

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

December 14, 2016

**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 Kenneth Kraft

**ROLL CALL:**

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

**STAFF PRESENT:**

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

**VERIFICATION:**

Julie Shields, Recording Secretary

**PLEDGE OF ALLEGIANCE:**

Chairman Kenneth Kraft

**\*\*NOTICE\*\* DUE TO TECHNICAL DIFFICULTIES, NO AUDIO WAS RECORDED DURING THE DECEMBER 14, 2016 PLANNING COMMISSION MEETING. THE MINUTES REFLECT THE MANUAL RECORD TAKEN OF THE ACTION AND VOTE FOR EACH AGENDA ITEM, AS WELL PUBLIC HEARING COMMENTS.**

### **PUBLIC FORUM**

There was no public participation.

### **AGENDA**

1. **APPROVAL OF THE PLANNING COMMISSION MEETING AGENDA OF DECEMBER 14, 2016 (FOR POSSIBLE ACTION)**

ACTION: APPROVED AS AMENDED; ITEM NO. 7, DA-04-16, CONTINUED TO JANUARY 11, 2017, PER THE APPLICANT'S REQUEST. ITEM NO. 18, UN-74-16, CONTINUED TO JANUARY 11, 2017, PER THE APPLICANT'S REQUEST

MOTION: Commissioner Greer

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

NAYS: None

ABSTAIN: None

ABSENT: Commissioners Ewing and Robison

### **CONSENT AGENDA**

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

2. **APPROVAL OF THE PLANNING COMMISSION MEETING MINUTES OF NOVEMBER 9, 2016 (FOR POSSIBLE ACTION)**

ACTION: APPROVED

MOTION: Commissioner Lemmon

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

NAYS: None

ABSTAIN: Commissioner Perkins

ABSENT: Commissioners Ewing and Robison

**NEW BUSINESS**

3. **VN-04-16 (56445) RV CARPORT (PUBLIC HEARING). AN APPLICATION SUBMITTED BY ROBERT CORNELIUS, PROPERTY OWNER, FOR A VARIANCE IN AN R-E, RANCH ESTATES DISTRICT, TO ALLOW: A ONE (1) FOOT, EIGHT (8) INCH SIDE YARD SETBACK WHERE THREE (3) FEET IS REQUIRED; A TWO (2) INCH BUILDING SEPARATION WHERE FIVE (5) FEET IS REQUIRED; AND TO ALLOW AN ACCESSORY BUILDING TO BE 14 FEET IN HEIGHT, AND TALLER THAN THE PRINCIPAL STRUCTURE, WHICH IS APPROXIMATELY 12 FEET IN HEIGHT. THE PROPERTY IS LOCATED AT 4621 VALLEY DRIVE. THE ASSESSOR'S PARCEL NUMBER IS 139-06-117-003. (FOR POSSIBLE ACTION)**

This item was presented by Robert Eastman, Principal Planner.

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. The carport structure shall maintain a minimum 1-foot side setback adjacent to the north property line.
3. The maximum building height shall not exceed 14 feet.
4. The two structures shall obtain building permits.
5. The lot shall maintain type "A" drainage, subject to the review and approval of the Building Safety Division.

**Robert Cornelius, 4621 Valley Drive, North Las Vegas**, stated he was out of town at the time the structure was put in. Mr. Cornelius said there were no issues with the neighbors concerning this structure.

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

ACTION: APPROVED

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

4. **UN-77-16 (56512) STERICYCLE MEDICAL WASTE INCINERATOR (PUBLIC HEARING). AN APPLICATION SUBMITTED BY STERICYCLE, INC., ON BEHALF OF FNBN KAPEX LLC, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN AN M-2, GENERAL INDUSTRIAL DISTRICT, TO ALLOW A MEDICAL WASTE INCINERATOR FACILITY. THE PROPERTY IS LOCATED APPROXIMATELY 4,800 FEET SOUTH OF APEX SAPPHIRE AVENUE AND 1,200 FEET SOUTHWEST FROM THE END OF GRAND VALLEY PARKWAY. THE ASSESSOR'S PARCEL NUMBER IS 103-17-010-008. (FOR POSSIBLE ACTION)**

This item was presented by Robert Eastman, Principal Planner.

