

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

February 10, 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

Chairman Willard Ewing

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 February 10, 2016 (For Possible Action)

MINUTES

2. [Approval of the Planning Commission Meeting Minutes of January 13, 2016](#) (For Possible Action)

NEW BUSINESS

3. [UN-12-16 \(53575\) ACTION FLEET REPAIR LLC \(Public Hearing\)](#). An application submitted by Action Fleet Repair LLC, on behalf of Patrick Beckwith, property owner for a Special Use Permit in an M-2, General Industrial District, to allow a vehicle repair facility. The property is located 4611 Vandenberg Drive. The Assessor's Parcel Number is 140-06-510-006. (For Possible Action)
4. [UN-13-16 \(53582\) BELMONT SQUARE \(Public Hearing\)](#). An application submitted by Maria E. Gonzalez, on behalf of Mervyn Dukatt, property owner, for a Special Use Permit in an RA/DC, Redevelopment Area/Downtown Core Subdistrict, to allow an "On-Sale" liquor license (Beer and Wine) in conjunction with a restaurant. The property is located at 3100 East Lake Mead Blvd. The Assessor's Parcel Number is 139-24-610-021. (For Possible Action)
5. [UN-14-16 \(53585\) LAS VEGAS RECYCLING & LV PICK-A-PART \(Public Hearing\)](#). An application submitted by Susan Cannavo, Susan Cannavo Trust, property owner, for a Special Use Permit in an M-3, Heavy Industrial District, to allow the reconstruction of a non-conforming building. The property is located at 2220 North Commerce Street. The Assessor's Parcel Number is 139-22-501-009. (For Possible Action)
6. [UN-15-16 \(53586\) LAS VEGAS RECYCLING & LV PICK-A-PART \(Public Hearing\)](#). An application submitted by Susan Cannavo, Susan Cannavo Trust, property owner, for a Special Use Permit in an M-3, Heavy Industrial District, to allow two (2) temporary buildings. The property is located at 2220 North Commerce Street. The Assessor's Parcel Number is 139-22-501-009. (For Possible Action)

7. [**UN-88-14 \(53587\) MD DEVELOPMENT – CULTIVATION \(Public Hearing\)**](#). An application submitted by MD Development, property owner, for an amendment to a previously approved Special Use Permit in an M-2, General Industrial District, to allow a Cultivation Facility for Medical Marijuana on property located at 228 West Owens Avenue. The Assessor's Parcel Number is 139-22-803-002. (For Possible Action)

8. [**UN-89-14 \(53588\) MD DEVELOPMENT- PRODUCTION \(Public Hearing\)**](#). An application submitted by MD Development, property owner, for an amendment to a previously approved Special Use Permit in an M-2, General Industrial District, to allow the Production of Edible Marijuana Products or Marijuana-Infused Products on property located at 228 West Owens Avenue. The Assessor's Parcel Number is 139-22-803-002. (For Possible Action)

9. [**T-1379 \(53584\) NBIC BUILDING D**](#). An application submitted by Thomas & Mack Development Group, on behalf of Northern Beltway Industrial Center, LLC, property owner, for approval of a single lot tentative map in an M-2, General Industrial District, for an industrial subdivision. The property is located east of Nellis Boulevard and north of El Campo Grande Avenue. The Assessor's Parcel Numbers are 123-28-310-002 and 123-28-701-001. (For Possible Action)

10. [**AMP-02-16 \(53579\) COLEMAN AIRPARK II & III \(Public Hearing\)**](#). An application submitted by DND Holdings, LLC, property owner, to amend the Comprehensive Plan to change the land use from Mixed Use Employment to Heavy Industrial. The properties are located at the northeast corner of Coleman Street and Evans Avenue. The Assessor's Parcel Numbers are 139-17-611-005 and 139-17-611-007. (For Possible Action)

11. [**ZN-03-16 \(53578\) COLEMAN AIRPARK II & III \(Public Hearing\)**](#). An application submitted by DND Holdings, 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 properties are located at the northeast corner of Coleman Street and Evans Avenue. The Assessor's Parcel Numbers are 139-17-611-005 and 139-17-611-007. (For Possible Action)

12. [WAV-01-16 \(53581\) COLEMAN AIRPARK II & III \(Public Hearing\)](#). An application submitted by DND Holdings, LLC, property owner, for a waiver in an M-1, Business Park Industrial District, (proposed property reclassification to an M-2, General Industrial District) for a waiver to reduce parking spaces and landscaping requirements. The properties are located at the northeast corner of Coleman Street and Evans Avenue. The Assessor's Parcel Numbers are 139-17-611-005 and 139-17-611-007. (For Possible Action)

13. [UN-09-16 \(53538\) NLV WELLNESS \(Public Hearing\)](#). An application submitted by NLV Wellness LLC on behalf of Los Nevados 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 41 West Mayflower Avenue. The Assessor's Parcel Number is 139-15-614-008. (For Possible Action)

14. [UN-10-16 \(53563\) QUICK N CLEAN \(Public Hearing\)](#). An application submitted by Upper Image Services, LLC, on behalf of RREF II-K I Promenade LLC, property owner, for a Special Use Permit in a C-2, General Commercial District, to allow a vehicle washing establishment. The property is located south of Craig Road, approximately 300 feet east of Revere Street. The Assessor's Parcel Number is 139-03-314-003. (For Possible Action)

15. [UN-11-16 \(53571\) FAST TOWING \(Public Hearing\)](#). An application submitted by Fast Towing, Inc. on behalf of Donovan Properties, Ltd., property owner for a Special Use Permit in an M-2, General Industrial District, to allow a vehicle impound yard. The property is located 4220 Donovan Way. The Assessor's Parcel Number is 139-01-304-002. (For Possible Action)

16. [UN-17-16 \(53593\) INTEGRAL II CULTIVATION \(Public Hearing\)](#). An application submitted by Integral Associates, II, on behalf of Three Commas, 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 2917 East Alexander Road. The Assessor's Parcel Number is 139-12-103-019. (For Possible Action)

17. [UN-16-16 \(53592\) INTEGRAL II PRODUCTION \(Public Hearing\)](#). An application submitted by Integral Associates, II, on behalf of Three Commas, 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 2917 East Alexander Road. The Assessor's Parcel Number is 139-12-103-019. (For Possible Action)

18. [VN-01-16 \(53660\) MOUNTAIN VIEW IND. PARK \(Public Hearing\)](#). An application submitted by Land Development Associates on behalf of A Honey Wagon Inc. & MK Environmental Limited, LLC, Canna America Enterprises LLC, Three Cups Yard Real Estate LLC, Nuveda LLC, Libra Wellness Center LLC, and FNBN Kapex LLC, property owners, for a variance in an M-2, General Industrial District, (Apex Overlay District) to allow a building height of 80 feet where 60 feet is the maximum height allowed. The property is located on the northwest corner of Grand Valley Parkway and Apex Sapphire Court. The Assessor's Parcel Numbers are 103-15-010-005, 103-15-010-011, 103-15-010-012, 103-15-010-018, 103-15-010-019 and 103-16-010-019. (For Possible Action)

OLD BUSINESS

19. [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) (Continued January 13, 2016)

20. [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) (Continued January 13, 2016)

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DIRECTOR'S BUSINESS

CHAIRMAN'S BUSINESS

ADJOURNMENT