

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

May 11, 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 Al Greer

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 May 11, 2016 (For Possible Action)

MINUTES

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

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)
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)
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)
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)

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)
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)
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)
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)
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)
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)

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)

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)

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DIRECTOR'S BUSINESS

CHAIRMAN'S BUSINESS

ADJOURNMENT