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. No outdoor storage of waste or ash shall be permitted.
3. All trucks / trailers storage shall be within the gated and fenced yard.

**Public Works:**

4. Approval of a drainage study is required prior to submittal of the civil improvement plans.
5. 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.
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. 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 may require modifications to the site.
8. Construction of the following streets is required per the Apex / Mountain View Industrial Park development standards:
  - a. Grand Valley Parkway
9. Provide a pavement turn around at the termination of the street.
10. Appropriate mapping is required to create the parcel. All mapping shall be in compliance with NRS Chapter 278 and the City of North Las Vegas Municipal Code.
11. All off-site improvements must be completed prior to final inspection of the first building.
12. The applicant shall provide paved access to the site, from Grand Valley Parkway.

**Selin Hoboy, Vice-President of Legislative and Regulatory Affairs and Jim Nold, Director of Engineering, Stericycle,** appeared before the Planning Commission to answer any questions.

Chairman Kraft acknowledged Mayor Pro Tempore Barron's attendance at 6:30 p.m. in Council Chambers.

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

ACTION: APPROVED

MOTION: Vice-Chairman Stone

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

NAYS: None

ABSTAIN: None

ABSENT: Commissioners Ewing and Robison

5. **UN-78-16 (56513) STERICYCLE MEDICAL WASTE INCINERATOR (PUBLIC HEARING). AN APPLICATION SUBMITTED BY STERICYCLE, INC., ON BEHALF OF FNBN KAPEX LLC, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN AN M-2, GENERAL INDUSTRIAL DISTRICT, TO ALLOW A MEDICAL WASTE INCINERATOR FACILITY. THE PROPERTY IS LOCATED APPROXIMATELY 5,900 FEET SOUTH OF APEX SAPPHIRE AVENUE AND 2,700 FEET SOUTHWEST FROM THE END OF GRAND VALLEY PARKWAY.**

**THE ASSESSOR'S PARCEL NUMBER IS 103-17-010-008. (FOR POSSIBLE ACTION)**

This item was presented by Robert Eastman, Principal Planner.

The conditions are:

**Planning and 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. No outdoor storage of waste or ash shall be permitted.
3. All trucks / trailers storage shall be within the gated and fenced yard.

**Public Works:**

4. Approval of a drainage study is required prior to submittal of the civil improvement plans.
5. 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.
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. 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 may require modifications to the site.
8. Construction of the following streets is required per the Apex / Mountain View Industrial Park development standards:
  - a. Grand Valley Parkway
9. Provide a pavement turn around at the termination of the street.
10. Appropriate mapping is required to create the parcel. All mapping shall be in compliance with NRS Chapter 278 and the City of North Las Vegas Municipal Code.

11. All off-site improvements must be completed prior to final inspection of the first building.
12. The applicant shall provide paved access to the site, from Grand Valley Parkway.

**Selin Hoboy, Vice-President of Legislative and Regulatory Affairs and Jim Nold, Director of Engineering of Stericycle,** appeared on behalf of the applicant and before the Planning Commission to answer any questions.

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

ACTION: APPROVED

MOTION: Vice-Chairman Stone

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

NAYS: None

ABSTAIN: None

ABSENT: Commissioners Ewing and Robison

6. **UN-79-16 (56518) ABC TOWING, TITAN TOWING, TWO GUYS TOWING (PUBLIC HEARING). AN APPLICATION SUBMITTED BY NIR KAUFMAN, ON BEHALF OF AMMON PROPERTIES, LLC, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN AN M-3, HEAVY INDUSTRIAL DISTRICT, TO ALLOW A VEHICLE IMPOUND YARD. THE PROPERTY IS LOCATED AT 2221 LOSEE ROAD. THE ASSESSOR'S PARCEL NUMBERS ARE 139-22-501-008, 139-22-501-010 AND 139-22-601-001. (FOR POSSIBLE ACTION)**

This item was presented by Robert Eastman, Principal Planner.

