

**ACTION REPORT
CITY OF NORTH LAS VEGAS
PLANNING COMMISSION**

May 11, 2016

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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

Vice-Chairman Kenneth Kraft

VERIFICATION

Julie Shields, Recording Secretary

PLEDGE OF ALLEGIANCE

Commissioner Al Greer

PUBLIC FORUM

There was no public participation in the first public forum.

AGENDA

1. Approval of the Planning Commission Meeting Agenda of May 11, 2016 (For Possible Action)

ACTION: APPROVED

MOTION: Commissioner Stone

AYES: Acting Chairman Kraft, Commissioners Perkins, Stone, Acevedo, Robison and Greer

NAYS: None

ABSTAIN: None

ABSENT: Chairman Ewing

MINUTES

2. Approval of the Planning Commission Meeting Minutes of April 13, 2016 (For Possible Action)

ACTION: APPROVED

MOTION: Commissioner Perkins

AYES: Acting Chairman Kraft, Commissioners Perkins, Stone, Acevedo, Robison and Greer

NAYS: None

ABSTAIN: None

ABSENT: Chairman Ewing

NEW BUSINESS

3. **DA-03-16 (54350) PARK HIGHLANDS WEST (Public Hearing).** An application submitted by PH West Holdings, Inc., property owner, for an amendment to the Development Agreement for Park Highlands – West to amend the land use plan for Parcel 2.1 to Public Facility. The specific property is located at the southeast corner of Grand Teton Drive and Aviary Way. The Assessor's Parcel Number is 124-18-510-001. (For Possible Action)

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Perkins
AYES: Acting Chairman Kraft, Commissioners Perkins, Stone, Acevedo, Robison and Greer
NAYS: None
ABSTAIN: None
ABSENT: Chairman Ewing

4. **ZN-05-16 (54352) PARK HIGHLANDS WEST (Public Hearing).** An application submitted by PH West Holdings, Inc., property owner, for a reclassification of property from the current designation of RZ-10-MPC, Residential District (up to 10 du/ac) - Master Planned Community, to PSP-MPC, Public/Semi-Public District - Master Planned Community. The property is located at the southeast corner of Grand Teton Drive and Aviary Way. The Assessor's Parcel Number is 124-18-510-001. (For Possible Action)

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Greer
AYES: Acting Chairman Kraft, Commissioners Perkins, Stone, Acevedo, Robison and Greer
NAYS: None
ABSTAIN: None
ABSENT: Chairman Ewing

5. **ZN-06-16 (54491) CRAIG & WALNUT INDUSTRIAL (Public Hearing).** An application submitted by AML Development 3, LLC, property owner, for a reclassification of property from its current designation of R-3, Multi-Family Residential District, to an M-2, General Industrial District. The properties are located east of the southeast corner of Craig Road and Walnut Road. The Assessor's Parcel Numbers are 140-06-601-005 and 140-06-713-003. (For Possible Action)

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Robison
AYES: Acting Chairman Kraft, Commissioners Perkins, Stone, Acevedo, Robison and Greer
NAYS: None
ABSTAIN: None
ABSENT: Chairman Ewing

6. **UN-27-16 (54450) JACK IN THE BOX (Public Hearing).** An application submitted by JBD's III, on behalf of M.L.K. Holdings Limited Partnership, property owner, for a special use permit in an MPC/C-1, Master Planned Community/Neighborhood Commercial District, to allow a convenience food restaurant. The property is located at the northwest corner of Aliante Parkway and Centennial Parkway. The Assessor's Parcel Number is 124-20-414-009. (For Possible Action)

ACTION: APPROVED

MOTION: Commissioner Stone

AYES: Acting Chairman Kraft, Commissioners Perkins, Stone, Acevedo, and Greer

NAYS: Commissioner Robison

ABSTAIN: None

ABSENT: Chairman Ewing

7. **UN-28-16 (54489) APEX ORGANIC CULTIVATION (Public Hearing).** An application submitted by Apex Organics, Inc., on behalf of Harry Ayvazian, 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 13325 Apex Crossing Lane. The Assessor's Parcel Number is 103-13-010-026 (For Possible Action)

ACTION: APPROVED

MOTION: Commissioner Perkins

AYES: Acting Chairman Kraft, Commissioners Perkins, Stone, Acevedo, Robison and Greer

NAYS: None

ABSTAIN: None

ABSENT: Chairman Ewing

8. **UN-29-16 (54490) APEX ORGANICS PRODUCTION (Public Hearing).** An application submitted by Apex Organics, Inc., on behalf of Harry Ayvazian, 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 13325 Apex Crossing Lane. The Assessor's Parcel Number is 103-13-010-026. (For Possible Action)

ACTION: APPROVED

MOTION: Commissioner Perkins
AYES: Acting Chairman Kraft, Commissioners Perkins, Stone, Acevedo, Robison and Greer
NAYS: None
ABSTAIN: None
ABSENT: Chairman Ewing

