

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

April 12, 2017

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 Willard Ewing - Present
Commissioner Laura Perkins – Present
Commissioner Randy Robison – Present via Telephone
Commissioner Al Greer – Present
Commissioner Rick Lemmon – Present
Commissioner Travis Roundy - Absent

STAFF PRESENT:

Alfredo Melesio, Jr., AICP, Director
Marc Jordan, Planning Manager
Robert Eastman, Principal Planner
Johanna Murphy, Principal Planner
Bethany Rudd Sanchez, Chief Deputy City Attorney
Curt Kroeker, Public Works/Engineering Associate
Tim Reesman, Public Works/Sr. Engineer
Julie Shields, Executive/Recording Secretary

VERIFICATION:

Julie Shields, Recording Secretary

PLEDGE OF ALLEGIANCE:

Commissioner Laura Perkins

NOTIFICATION: Due to technical difficulties, no audio recording of this meeting is available. Content of the meeting minutes is limited, and the votes and actions were recorded by the Recording Secretary.

PUBLIC FORUM

There was no public participation.

AGENDA

1. APPROVAL OF THE PLANNING COMMISSION MEETING AGENDA OF APRIL 12, 2017. (FOR POSSIBLE ACTION)

ACTION: APPROVED AS AMENDED; AGENDA ITEMS NUMBERED 3 THROUGH 17 WERE MOVED FROM CONSENT AGENDA TO NEW BUSINESS

MOTION: Commissioner Perkins

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

NAYS: None

ABSTAIN: None

ABSENT: Commissioner Roundy

CONSENT AGENDA

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

2. APPROVAL OF THE PLANNING COMMISSION MEETING MINUTES OF MARCH 8, 2017. (FOR POSSIBLE ACTION)

ACTION: APPROVED

MOTION: Commissioner Perkins

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

NAYS: None

ABSTAIN: None

ABSENT: Commissioner Roundy

NEW BUSINESS

3. AMP-02-17 (57557) COMPLETE STREETS POLICY (PUBLIC HEARING). AN AMENDMENT TO THE COMPREHENSIVE MASTER PLAN TO ADD A COMPLETE STREETS POLICY AND AMEND GUIDING PRINCIPLE 3, AN INTEGRATED MULTI-MODAL TRANSPORTATION SYSTEM, AND SUPPORTING POLICIES. (FOR POSSIBLE ACTION)

This item was presented by Johanna Murphy, Principal Planner. Dr. Michael Johnson Director, Division of Community Health, Southern Nevada Health District 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 Ewing, Commissioners Perkins, Robison Greer, and Lemmon

NAYS: None

ABSTAIN: None

ABSENT: Commissioner Roundy

4. AMP-03-17 (57724) TROPICAL PARKWAY AND HOLLYWOOD BOULEVARD IMPROVEMENTS (PUBLIC HEARING). AN APPLICATION SUBMITTED BY THE CITY OF NORTH LAS VEGAS FOR AN AMENDMENT TO THE MASTER PLAN OF STREETS AND HIGHWAYS TO REDUCE THE WIDTH OF SLOAN LANE FROM A 100-FOOT RIGHT-OF-WAY TO AN 80-FOOT RIGHT-OF-WAY BETWEEN TROPICAL PARKWAY AND INTERSTATE 15. (FOR POSSIBLE ACTION)

This item was presented by Robert Eastman, Principal Planner.

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 Ewing, Commissioners Perkins, Robison Greer, and Lemmon

NAYS: None

ABSTAIN: None

ABSENT: Commissioner Roundy

5. **UN-15-17 (57647) LA SIERRA AUTO SALES (PUBLIC HEARING). AN APPLICATION SUBMITTED BY SONIA B. PEREZ, ON BEHALF OF ARCHE'S PLACE, LLC, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN AN M-2, GENERAL INDUSTRIAL DISTRICT, TO ALLOW A VEHICLE, BOAT OR RECREATIONAL VEHICLE SALES, AND RENTAL FACILITY. THE PROPERTY IS LOCATED AT 4230 NORTH PECOS ROAD, SUITES 3 THROUGH 5. (FOR POSSIBLE ACTION)**

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 parking lot should be configured to maximize parking while complying with the Fire Code, ADA, and all other applicable codes and ordinances.
3. The outside display of vehicles shall be limited to no more than ten (10) vehicles, and shall be limited to passenger vehicles only. The display of recreational vehicles or boats shall be prohibited.