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. The landscaping along Losee Road and Miller Avenue shall be enhanced with shrubs and trees to provide 50 percent coverage within two years of planting.
3. All parking / vehicle storage areas and drive aisles shall be paved with asphaltic concrete, concrete, or other suitable surface as approved by the Community Development and Compliance Department.

**Public Works:**

4. 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.
5. Approval of a drainage study is required prior to submittal of the civil improvement plans.
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. 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*, and associated Master Plans in effect at the time of subdivision and/or parcel map approval.
8. All off-site improvements must be completed prior to final inspection of the first building.
9. 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.
10. Commercial driveways are to be constructed in accordance with *Clark County Area Uniform Standard Drawing* numbers 222A and 225, with minimum widths of 32 feet as measured from lip of gutter to lip of gutter.
11. Installation of sidewalk along Miller Ave. is required from Losee Rd. to the western property line.
12. The property owner is required to grant a roadway easement for commercial driveway(s).
13. The applicant is responsible for acquiring any easements needed to construct the project.

**Nir Kaufman, 2290 Traverse Creek Lane, Las Vegas,** and an unknown person, appeared before the Planning Commission to answer any 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, Greer and Lemmon

NAYS: None

ABSTAIN: None

ABSENT: Commissioners Ewing and Robison

7. **DA-04-16 (56514) PARK HIGHLANDS WEST (PUBLIC HEARING). AN APPLICATION SUBMITTED BY AMBER OWL HOLDINGS, LLC, PROPERTY OWNER, FOR A MAJOR MODIFICATION TO THE DEVELOPMENT AGREEMENT FOR PARK HIGHLANDS WEST TO REMOVE LEASING RESTRICTIONS FROM THE APPROVED DEVELOPMENT AGREEMENT. THE PROPERTY IS GENERALLY BOUND BY GRAND TETON DRIVE, DECATUR BOULEVARD, ELKHORN ROAD AND ALIANTE PARKWAY. THE ASSESSOR'S PARCEL NUMBERS ARE 124-18-310-003, 124-18-714-001, 124-18-714-002, 124-18-210-002, 124-18-510-002 AND 124-18-310-001. (FOR POSSIBLE ACTION)**

ACTION: CONTINUED TO JANUARY 11, 2017 PLANNING COMMISSION MEETING, PER THE APPLICANT'S REQUEST

8. **ZN-17-16 (56556) THE VILLAGES AT TULE SPRINGS, VILLAGE 3 (PUBLIC HEARING). AN APPLICATION SUBMITTED BY KBS SOR TULE SPRINGS OWNER TRS, LLC, PROPERTY OWNER, FOR A RECLASSIFICATION OF PROPERTY FROM THE CURRENT DESIGNATION OF PCD, PLANNED COMMUNITY DEVELOPMENT DISTRICT, TO R-CL-PCD, MEDIUM DENSITY RESIDENTIAL, PLANNED COMMUNITY DEVELOPMENT DISTRICT. THE PROPERTIES ARE LOCATED AT THE NORTHEAST CORNER OF CLAYTON STREET AND DORRELL LANE ALIGNMENT. THE ASSESSOR'S PARCEL NUMBERS ARE 124-16-412-002 AND 124-21-510-001. (FOR POSSIBLE ACTION)**

This item was presented by Robert Eastman, Principal Planner.

**Stephanie Allen, 1980 Festival Plaza Drive, Las Vegas,** appeared on behalf of the applicant and before the Planning Commission to answer any questions.