9. **T-1382 (54488) VEGAS TRADE VILLAGE.** An application submitted by Dwaine Anderson, on behalf of Meng-Wei Tsai, property owner, for approval of a tentative map in an M-2, General Industrial District, to allow a two-lot Industrial Subdivision. The property is located at the northeast corner of Cheyenne Avenue and Commerce Street. The Assessor's Parcel Number is 139-01-801-001. (For Possible Action)

ACTION: APPROVED

MOTION: Commissioner Stone
AYES: Acting Chairman Kraft, Commissioners Perkins, Stone, Acevedo, Robison and Greer
NAYS: None
ABSTAIN: None
ABSENT: Chairman Ewing

10. **VAC-04-16 (54479) VEGAS TRADE VILLAGE (Public Hearing).** An application submitted by Dwaine Anderson, on behalf of Meng-Wei Tsai, property owner, to vacate Colton Avenue between Commerce Street and Goldfield Street and to vacate a portion of Goldfield Street between Cheyenne Avenue and Colton Avenue. The Assessor's Parcel Number is 139-10-801-001. (For Possible Action)

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Stone
AYES: Acting Chairman Kraft, Commissioners Perkins, Stone, Acevedo, Robison and Greer
NAYS: None
ABSTAIN: None
ABSENT: Chairman Ewing

11. **UN-26-16 (54383) ROYAL FOOT SPA (Public Hearing).** An application submitted by Sophia Raevouri, on behalf of Thanh Lewis, property owner, for a special use permit in a C-1, Neighborhood Commercial District, to allow a massage establishment. The property is located at 2696 West Ann Road, Suite 108. The Assessor's Parcel Number is 124-29-811-002. (For Possible Action)

ACTION: CONTINUED TO JUNE 8, 2016

MOTION: Commissioner Stone

AYES: Acting Chairman Kraft, Commissioners Perkins, Stone, Robison and Greer

NAYS: Commissioner Acevedo

ABSTAIN: None

ABSENT: Chairman Ewing

12. **VN-02-16 (54384) K & G ENTERPRISES (Public Hearing).** An application submitted by Kevin Boyd, on behalf of Alexander & Belmont LLC, property owner, for a variance in an M-2, General Industrial District, to allow a 20-foot building setback where 35 feet is required. The property is located at the northeast corner of Cheyenne Avenue and Coleman Street. The Assessor's Parcel Number is 139-08-803-017. (For Possible Action)

ACTION: APPROVED AS AMENDED; CONDITION NO. 2 AMENDED AND CONDITION NO. 3 DELETED

2. The building must maintain a minimum 25-foot setback adjacent to the property line next to Cheyenne Avenue and a 20-foot setback adjacent to the property line next to Coleman Street.

MOTION: Commissioner Perkins

AYES: Acting Chairman Kraft, Commissioners Perkins, Stone, Acevedo, Robison and Greer

NAYS: None

ABSTAIN: None

ABSENT: Chairman Ewing

13. **ZOA-03-16 (54436) CITY OF NORTH LAS VEGAS (Public Hearing).** An application submitted by the City of North Las Vegas to amend Title 17 (Zoning Ordinance), by amending Section 17.16.050, Table 17.16-3 and Table 17.16-4 and Section 17.20.020.C.29 to require a Special Use Permit for Medical Marijuana establishments within the Apex Overlay District, and providing for other matters property related thereto. (For Possible Action)

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION.

MOTION: Commissioner Perkins

AYES: Acting Chairman Kraft, Commissioners Perkins, Stone, Acevedo, Robison and Greer

NAYS: None

ABSTAIN: None

ABSENT: Chairman Ewing

OLD BUSINESS

14. **DA-02-16 (54188) THE VILLAGES AT TULE SPRINGS (Public Hearing).** An application submitted by KBSSOR Park Highlands LLC, property owner, for an amendment to the Development Agreement for the Villages at Tule Springs to add development standards. The properties are bound by Clayton Street, Grand Teton Drive, Losee Road, Clark County 215 Highway and Deer Springs Way. (For Possible Action) (Continued April 13, 2016)

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION.

MOTION: Commissioner Robison

AYES: Acting Chairman Kraft, Commissioners Perkins, Stone, Acevedo, Robison and Greer

NAYS: None

ABSTAIN: None

ABSENT: Chairman Ewing

PUBLIC FORUM

Comments made during public forum will be included in the draft meeting minutes to be considered at the June 8, 2016 Planning Commission meeting.

DIRECTOR'S BUSINESS

Acting Director Jordan advised the annual voting process for the officers of Chairman and Vice-Chairman would take place July 14, 2016.

CHAIRMAN'S BUSINESS

Acting Chairman Kraft had no business to report.

ADJOURNMENT

The meeting adjourned at 8:14 p.m.