

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

January 13, 2016

***All Staff Reports and attachments are available on the City's
Website – <http://www.cityofnorthlasvegas.com>***

The North Las Vegas City Council Chamber is accessible to all persons. For reasonable accommodations to those with disability impairments, please contact the ADA Coordinator at (702) 633-1501 or TDD (800) 326-6868 at least seventy-two (72) hours in advance of the meeting. For general questions regarding this agenda, please contact the Community Development and Compliance Department at (702) 633-1516.

BRIEFING

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

CALL TO ORDER

6:00 P.M., Council Chambers, 2250 Las Vegas Boulevard, North
North Las Vegas, Nevada

WELCOME

The decision of the Planning Commission is final unless the decision is appealed to the City Council, or the item is required to be forwarded to the City Council for final action. The Planning Commission's approval of a Zoning Reclassification is automatically forwarded to the City Council upon approval; however, the Planning Commission's denial of a proposed Zoning Reclassification is final, unless appealed to the City Council. Any item that is appealed to the City Council must be filed with the City Clerk within seven calendar days of the Planning Commission decision. All appeals shall be submitted in writing on a form provided by the City Clerk and comply with all Municipal Code requirements.

Unless otherwise noted, all agenda items are **ACTION** items, except for those listed for discussion only and Public Forum issues. Items on the agenda may be taken out of order. The Planning Commission may combine two or more agenda items for consideration; and may remove an item from the agenda or delay discussions relating to an item on the agenda at any time.

Individuals wishing to speak on Public Hearing items are encouraged to complete a yellow card and submit it to the Planning Commission. The applicant will be permitted up to ten (10) minutes to present his or her application to the Commission. If possible, the Commission members will hold any questions until the conclusion of the applicant's presentation.

After the close of the initial presentation by an applicant, anyone wishing to offer comments will be permitted up to three (3) minutes to offer his or her statement to the Commission regarding the application presented. At the conclusion of the public comment period, the applicant will be permitted five (5) minutes to present his or her summary/rebuttal to the Commission.

Any deviations from the above time limits must be approved by the Commission before commencing any presentation by the applicant or members of the general public. Any request to waive the above time restrictions is limited to one (1) minute. The Commission may grant additional time, if it is deemed necessary.

VERIFICATION

Verification the Agenda and Meeting Notice was properly posted on the bulletin board at City Hall, 2250 Las Vegas Boulevard, North; the bulletin board at the Public Safety Building, 2266 Civic Center Drive, and the bulletin boards at the North Las Vegas Public Library, 2250 Las Vegas Boulevard North, Suites 133 and 137; Aliante Library, 2400 W. Deer Springs Way; Alexander Library, 1755 W. Alexander Road, the City's website, cityofnorthlasvegas.com, and Nevada Public Notice website, notice.nv.gov (including supporting materials), in compliance with N.R.S. 241, "The Open Meeting Law."

PLEDGE OF ALLEGIANCE

Commissioner Nelson Stone

PUBLIC FORUM

This is the first of two portions of the meeting devoted to the Public. After completing and submitting a yellow card, please come forward upon recognition by the Chairman and feel free to speak on any topic or item not listed on the agenda. Usually items received under this heading will be referred to the appropriate City staff for action at a later date. Items listed on the agenda will be heard after introduction by Staff. In consideration of other citizens, we ask that you please limit your comments to five minutes and that repetition be avoided. The Chairman may, at his discretion, hold the cards until the second Public Forum at the end of the meeting.

AGENDA

1. Approval of the Planning Commission Meeting Agenda of January 13, 2016 (For Possible Action)

MINUTES

2. [Approval of the Planning Commission Meeting Minutes of December 9, 2015](#) (For Possible Action)