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

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

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

**9. VAC-13-16 (56510) VILLAGES AT TULE SPRINGS, VILLAGE 3 (PUBLIC HEARING). AN APPLICATION SUBMITTED BY KB HOME ON BEHALF OF KBS SOR TULE SPRINGS OWNERS TRS, LLC, PROPERTY OWNER, TO VACATE CLAYTON STREET NORTH OF DORRELL LANE AND ASSOCIATED EASEMENTS. THE ASSESSOR'S PARCEL NUMBER IS 124-21-113-003. (FOR POSSIBLE ACTION)**

This item was presented by Robert Eastman, Principal Planner.

The conditions are:

1. A public utility easement shall be reserved over the entire right-of-way being vacated.
2. The areas being vacated are subject to modification based upon a detailed analysis of the site and exact location of utilities during the civil improvement plan review process for T-1397.
3. The right-of-way vacation shall revert to the Master Homeowner's Association for the purpose of creating a trail.
4. Trees shall not be planted within thirty-five feet of the sanitary sewer line.
5. The vacation shall record concurrently with the Final Map for the associated residential subdivision (T-1397).
6. Should the Order of Vacation not record within two years from the approval date, the vacation shall be deemed null and void.

**Stephanie Allen, 1980 Festival Plaza Drive, Las Vegas,** appeared on behalf of the applicant and before the Planning Commission to answer any questions.

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

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

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

10. **T-1397 (56508) VILLAGES AT TULE SPRINGS, VILLAGE 3. AN APPLICATION SUBMITTED BY KB HOME, ON BEHALF OF KBS SOR TULE SPRINGS OWNER TRS, LLC, PROPERTY OWNER, FOR APPROVAL OF A TENTATIVE MAP IN A PCD, PLANNED COMMUNITY DEVELOPMENT DISTRICT (PROPOSED R-CL-PCD, MEDIUM DENSITY RESIDENTIAL PLANNED COMMUNITY DEVELOPMENT DISTRICT), TO ALLOW A 320-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION. THE PROPERTIES ARE LOCATED AT THE NORTHEAST CORNER OF CLAYTON STREET AND DORRELL LANE ALIGNMENT. THE ASSESSOR'S PARCEL NUMBERS ARE 124-21-113-003, 124-21-510-001 AND 124-16-412-002. (FOR POSSIBLE ACTION)**

This item was presented by Robert Eastman, Principal Planner.

The conditions are:

**Planning and Zoning:**

1. Unless expressly, authorized through a variance, waiver or another method, development shall comply with all applicable codes and ordinances, including the Villages at Tule Springs Development Agreement and Development Standards.
2. All 35-foot wide lots shall provide a minimum 17.5 foot rear setback.
3. Streets "B" & "C" shall provide a sidewalk connection to the perimeter pathway, and street "L" shall provide a trail connection to the 215 trail.
4. If ZN-17-16 is not approved by the City Council, T-1397 shall be null and void.

**Public Works:**

5. This application shall comply with the conditions of approval for VAC-13-16. Compliance may require modifications to the current layout.
6. Flag lots are prohibited. All lots shall comply with the City of North Las Vegas Municipal Code section 16.20.02.B which states: "The side lines of lots shall be approximately at right angles to the street upon which the lot faces, or

approximately radial if the street is curved.” Compliance will require modifications to the current layout as Lot 249 at the end of “Street P” and Lot 254 along “Street N” are considered flag lots.

