

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

August 10, 2016

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Website – <http://www.cityofnorthlasvegas.com>***

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**BRIEFING**

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

**CALL TO ORDER**

6:02 P.M., Council Chambers, 2250 Las Vegas Boulevard, North  
North Las Vegas, Nevada

**WELCOME**

Chairman Kenneth Kraft

**VERIFICATION**

Julie Shields, Recording Secretary

**PLEDGE OF ALLEGIANCE**

Commissioner Perkins

**ELECTION OF PLANNING COMMISSION OFFICER (VICE-CHAIRMAN)**  
(For possible action) (Continued July 13, 2016)

ACTION: NELSON STONE ELECTED AS VICE-CHAIRMAN

**PUBLIC FORUM**

There was no public participation.

**AGENDA**

1. Approval of the Planning Commission Meeting Agenda of August 10, 2016 (For Possible Action)

ACTION: APPROVED AS AMENDED, ITEM NOS. 4 (UN-52-16) and 15 (UN-40-16) WITHDRAWN PER THE APPLICANTS' REQUESTS.

**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 July 13, 2016 (For Possible Action)

ACTION: APPROVED

**NEW BUSINESS**

3. **UN-50-16 (55346) MAACO (Public Hearing).** An application submitted by GSCP Holdings Nevada, on behalf of Forward Tee LLC, property owner, for a Special Use Permit in an M-2, General Industrial District, to allow a vehicle repair facility. The property is located at 4120 East Craig Road, Suite G. The Assessor's Parcel Number is 140-06-610-017. (For Possible Action)

ACTION: APPROVED

4. **UN-52-16 (55363) LEGACY TRADITIONAL SCHOOL (Public Hearing).** An application submitted by Anacole Holdings, LLC, property owner, for a Special Use Permit in a C-1, Neighborhood Commercial District, to allow a primary and secondary school. The property is located at 2150 West Ann Road. The Assessor's Parcel Numbers are 124-29-802-004, 124-29-802-005, 124-29-802-006 and 124-29-802-011. (For Possible Action)

ACTION: WITHDRAWN PER THE APPLICANT'S REQUEST

5. **ZN-08-16 (55342) CRAIG/SIMMONS (Public Hearing).** An application submitted by Craig Simmons FF396, LLC, property owner, for a reclassification of property from the current designation of PUD, Planned Unit Development District, to C-1, Neighborhood Commercial District. The properties are located north of Craig Road and east of Simmons Street. (For Possible Action)

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

6. **FDP-02-16 (55357) PROVANCE EAST CONDOS AND SINGLE FAMILY.** An application submitted by Greystone Nevada, LLC, property owner, for a Final Development Plan review in a PUD, Planned Unit Development District, to develop 250 single-family dwelling units. The properties are located east of the northeast corner of Craig Road and Simmons Street. The Parcel Numbers are 139-05-618-000 through 139-05-618-186, 139-05-617-080 through 139-05-617-083, 139-05-617-087 and 139-05-617-088. (For Possible Action)

ACTION: APPROVED

7. **ZN-09-16 (55358) 5<sup>TH</sup> AND AZURE TOWNHOME APTS (Public Hearing).** An application submitted by Forefront Development on behalf of Patrick Higgins, property owner amending an existing PUD, Planned Unit Development, originally approved for 90 Multi-Family Dwelling Units to allow 80 Multi-Family Dwelling Units and amending the preliminary and the open space plans. The property is located on East Azure Avenue and North 5th Street. The Assessor's Parcel Numbers are 124-27-504-002, 124-27-504-004, 124-27-504-006. (For Possible Action)

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

8. **T-1384 (55360) 5<sup>th</sup> AND AZURE TOWNHOME APARTMENTS.** An application submitted by Forefront Development, on behalf of Patrick Higgins, property owner, for approval of a Tentative Map in a PUD, Planned Unit Development District, for the development of a 20-lot Multi-Family Residential Subdivision (80-units). The property is located north and west of the northwest corner of North 5th Street and Azure Avenue. The Assessor's Parcel Numbers are 124-27-504-002, 124-27-504-004, 124-27-504-006. (For Possible Action)