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

Pablo Gonzalez Florez, 245, 4230 North Pecos Road, Las Vegas, representative, appeared before the Planning Commission.

ACTION: DENIED

MOTION: Vice-Chairman Ewing

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

NAYS: None

ABSTAIN: None

ABSENT: Commissioner Roundy

6. **UN-16-17 (57673) SKINDUSTRY LLC (PUBLIC HEARING). AN APPLICATION SUBMITTED BY CHLOE ACOSTA ON BEHALF OF RWA TRUST AND ANDERSON RODGER TRS, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN A C-2, GENERAL COMMERCIAL DISTRICT, TO ALLOW A TATTOO ESTABLISHMENT. THE PROPERTY IS LOCATED 4090 WEST**

CRAIG ROAD, SUITE 103. THE ASSESSOR'S PARCEL NUMBER IS 139-06-615-002. (FOR POSSIBLE ACTION)

This item was presented by Robert Eastman, Principal Planner.

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.

Chloe Acosta, 7541 Prancing Pony Court, Las Vegas, applicant, appeared before the Planning Commission.

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

ACTION: APPROVED

MOTION: Commissioner Greer

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

NAYS: None

ABSTAIN: None

ABSENT: Commissioner Roundy

7. **UN-18-17 (57687) AMAZON LAS6 (PUBLIC HEARING). AN APPLICATION SUBMITTED BY PLUG POWER ON BEHALF OF P H I NORTHGATE BUILDING 3 LLC, C/O VANTRUST REAL ESTATE LLC, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN AN M-2, GENERAL INDUSTRIAL DISTRICT, TO ALLOW THE STORAGE OF HAZARDOUS MATERIALS (HYDROGEN STORAGE TANK FOR 18,000 GALLONS). THE PROPERTY IS LOCATED AT 4550 NEXUS WAY. THE ASSESSOR'S PARCEL NUMBER IS 123-29-310-003. (FOR POSSIBLE ACTION)**

This item was presented by Robert Eastman, Principal Planner.

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.

Jack Lake, 3931 Odema Drive, Lima, Ohio, Project Manager and representative, appeared before the Planning Commission.

Chairman Kraft opened the public hearing.

Larry Stewart, 4340 San Gabriel Hill Avenue, North Las Vegas, spoke in opposition to this item.

Nikita Noel-Smith, 4417 Santa Clarita Avenue, North Las Vegas, spoke in opposition to this item.

Chairman Kraft closed the public hearing.

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Vice-Chairman Ewing

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

NAYS: None

ABSTAIN: None

ABSENT: Commissioner Roundy

8. **ZN-08-17 (57691) VILLAGES AT TULE SPRINGS, SOUTHWEST VILLAGE 3 (PUBLIC HEARING). AN APPLICATION SUBMITTED BY CALATLANTIC HOMES, ON BEHALF OF STANDARD PACIFIC OF LAS VEGAS, INC., PROPERTY OWNER, FOR A PROPERTY RECLASSIFICATION FROM THE CURRENT DESIGNATION OF PCD, PLANNED COMMUNITY DEVELOPMENT DISTRICT, TO R-CL PCD, MEDIUM DENSITY RESIDENTIAL, PLANNED COMMUNITY DEVELOPMENT DISTRICT. THE PROPERTIES ARE LOCATED AT THE SOUTHEAST CORNER OF THE CLAYTON STREET AND DORRELL LANE ALIGNMENT. THE ASSESSOR'S PARCEL NUMBERS ARE 124-21-113-004 THROUGH 006 AND 124-21-212-005. (FOR POSSIBLE ACTION)**

This item was presented by Robert Eastman, Principal Planner.