7. All known geologic hazards shall be shown on the preliminary development plan, tentative map and the civil improvement plans. Geological hazards such as fault lines or fissures affecting residential structures may substantially alter the tentative map layout and require the submission of a revised tentative map which must be approved by the City prior to final approval of the civil improvement plans. The footprint of proposed structures shall be plotted on all lots impacted by faults and/or fissures and a minimum width of five (5) feet shall be provided from the edge of any proposed structure to the nearest fault and/or fissure.
8. Approval of a technical drainage study is required prior to submittal of the civil improvement plans. Note: The master drainage study must be updated prior to submitting the technical drainage study for this development.
9. 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.
10. All local facilities and street centerline grades must be constructed in conformance with the City of North Las Vegas’ *North Neighborhood Flood Control Master Plan*, or as otherwise approved by the Director of Public Works or her designee.
11. Any preliminary street section(s) shown on the plans shall be used for planning purposes only; the geometrics, width of over-pave and thickness of the pavement sections will be determined by the Department of Public Works.
12. Approval of a traffic update study is required prior to submittal of the civil improvement plans. Please contact Traffic Engineering at 633-2676 to request a scope.
13. As shown on the tentative map, interior local residential streets shall be designed per *Clark County Area Uniform Standard Drawing* No. 206.S1 Option A.
14. The proposed driveway at the subdivision entrance shall be constructed in accordance with *Clark County Area Uniform Standard Drawing* numbers 225 and 222.1, including throat depths.
15. The property owner is required to a grant roadway easement where public and private streets intersect.

16. All common elements shall be labeled and are to be maintained by the Home Owners Association.
17. The street names shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards and must be approved by the City of Las Vegas Central Fire Alarm Office.
18. All residential driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.
19. Proposed residential driveway slopes shall not exceed twelve percent (12%).
20. A master developer must be appointed prior to submittal of the civil improvement plans.
21. All proposed off-site improvements shown on the VTS Village 3 Infrastructure civil improvement plans must be completed prior to final inspection of the first home.
22. 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.
23. Three (3) copies of a conforming tentative map incorporating the conditions of approval shall be submitted for review and approval to the Department of Public Works and the Department of Planning and Development prior to submittal of the final map and civil improvement plans.

**Stephanie Allen, 1980 Festival Plaza Drive, Las Vegas,** appeared on behalf of the applicant and before the Planning Commission to answer any questions.

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

ACTION: APPROVED AS AMENDED; CONDITION NUMBERS 2 AND 3 SHALL READ:

2. All 35-foot wide lots shall provide a minimum 17.5 foot rear setback.
3. Streets "B" & "C" shall provide a sidewalk connection to the perimeter pathway, and street "L" shall provide a trail connection to the 215 trail.

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

11. **SNC-03-16 (56516) NORTHGATE (BUILDING 3) (PUBLIC HEARING). AN APPLICATION SUBMITTED BY TRACY HAMMER FOR A STREET NAME CHANGE IN AN M-2, GENERAL INDUSTRIAL DISTRICT, TO RENAME A PORTION OF MARION DRIVE TO PUEBLA STREET EXTENDING SOUTH OF TROPICAL PARKWAY TO THE INTERSTATE 15 RIGHT-OF-WAY. THE ASSESSOR'S PARCEL NUMBERS ARE 123-29-701-001 AND 123-29-310-002. (FOR POSSIBLE ACTION)**

This item was presented by Marc Jordan, Acting Director.

**Public Works:**

1. The street name change shall begin at Tropical Parkway and extend south to the terminus of the street.
2. The applicant is responsible for all costs to update affected street signs; please coordinate with Transportation Services at 702-633-2676.

No applicant was present.

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

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

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

12. **SPR-02-16 (56519) PATRIOT APARTMENTS NLV (PUBLIC HEARING). AN APPLICATION SUBMITTED BY FIX DEVELOPMENT, ON BEHALF OF COLONIAL REALTY LP, PROPERTY OWNER, FOR A SITE PLAN REVIEW IN AN R-3, MULTI-FAMILY RESIDENTIAL DISTRICT, TO ALLOW 699**

**APARTMENT UNITS. THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF TROPICAL PARKWAY AND LAMB BOULEVARD. THE ASSESSOR'S PARCEL NUMBERS ARE 123-30-601-013, 123-30-601-014 AND 123-30-601-015. (FOR POSSIBLE ACTION)**

This item was presented by Marc Jordan, Acting Director.