ACTION: APPROVED

9. **ZN-07-16 (55319) CAMINO AL NORTE AND CRAIG (Public Hearing).** An application submitted by Pre Craig Camino 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 properties are generally located at the northwest corner of Camino Al Norte and Craig Road. The Assessor's Parcel Numbers are 139-04-601-001 and 139-04-201-009. (For Possible Action)

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

10. **UN-47-16 (55311) RETAIL/RESTAURANT PAD SITE (Public Hearing).** An application submitted by Active-GW Holdings, LLC, on behalf of Civic Capital Management, LLC, property owner, for a Special Use Permit in an R-A/DC Redevelopment Area/Downtown Core Subdistrict, to allow a fast food restaurant. The property is located east of Civic Center Drive, approximately 130 feet south of Lake Mead Boulevard. The Assessor's Parcel Number is 139-24-301-004. (For Possible Action)

ACTION: APPROVED; FORWARDED TO REDEVELOPMENT AGENCY FOR FINAL CONSIDERATION

11. **UN-48-16 (55312) LILAC MASSAGE (Public Hearing).** An application submitted by Lu Kao, on behalf of Metejemai LLC, property owner, for a Special Use Permit in a C-1, Neighborhood Commercial District, to allow a massage establishment. The property is located at 5575 Simmons Street, Suite #11. The Assessor's Parcel number is 124-32-113-002. (For Possible Action)

ACTION: APPROVED

12. **UN-49-16 (55334) MARKER CRAIG LLC SITE (Public Hearing).** An application submitted by Nicole and Steven Olvera, on behalf of Marker Craig LLC, for a Special Use Permit in a PUD, Planned Unit Development District, to allow an (indoor) recreation center. The property is located at 4220 West Craig Road, Suites 101 and 102. The Assessor's Parcel Number is 139-06-613-005, (For Possible Action)

ACTION: APPROVED

13. **UN-51-16 (55355) BOURBON STREET (Public Hearing).** An application submitted by Nevada Restaurant Services Inc./Kannon Smith, on behalf of CPM Cheyenne LLC, property owner, for a Special Use Permit in a C-2, General Commercial District, to allow an expansion to an existing casino. The property is located at 2414 and 2428 East Cheyenne Avenue. The Assessor's Parcel Numbers are 139-11-816-019 and 139-11-816-020. (For Possible Action)

ACTION: APPROVED AS AMENDED; CONDITION NO. 3 DELETED;  
FORWARDED TO REDEVELOPMENT AGENCY FOR FINAL  
CONSIDERATION

14. **SNC-02-16 (55267) CITY OF NORTH LAS VEGAS DEER SPRINGS WAY (Public Hearing).** An application submitted by the City of North Las Vegas for a Street Name Change, to rename a portion of Deer Springs Way to Shelley Berkley Way from Pecos Road, extending east to Nellis Boulevard which is the terminus of the current Deer Springs Way alignment. (For Possible Action)

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL  
CONSIDERATION

### **OLD BUSINESS**

15. **UN-40-16 (54847) GREEN BLOSSOM CULTIVATION (Public Hearing).** An application submitted by Green Blossom, Inc. on behalf of Apex Holding Company, 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 12215 Apex Island Court, Lot 7. The Assessor's Parcel Number is 103-14-010-018. (For Possible Action) (Continued July 13, 2016)

ACTION: WITHDRAWN PER THE APPLICANT'S REQUEST

### **PUBLIC FORUM**

**Steve Schoaff, 5622 Midnight Breeze Street, North Las Vegas**, discussed the City's role is supporting and enforcing Homeowners Association requirements for home based businesses.

### **DIRECTOR'S BUSINESS**

Acting Director Jordan congratulated Nelson Stone on his election to Vice-Chairman.

Mr. Jordan advised that City Attorney Sandra Douglass Morgan accepted a position and will be leaving the city. Chief Deputy City Attorney Bethany Rudd Sanchez will serve as Acting City Attorney until the position is filled.

Mr. Jordan also advised Valarie Evans was promoted to Building Official.

### **CHAIRMAN'S BUSINESS**

There was no business to report.

### **ADJOURNMENT**

The meeting adjourned at 7:40 p.m.