the applicant to hold a neighborhood meeting, which was held.

The development of the site is an approximately 35,000 square foot building which will contain a number of greenhouses for the cultivation of medical marijuana. There will be a 7,500 square feet for production of medical marijuana

The site is in compliance with design standards. There are requirements for changing of drive aisles to meet landscaping requirements.

Pejman Bady, 2700 Las Vegas Boulevard, #2709, stated they met with the church and community and all went well.

Chairman Kraft opened the public hearing for Item Number 24, UN-60-16. Chairman Kraft closed the public hearing for Item Number 24, UN-60-16.

Commissioner Perkins thanked the applicant for meeting with the citizens and for the time he took to answer questions.

The conditions for Item Number 25, UN-59-16 are:

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 Statute Requirements.
3. The floor plan shall be revised to remove all interconnecting doors throughout the building in order to provide a separation from the cultivation facility to the production facility, or as otherwise allowed by the Nevada Division of Public and Behavioral Health and Nevada Revised Statute Requirements.

Public Works:

4. The size and number of driveways and their locations are subject to review and approval by the City Traffic Engineer and must meet the standards set forth in *North Las Vegas Municipal Code* section 17.24.040 and *Clark County Area Uniform Standard Drawing* number 222.1, including throat depths. Conformance will require modifications to the site plan.
5. Commercial driveways are to be constructed in accordance with *Clark County Area Uniform Standard Drawing* number 225, with minimum widths of 32 feet as measured from lip of gutter to lip of gutter.
6. 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.
7. 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. Brooks Avenue
 - b. Simmons Street
 - c. Evans Avenue
8. The property owner is required to grant a pedestrian access easement for sidewalk located within a common element, or on private property, when that sidewalk is providing public access adjacent to the right-of-way.
9. A revocable encroachment permit for landscaping within the public right of way is required.
10. The property owner is required to grant a roadway easement for commercial driveway(s).
11. The public street geometrics, width of over-pave and thickness of the pavement sections will be determined by the Department of Public Works.

12. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Simmons Street.
13. 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.
14. 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.
15. Approval of a drainage study is required prior to submittal of the civil improvement plans.
16. Clark County Regional Flood Control District (CCRFCD) concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
17. All Nevada Energy easements, appurtenances, lines and poles must be shown and shall be located entirely within the perimeter landscape area of this development. Distribution lines, existing or proposed, shall be placed underground if impacted by the proposed development of the parcel or if the pole impedes upon the proper ADA clearances for sidewalk. Under no circumstances will new down guy wires be permitted.
18. All off-site improvements must be completed prior to final inspection of the first building.

Police:

19. Suitable back up power to allow keypads and cameras/DVR to function during power outage.
20. Off-site remote access to surveillance cameras.
21. Secure roll up doors and alarm auxiliary doors for emergency exit only.
22. Fencing and gates should be to appropriate security levels.

Chairman Kraft opened the public hearing on Item Number 25, UN-59-16. Chairman Kraft closed the public hearing on Item Number 25, UN-59-16.

Commissioner Robison stated he appreciated the applicant taking additional time to work with the citizens. He said the applicant's business plan and facility were innovative and exciting.

ACTION: APPROVED

MOTION: Commissioner Greer

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

NAYS: None

ABSTAIN: None

ABSENT: None

PUBLIC FORUM

There was no public participation.

DIRECTOR'S BUSINESS

Mr. Jordan advised a Final Development Plan for restaurants in the area of Craig Road and Bruce Street would be forthcoming.

CHAIRMAN'S BUSINESS

Chairman Kraft requested a status regarding SIRE implementation. Mr. Jordan advised this implementation is on hold, as staff is currently working on the implementation of an unrelated software program (Tyler Technologies).

Mr. Jordan thanked Diana Tsouras for assisting during Julie Shields' absence.

ADJOURNMENT

The meeting adjourned at 7:07 p.m.

APPROVED: November 9, 2016.

/s/Kenneth Kraft
Kenneth Kraft, Chairman

/s/ Diana Tsouras
Diana Tsouras, Recording Secretary