The conditions are:

**Planning & Zoning:**

1. That, unless otherwise approved through a variance, waiver or other approved method, this development shall comply with all applicable codes and ordinances.
2. The children's play structure shall also have EPDM resilient fall protection at the base of the structure and surrounding the structure. Furthermore, a shade ramada/canopy shall be provided over the play structure.

**Public Works:**

3. All known geologic hazards shall be shown on the civil improvement plans. Geological hazards such as fault lines or fissures affecting residential structures may substantially alter the proposed building layout and require the submission of a revised site plan which must be approved by the City prior to final approval of the civil improvement plans. The footprint of proposed structures shall be plotted on all lots impacted by faults and/or fissures and a minimum width of five (5) feet shall be provided from the edge of any proposed structure to the nearest fault and/or fissure.
4. Approval of a drainage study is required prior to submittal of the civil improvement plans.
5. All local facilities and street centerline grades must be constructed in conformance with the City of North Las Vegas' *North Neighborhood Flood Control Master Plan*, or as otherwise approved by the Director of Public Works or his designee.
6. The public street geometrics, width of over-pave and thickness of the pavement sections will be determined by the Department of Public Works.
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; a queuing analysis may be required.
8. 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. Tropical Parkway
  - b. Azure Avenue
  - c. Lamb Blvd (sidewalk)
9. Right-of-way dedication and construction of a CAT bus turn-out is required on Tropical Parkway near Lamb Boulevard per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 234.1.
  10. The developer is required to construct a raised median within Tropical Parkway. At the west end of the project, the existing left turn pocket within Tropical Parkway shall be removed and replaced with a concrete median. The median shall be constructed per *Clark County Area Uniform Standard Drawing* numbers 218 PCC and 219 "A" type island curb.
  11. Building numbering shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards.
  12. The property owner is required to grant a public pedestrian access easement for sidewalk located within a common element when that sidewalk is providing public access adjacent to the right-of-way.
  13. A revocable encroachment permit for landscaping within the public right of way is required.
  14. Appropriate mapping is required to complete this project. All mapping shall be in compliance with NRS Chapter 278 and the *City of North Las Vegas Municipal Code* and associated Master Plans in effect at the time of subdivision and/or parcel map approval.
  15. All off-site improvements must be completed prior to final inspection of the first building.
  16. Commercial driveways are to be constructed in accordance with *Clark County Area Uniform Standard Drawing* number 222.1, including throat depths. Driveway widths are subject to review by the City Traffic Engineer and must comply with the Fire Department's minimum requirements.
  17. The property owner is required to grant a roadway easement for commercial driveway(s).

**Patrick Pharris, Pharris Media, 6533 Lost Canyon Ranch Road, Castle Rock, CO and Jeff Pink, FIX Development,** appeared before the Planning Commission to answer any questions.

Chairman Kraft opened the public hearing.

**\*\*Notice\*\*** The information and comments listed below were taken from the “Request to Speak” cards and transcribed from the notes written by the Recording Secretary, and are not verbatim.

**Angela Branch, 3951 Keasberry Avenue, North Las Vegas,** stated she was not informed of the informational meeting held November 28. She received her notice on December 2 or 3. Mr. Pink sent information to her at 9:00 p.m. last night. Ms. Branch was concerned about traffic and security. She asked if another meeting could be held. In addition, Ms. Branch asked if residency would be open to other than veterans and requested there be a set number of veteran occupants.

**Larry Stewart, 4340 San Gabriel Hill Avenue, North Las Vegas,** spoke in opposition to this item. Mr. Stewart stated he received notice about the November 28 meeting on December 2. He was concerned about how home values would be affected and the increase in traffic and traffic accidents. Mr. Stewart stated he did not believe these apartments were really for veterans.

**Doug Self, 4137 Keasberry Avenue, North Las Vegas,** spoke in opposition to this item. Mr. Self is a 14-year Navy veteran. He received notice about the November 28 meeting on December 1 or 2. He was concerned about traffic. He said there was a back-up of 30 cars on Tropicana Avenue trying to access Lamb Boulevard, which takes 10-15 minutes. Mr. Self asked if a traffic study had been done.