Bob Gronauer, Kaempfer Crowell, 1980 Festival Plaza Drive, Las Vegas, representative, appeared before the Planning Commission.

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 Ewing, Commissioners Perkins, Robison Greer, and Lemmon

NAYS: None

ABSTAIN: None

ABSENT: Commissioner Roundy

9. **T-1401 (57713) VILLAGES AT TULE SPRINGS, SOUTHWEST VILLAGE 3. AN APPLICATION SUBMITTED BY CALATLANTIC HOMES, ON BEHALF OF STANDARD PACIFIC OF LAS VEGAS, INC., PROPERTY OWNER, FOR APPROVAL OF A TENTATIVE MAP IN A PCD, PLANNED COMMUNITY DEVELOPMENT DISTRICT, (PROPOSED REZONING TO R-CL PCD, MEDIUM DENSITY RESIDENTIAL, PLANNED COMMUNITY DEVELOPMENT DISTRICT), TO ALLOW A 380-LOT, SINGLE-FAMILY RESIDENTIAL SUBDIVISION. THE PROPERTIES ARE LOCATED AT THE SOUTHEAST CORNER OF THE CLAYTON STREET AND DORRELL LANE ALIGNMENT. THE ASSESSOR'S PARCEL NUMBERS ARE 124-21-113-004 THROUGH 006 AND 124-21-212-005. (FOR POSSIBLE ACTION)**

This item was presented by Robert Eastman, Principal Planner.

The conditions are:

Planning & Zoning:

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

Public Works:

2. 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.

3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. The property owner is required to a grant roadway easement where public and private streets intersect.
10. If the internal streets are to remain private, gates shall be provided as a benefit to the residents for the increased cost maintaining the streets.
11. All common elements shall be labeled and are to be maintained by the Home Owners Association.

12. 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.
13. 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 may require modifications to the current layout resulting in fewer lots.
14. All residential driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.
15. Proposed residential driveway slopes shall not exceed twelve percent (12%).
16. A master developer must be appointed prior to submittal of the civil improvement plans.
17. 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.
18. 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.
19. Three (3) copies of a conforming tentative map incorporating the conditions of approval and compliance with the *Development Standards for the Villages at Tule Springs* 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.

Bob Gronauer, Kaempfer Crowell, 1980 Festival Plaza Drive, Las Vegas, representative, appeared before the Planning Commission.

ACTION: APPROVED

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

10. **UN-11-17 (57424) HARMONY GREEN LIFE CULTIVATION (PUBLIC HEARING). AN APPLICATION SUBMITTED BY HARMONY GREEN LIFE, LLC, ON BEHALF OF SUN PROPERTIES LLC, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN AN M-2, GENERAL INDUSTRIAL DISTRICT, TO ALLOW A CULTIVATION FACILITY FOR MEDICAL MARIJUANA. THE PROPERTY IS LOCATED AT 240 COMMERCE PARK COURT. THE ASSESSOR'S PARCEL NUMBER IS 139-10-710-007. (FOR POSSIBLE ACTION)**

This item was presented by Marc Jordan, Planning Manager.

Item Numbers 10 and 11 were briefed together, and voted upon separately.

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.

Mkrtieh Kesabyour, 240 Commerce Park Court, North Las Vegas, applicant, appeared before the Planning Commission.

Chairman Kraft opened the public hearing.

Ron Schmit, 241 Commerce Park Court, North Las Vegas, spoke in opposition to this item.

Chairman Kraft closed the public hearing.

ACTION: APPROVED

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

11. UN-12-17 (57425) HARMONY GREEN LIFE DISPENSARY (PUBLIC HEARING). AN APPLICATION SUBMITTED BY HARMONY GREEN LIFE, LLC, ON BEHALF OF SUN PROPERTIES LLC, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN AN M-2, GENERAL INDUSTRIAL DISTRICT, TO ALLOW A MEDICAL MARIJUANA DISPENSARY. THE PROPERTY IS LOCATED AT 240 COMMERCE PARK COURT. THE ASSESSOR'S PARCEL NUMBER IS 139-10-710-007. (FOR POSSIBLE ACTION)

This item was presented by Marc Jordan, Planning Manager.