NEW BUSINESS

3. [DA-01-16 \(53269\) VILLAGE AT TULE SPRINGS \(Public Hearing\)](#). An application submitted by of KBSSOR Park Highlands LLC, property owner, for a major modification to the Development Agreement for the Villages of Tule Springs Master Planned Community to allow a revised Land Use Plan. The property is generally located within an area bordered by Deer Springs Way; Losee Road; Grand Teton Drive and the Aliante Master Planned Community. (For Possible Action)
4. [ZN-02-16 \(53322\) VILLAGE 3 TULE SPRINGS \(Public Hearing\)](#). An application submitted by Crescent Bay Development Services LLC on behalf of Standard Pacific Las Vegas Inc., property owner, for a reclassification of properties from their current designation of MPC/MUZ, Master Planned Community/Mixed Use Zone; MPC/PSP, Master Planned Community/Public/Semi-Public; MPC/RZ10, Master Planned Community/ Residential Zone up to 10du/ac; MPC/RZ13, Master Planned Community/Residential up to 13 du/ac to a PCD, Planned Community District. The properties are located at the northwest corner of Deer Springs Way and Revere Street. The Assessor's Parcel Numbers are 124-15-410-001 and 124-15-410-002, 124-16-412-002, 124-21-113-003, 124-21-113-005 and 124-21-113-006, 124-21-212-001 and 124-21-212-002, 124-15-212-004 and 124-15-212-005, 124-21-510-001, 124-21-510-003, 124-21-510-006, 124-21-610-001, 124-21-610-004, 124-21-610-006 through 124-21-610-013, 124-21-610-016 through 124-21-610-018 and 124-21-610-020. (For Possible Action)
5. [T-1378 \(53326\) VILLAGES AT TULE SPRINGS](#). An application submitted by Crescent Bay Development Services LLC, on behalf of KBSSOR Park Highlands LLC, property owner, for approval of a tentative map in a proposed PCD, Planned Community District, to allow 53 development parcels. The properties are generally located within an area bordered by Deer Springs Way; Losee Road; Grand Teton Drive and the Aliante Master Planned Community. (For Possible Action)

6. [**SPR-01-16 \(53328\) DAIRY QUEEN**](#). An application submitted by Ten 15 Aliante LLC, property owner, for a Site Plan Review in an MPC/C-1, Master Planned Community/Neighborhood Commercial District, to allow a waiver from the design standards to allow a trash enclosure adjacent to the public right-of-way. The property is located at the southeast corner of Aliante Parkway and Deer Springs Way. The Assessor's Parcel Numbers are 124-20-714-002 through 124-20-714-004. (For Possible Action)

7. [**UN-05-16 \(53319\) TERRIBLE HERBST \(Public Hearing\)**](#). An application submitted by Osprey Real Estate Capital on behalf of Phantom Zone Holding LLC, property owner, for a Special Use Permit in a C-1, Neighborhood Commercial District, to allow a convenience store with gas pumps. The property is located at the southeast corner of Lone Mountain Road and North 5th Street. The Assessor's Parcel Number is 139-02-101-001. (For Possible Action)

8. [**UN-08-16 \(53364\) TERRIBLE HERBST \(Public Hearing\)**](#). An application submitted by Osprey Real Estate Capital on behalf of Phantom Zone Holding LLC, property owner, for a Special Use Permit in a C-1, Neighborhood Commercial District, to allow a vehicle washing facility. The property is located at the southeast corner of Lone Mountain Road and North 5th Street. The Assessor's Parcel Number is 139-02-101-001. (For Possible Action)

9. [**ZOA-01-16 \(53267\) TEXT AMENDMENT \(Public Hearing\)**](#). An application submitted by (Dion Co) COEX Import Export Corp. on behalf of Urban Land of Nevada LLC, property owner, for an amendment to Title 17 (Zoning Ordinance), Section 17.20.010 (Permitted Use Table 17.20-1) of the North Las Vegas Municipal Code to allow an indoor recycling center as a Special Use Permit in the M-1, Business Park Industrial District, and providing for other matters property related thereto. (For Possible Action)

10. [**UN-02-16 \(53215\) RED ROCK WELLNESS \(Public Hearing\)**](#). An application submitted by Red Rock Wellness LLC on behalf of Farman LLC and Richard B. Laatz, property owners, for Special Use Permit in an M-2, General Industrial District, to allow a Cultivation Facility for Medical Marijuana on property located at 34 Mayflower Avenue and 38 Mayflower Avenue. The Assessor's Parcel Numbers are 139-15-612-018 and 139-15-612-020. (For Possible Action)