**Peni Mene Suc, 10200 Gile Street, Las Vegas,** spoke in support of this item. Mr. Suc is a 28-year combat veteran, who spoke of the need for this type of residence. Mr. Suc stated four of his troop members committed suicide, and the support of one another is needed.

**M.E. Kelly, 6120 Casa Antiqua, North Las Vegas,** spoke in support of this item. Mr. Kelly stated there was a shortage of affordable housing and this was an opportunity for change in Nevada and North Las Vegas to provide support for quality housing.

**Jeffrey Carlson, 8445 South Miller Lane, Las Vegas,** spoke in support of this item. Mr. Carlson stated veterans have a unique set of needs, specifically aging and combat veterans. Mr. Carlson stated these apartments would be built with veterans in mind, and would address societal needs such as employment and education.

**Billy L. Riley, 2924 East Tiltan Kilt, North Las Vegas,** spoke in opposition to this item. Mr. Riley stated he was a homeowner and HOA member. He said there were a large number of existing complexes and was concerned about the impact on the value of his home. There is an on-going issue of illegal dumping of waste in apartment complexes.

**Aaron Routh, 4328 Pacific Crest, North Las Vegas,** spoke in opposition to this item. Mr. Routh was concerned about the impact on property values. He conveyed his support for our veterans and wanted additional information regarding the project. Mr. Routh received his notice after the meeting was held, and requested another meeting be scheduled.

Chairman Kraft closed the public hearing.

ACTION: APPROVED

MOTION: Vice-Chairman Stone

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

NAYS: None

ABSTAIN: None

ABSENT: Commissioners Ewing and Robison

**13. UN-75-16 (56274) GREEN KISS, INC. (PUBLIC HEARING). AN APPLICATION SUBMITTED BY GREEN KISS, INC., ON BEHALF OF DAVID ABOVIAN, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN AN M-2, GENERAL INDUSTRIAL DISTRICT, TO ALLOW A CULTIVATION FACILITY FOR MEDICAL MARIJUANA. THE PROPERTY IS LOCATED AT 4050 LOSEE ROAD. THE ASSESSOR'S PARCEL NUMBER IS 139-01-401-009. (FOR POSSIBLE ACTION)**

This item was presented by Marc Jordan, Acting Director.

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. Prior to the issuance of a building permit the applicant must receive State approval of a provisional license for the cultivation of medical marijuana.
3. Any new construction must match the existing building in both design and materials.

**David Abovian, property owner, 2310 North Fairview Street, #206, Burbank, CA,** appeared before the Planning Commission to answer any 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, Greer and Lemmon

NAYS: None

ABSTAIN: None

ABSENT: Commissioners Ewing and Robison

14. **UN-76-16 (56275) GREEN KISS, INC. (PUBLIC HEARING). AN APPLICATION SUBMITTED BY GREEN KISS, INC., ON BEHALF OF DAVID ABOVIAN, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN AN M-2, GENERAL INDUSTRIAL DISTRICT, TO ALLOW A MEDICAL MARIJUANA DISPENSARY. THE PROPERTY IS LOCATED AT 4050 LOSEE ROAD. THE ASSESSOR'S PARCEL NUMBER IS 139-01-401-009. (FOR POSSIBLE ACTION)**

This item was presented by Marc Jordan, Acting Director.

**David Abovian, property owner, 2310 North Fairview Street, #206, Burbank, CA,** appeared before the Planning Commission to answer any questions.