Item Numbers 10 and 11 were briefed together, and voted upon separately.

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 exterior of the building shall be redesigned, subject to staff review and approval to be consistent with exterior designs that are consistent with the traditional style of pharmacies and medical offices.
3. Prior to the 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.
4. Tenant improvements for a dispensary may only be issued in conjunction with tenant improvements for a cultivation facility for medical marijuana related to UN-11-17.
5. 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-11-17.

6. Should the special use permit (UN-11-17) for a Cultivation Facility for Medical Marijuana not be approved, then this special use permit shall become null and void.
7. The hours of operation for the dispensary shall only be allowed between 9:00 a.m. and 8:00 p.m.

Mkrtieh Kesabyour, 240 Commerce Park Court, North Las Vegas, applicant, appeared before the Planning Commission.

Chairman Kraft opened the public hearing.

Ron Schmit, 241 Commerce Park Court, North Las Vegas, spoke in opposition to this item.

Chairman Kraft closed the public hearing.

ACTION: DENIED

MOTION: Vice-Chairman Ewing

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

NAYS: Commissioner Lemmon

ABSTAIN: None

ABSENT: Commissioner Roundy

12. **UN-13-17 (57579) SPEEDEE MART (PUBLIC HEARING). AN APPLICATION SUBMITTED BY SPEEDEE MART, ON BEHALF OF GREAT BASIN, LLC, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN AN M-2, GENERAL INDUSTRIAL DISTRICT, TO ALLOW A CONVENIENCE FOOD STORE WITH GAS PUMPS. THE PROPERTIES ARE LOCATED AT THE SOUTHWEST CORNER OF LAS VEGAS BOULEVARD NORTH AND US HIGHWAY 93. THE ASSESSOR'S PARCEL NUMBERS ARE 103-13-010-005 AND 103-13-010-006. (FOR POSSIBLE ACTION)**

This item was presented by Marc Jordan, Planning Manager.

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 design of the building, gas canopy, and landscaping shall comply with all Title 17 requirements.

Public Works:

3. Approval of a drainage study is required prior to submittal 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. 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.
6. 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.
7. Construction of the following streets is required per the Apex / Mountain View Industrial Park development standards:
 - a. Las Vegas Blvd (location subject to modification per accepted realignment)
8. The 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.
9. All off-site improvements must be completed prior to final inspection of the first building.

Richard Servas, 2129 Stone Croft Street, Las Vegas, representative, appeared before the Planning Commission.

Chairman Kraft opened the public hearing.

Dave Brown, 7710 West Cheyenne Avenue, Las Vegas, spoke in opposition to this item.

Chairman Kraft closed the public hearing.

ACTION: APPROVED

MOTION: Commissioner Lemmon

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

NAYS: Commissioner Robison

ABSTAIN: None

ABSENT: Commissioner Roundy

13. **UN-14-17 (57602) NLVG, LLC (PUBLIC HEARING). AN APPLICATION SUBMITTED BY NLVG, LLC, ON BEHALF OF CALABASAS QUEEN II LLC, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN AN M-2, GENERAL INDUSTRIAL DISTRICT, TO ALLOW THE PRODUCTION OF EDIBLE MARIJUANA PRODUCTS OR MARIJUANA-INFUSED PRODUCTS. THE PROPERTY IS LOCATED AT 203 WEST BROOKS AVENUE. THE ASSESSOR'S PARCEL NUMBER IS 139-15-611-002. (FOR POSSIBLE ACTION)**

This item was presented by Marc Jordan, Planning Manager.

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 a single entrance shall be provided for the production facility apart from the cultivation 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 production facility to the cultivation facility, or as otherwise allowed by the Nevada Division of Public and Behavioral Health and Nevada Revised Statute requirements.