11. [**UN-01-16 \(53214\) RED ROCK WELLNESS \(Public Hearing\)**](#). An application submitted by Red Rock Wellness LLC on behalf of Farman LLC, property owner, for Special Use Permit in an M-2, General Industrial District, to allow the Production of Edible Marijuana Products or Marijuana-Infused Products on property located at 38 Mayflower Avenue. The Assessor's Parcel Number is 139-15-612-018. (For Possible Action)
12. [**ZN-01-16 \(53270\) MURPHY OIL USA \(Public Hearing\)**](#). An application submitted by Murphy Oil USA Inc. on behalf of Parris Robinson Eastern LLC, property owner, for a reclassification of property from its current designation of R-1, Single-Family Low Density District to a C-2, General Commercial District. The property is located at the northeast corner of Clayton Street and Craig Road. The Assessor's Parcel Number is 139-04-201-012. (For Possible Action)
13. [**UN-03-16 \(53271\) MURPHY OIL USA \(Public Hearing\)**](#). An application submitted by Murphy Oil USA Inc. on behalf of Parris Robinson Eastern LLC, property owner, for a Special Use Permit in an R-1, Single-Family Low Density District (proposed property reclassification to a C-2, General Commercial District) to allow a convenience store with gas pumps. The property is located at the northeast corner of Clayton Street and Craig Road. The Assessor's Parcel Number is 139-04-201-012. (For Possible Action)
14. [**UN-04-16 \(53300\) 3812 CIVIC CENTER \(Public Hearing\)**](#). An application submitted by Deric Schare on behalf of Fish Family Trust, property owner, for a Special Use Permit in an M-2, General Industrial District, to allow a vehicle sales establishment. The property is located at 3812 Civic Center Drive. The Assessor's Parcel Number is 139-12-103-035. (For Possible Action)
15. [**UN-07-16 \(53324\) GREEN HEAVEN NURSERY CULTIVATION \(Public Hearing\)**](#). An application submitted by Helping Hands-Wellness dba Green Heaven Nursery on behalf of J & S Whittle Family LP, property owner, for a Special Use Permit in an M-2, General Industrial District, to allow a Cultivation Facility for Medical Marijuana on property located at 3255 Losee Road and 1102 Sharp Circle. The Assessor's Parcel Numbers are 139-11-413-022 and 139-11-413-023. (For Possible Action)

16. [UN-06-16 \(53323\) CANNACARE PRODUCTION \(Public Hearing\)](#). An application submitted by Helping Hands-Cannacare on behalf of J & S Whittle Family LP, 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 on property located at 3255 Losee Road and 1102 Sharp Circle. The Assessor's Parcel Numbers are 139-11-413-022 and 139-11-413-023. (For Possible Action)

17. [VAC-01-16 \(53118\) NAILOR MANUFACTURING \(Public Hearing\)](#). An application submitted by Alex Nobles on behalf of Nailor Industries (Nigowan LLC), property owner, to vacate a portion of Branson Avenue between Civic Center Drive and Berg Street. (For Possible Action)

OLD BUSINESS

18. [AMP-03-15 \(52283\) COLEMAN AIR PARK II & III \(Public Hearing\)](#). An application submitted by DND Holding LLC, property owner, for an amendment to the Comprehensive Plan, land use element, to change the current designation of Mixed Use Employment to Heavy Industrial. The property is located at the northeast corner of Coleman Street and Evans Avenue. The Assessor's Parcel Number is 139-17-611-005. (For Possible Action) (Continued September 9, October 14, and December 9, 2015)

19. [ZN-07-15 \(52262\) COLEMAN AIR PARK II & III \(Public Hearing\)](#). An application submitted by DND Holding LLC, property owner, for a reclassification of property from its current designation of M-1, Business Park Industrial District, to an M-2, General Industrial District. The property is located at the northeast corner of Coleman Street and Evans Avenue. The Assessor's Parcel Number is 139-17-611-005. (For Possible Action) (Continued September 9, October 14, and December 9, 2015)

20. [WAV-04-15 \(52263\) COLEMAN AIR PARK II & III \(Public Hearing\)](#). An application submitted by DND Holding LLC, property owner, for a waiver in an M-1, Business Park Industrial District, (proposed property reclassification to an M-2, General Industrial District) to waive a portion of the parking and landscape requirements. The property is located at the northeast corner of Coleman Street and Evans Avenue. The Assessor's Parcel Number is 139-17-611-005. (For Possible Action) (Continued September 9, October 14, and December 9, 2015)

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DIRECTOR'S BUSINESS

CHAIRMAN'S BUSINESS

ADJOURNMENT