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

ACTION: DENIED

MOTION: Commissioner Perkins

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

NAYS: None

ABSTAIN: None

ABSENT: Commissioners Ewing and Robison

15. **VAC-10-16 (56298) 5<sup>TH</sup> STREET WIDENING (PUBLIC HEARING). AN APPLICATION SUBMITTED BY THE CITY OF NORTH LAS VEGAS, TO VACATE PORTIONS OF NORTH 5<sup>TH</sup> STREET RIGHT-OF-WAY. THE PROPERTIES ARE LOCATED AT THE NORTHEAST AND NORTHWEST INTERSECTIONS OF LAKE MEAD BOULEVARD NORTH AND NORTH 5<sup>TH</sup> STREET. THE ASSESSOR'S PARCEL NUMBERS ARE 139-22-699-034, 139-23-299-046 AND 139-23-299-047. (FOR POSSIBLE ACTION)**

This item was presented by Marc Jordan, Acting Director.

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

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Greer

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

NAYS: None

ABSTAIN: None

ABSENT: Commissioners Ewing and Robison

16. **VAC-11-16 (56368) KELLY DIVISION (PUBLIC HEARING). AN APPLICATION SUBMITTED BY KEVIN AND CICILY KELLY, PROPERTY OWNERS, TO VACATE A PORTION OF RIGHT-OF-WAY LOCATED SOUTH OF TOPAZ HILLS DRIVE, APPROXIMATELY 175 FEET WEST OF FLUSHING RIVER STREET. THE ASSESSOR'S PARCEL NUMBERS ARE 139-07-610-012 AND 139-07-610-013. (FOR POSSIBLE ACTION)**

This item was presented by Marc Jordan, Acting Director.

**Kevin Kelly, 4016 West Gowan Road, North Las Vegas**, appeared before the Planning Commission to answer any questions.

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

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Lemmon

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

NAYS: None

ABSTAIN: None

ABSENT: Commissioners Ewing and Robison

17. **VAC-12-16 (56390) GLENEAGLES (PUBLIC HEARING). AN APPLICATION SUBMITTED BY THE CITY OF NORTH LAS VEGAS, TO VACATE PORTIONS OF PUBLIC RIGHT-OF-WAYS, KNOWN AS BLUE GULL STREET, ROBIN GALE AVENUE, CANARY CEDAR STREET, PARROT HILL AVENUE, GRAY ROBIN AVENUE AND FINCH RIDGE AVENUE. THE ASSESSOR'S PARCEL NUMBERS ARE 139-10-199-009 AND 139-10-199-011. (FOR POSSIBLE ACTION)**

This item was presented by Marc Jordan, Acting Director.

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

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Greer

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

NAYS: None

ABSTAIN: None

ABSENT: Commissioners Ewing and Robison

### **OLD BUSINESS**

18. **UN-74-16 (56184) THREE CUPS YARD NORTH AMERICA CULTIVATION FACILITY (PUBLIC HEARING). AN APPLICATION SUBMITTED BY THREE CUPS YARD NORTH AMERICA, LLC, ON BEHALF OF THREE CUPS YARD REAL ESTATE, LLC, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN AN M-2, GENERAL INDUSTRIAL DISTRICT, TO ALLOW A CULTIVATION FACILITY FOR MEDICAL MARIJUANA. THE PROPERTY IS LOCATED AT 12465 APEX GREAT BASIN WAY. THE ASSESSOR'S PARCEL NUMBER IS 103-13-010-025. (FOR POSSIBLE ACTION) (CONTINUED NOVEMBER 9, 2016)**

ACTION: CONTINUED TO JANUARY 11, 2017 PLANNING COMMISSION MEETING, PER THE APPLICANT'S REQUEST

### **PUBLIC FORUM**

There was no public participation.

### **DIRECTOR'S BUSINESS**

Mr. Jordan thanked the Planning Commission for their hard work and service during the past year, and extended all in attendance wishes for a Merry Christmas.

### **CHAIRMAN'S BUSINESS**

Chairman Kraft extended all in attendance a happy holiday season and a happy new year.

**ADJOURNMENT**

The meeting adjourned at 8:05 p.m.

APPROVED: January 11, 2017

/s/Kenneth Kraft  
Kenneth Kraft, Chairman

/s/ Julie Shields  
Julie Shields, Recording Secretary