Mr. Jensen, 203 Brooks West Brooks Avenue, appeared before the Planning Commission.

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

ACTION: APPROVED

MOTION: Vice-Chairman Ewing

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

NAYS: None

ABSTAIN: None

ABSENT: Commissioner Roundy

14. **UN-17-17 (57682) VEGAS VALLEY GROWERS NORTH TEMPORARY FACILITY (PUBLIC HEARING). AN APPLICATION SUBMITTED BY VEGAS VALLEY GROWERS NORTH, LLC, ON BEHALF OF JUMA HOLDINGS, LLC, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN AN M-2, GENERAL INDUSTRIAL DISTRICT, TO ALLOW A TEMPORARY BUILDING. THE PROPERTY IS LOCATED ON HOLLYWOOD BOULEVARD APPROXIMATELY 350 FEET SOUTH OF EL CAMPO GRANDE AVENUE. THE ASSESSOR'S PARCEL NUMBER IS 123-27-810-010. (FOR POSSIBLE ACTION)**

This item was presented by Marc Jordan, Planning Manager.

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 building and uses proposed within the building shall comply with all State and Municipal Code requirements for medical marijuana establishments.
3. The special use permit shall expire on April 11, 2018, unless an extension of time is granted. Afterwards, the temporary building must be removed from the site.

Public Works:

4. A drainage study for the project is required, however, due to the size of the proposal, this development may be eligible for a drainage study waiver. Please complete and submit the waiver application to Public Works Development & Flood Control Division (Dan Le @ 702-633-1932). Application may be found on the City of North Las Vegas website: <http://www.cityofnorthlasvegas.com/About/Forms.shtm>

Mitch and Marla Wilson, 12253 Bluebird Canyon Place, Las Vegas, applicants, appeared before the Planning Commission.

Chairman Kraft opened the public hearing.

Aristotle Melonas, 5260 Beesley Drive, Las Vegas, representative of Snyder LLC, spoke in opposition to this item.

Dave Brown, 7710 West Cheyenne Avenue, Las Vegas, spoke before the Planning Commission. No position for support or opposition was indicated on his request to speak card.

Chairman Kraft closed the public hearing.

ACTION: APPROVED

MOTION: Commissioner Greer

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

NAYS: None

ABSTAIN: Commissioner Robison (telephone connection was lost)

ABSENT: Commissioner Roundy

15. **UN-19-17 (57688) CASTLE PEAK (PUBLIC HEARING). AN APPLICATION SUBMITTED BY SOLACE HOLDINGS, LLLP, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN AN M-2, GENERAL INDUSTRIAL DISTRICT, TO ALLOW A TEMPORARY BUILDING. THE PROPERTY IS LOCATED AT 6155 EAST AZURE AVENUE. THE ASSESSOR'S PARCEL NUMBER IS 123-27-201-026. (FOR POSSIBLE ACTION)**

This item was presented by Marc Jordan, Planning Manager.

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 building and uses proposed within the building shall comply with all State and Municipal Code requirements for medical marijuana establishments.

3. The special use permit shall expire on April 11, 2018, unless an extension of time is granted. Afterwards, the temporary building must be removed from the site.

Public Works:

4. A drainage study for the project is required, however, due to the size of the proposal, this development may be eligible for a drainage study waiver. Please complete and submit the waiver application to Public Works Development & Flood Control Division (Dan Le @ 702-633-1932). Application may be found on the City of North Las Vegas website: <http://www.cityofnorthlasvegas.com/About/Forms.shtm>

James Whitfield, 2109 Marsh Tern Court, North Las Vegas, representative, appeared before the Planning Commission.

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

ACTION: APPROVED

MOTION: Commissioner Lemmon

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

NAYS: None

ABSTAIN: Commissioner Robison (lost telephone connection)

ABSENT: Commissioner Roundy

16. **VAC-07-17 (57689) NORTHGATE BUILDING 3 (PUBLIC HEARING). AN APPLICATION SUBMITTED BY TRACY HAMMER, ON BEHALF OF P H I NORTHGATE BUILDING 3, LLC, PROPERTY OWNER, TO VACATE A DRAINAGE EASEMENT. THE DRAINAGE EASEMENT IS LOCATED AT THE SOUTHEAST CORNER OF DONOVAN WAY AND TROPICAL PARKWAY AND EXTENDS SOUTH APPROXIMATELY 640 FEET. THE ASSESSOR'S PARCEL NUMBER IS 123-29-310-003. (FOR POSSIBLE ACTION)**

This item was presented by Marc Jordan, Planning Manager.

Brent Parrish, Slater Hanifan, 5740 South Arville Street, Suite 216, Las Vegas, representative, appeared before the Planning Commission.

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 Ewing, Commissioners Perkins, Robison, Greer and Lemmon
NAYS: None
ABSTAIN: None
ABSENT: Commissioner Roundy

17. ZOA-02-17 (57592) AA AUTO CARE (PUBLIC HEARING). AN APPLICATION SUBMITTED BY AA AUTO CARE TO AMEND TITLE 17 (ZONING ORDINANCE), BY AMENDING SECTION 17.20.030, SUBSECTION F, SUBSECTION 13, TO AMEND THE ACCESSORY USE STANDARDS FOR TRUCK AND TRAILER RENTAL, BY ALLOWING ADDITIONAL COMMERCIAL BUSINESSES TO OFFER TRUCK AND TRAILER RENTAL, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO. (FOR POSSIBLE ACTION)

This item was presented by Marc Jordan, Planning Manager.

The recommended amendments are:

(Note: *Bold-Italics* represent new language, and deleted language is represented with *strikeouts*.)

Title 17, Section 17.20.030, subsection F, subsection 13:

13. Truck and Trailer Rental.

- a. The rental of single unit trucks and small utility trailers shall be permitted as an accessory use to a mini-warehousing facility, ***or other commercial businesses*** provided the ***rental*** business is conducted out of the same office as the mini-warehousing ***or commercial business***.
- b. No trucks or trailers shall be displayed in public view, and the combined total of all trucks and trailers stored on site shall not exceed a ratio of two trucks/trailers for each one hundred (100) storage units, ***or a total of six (6) trucks/trailers for other types of commercial***
- c. All truck and trailers shall be screened from public rights-of-way or adjacent properties ***when screening is required for the principal use of the property (e.g., mini-warehousing, vehicle service***

facility, nursery sales). Otherwise, all truck and trailers shall be located so as to comply with subsection (b) above.

- d. One off-street parking space ~~for~~ **to allow** the storage of each rental vehicle / trailer is required in addition to the required **parking for the principal use** ~~mini-warehousing parking, rental vehicle / trailer storage cannot use required mini-warehousing or customer parking.~~
- e. The rental use is not entitled to separate signage. Signage shall use the existing ~~sign~~ **freestanding or wall** sign and shall not exceed twenty-five (25) percent of the total sign area **allowed for the principal business.**

Freddy Arriaga, 5680 Simmons Street, North Las Vegas, representative, appeared before the Planning Commission.

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

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Vice-Chairman Ewing

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

NAYS: None

ABSTAIN: None

ABSENT: Commissioner Roundy

PUBLIC FORUM

There was no public participation.

DIRECTOR'S BUSINESS

Director Melesio stated he looked forward to working with the Planning Commission and serving the citizens of North Las Vegas.

Director Melesio advised the department's name would be changing from Community Development and Compliance to Land Development and Community Services.

CHAIRMAN'S BUSINESS

Chairman Kraft welcomed Director Melesio to the City of North Las Vegas.

ADJOURNMENT

The meeting adjourned at 7:39 p.m.

APPROVED: May 10, 2017

/s/ Kenneth Kraft
Kenneth Kraft, Chairman

/s/ Julie Shields
Julie Shields, Recording Secretary