

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

June 8, 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](http://cityofnorthlasvegas.com), and Nevada Public Notice website, [notice.nv.gov](http://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 June 8, 2016 (For Possible Action)

### **MINUTES**

2. [Approval of the Planning Commission Meeting Minutes of May 11, 2016](#) (For Possible Action)

### **NEW BUSINESS**

3. [VAC-05-16 \(54781\) VILLAGES AT TULE SPRINGS-VILLAGE 1 \(Public Hearing\)](#). An application submitted by KBS SOR Park Highlands TRS, LLC, on behalf of Insight Park Highlands, LLC and KBS SOR Park Highlands, LLC, property owners, to vacate a portion Park Highlands Boulevard. The property is located at Park Highlands Boulevard and Revere Street and extends west approximately 1,559 feet. The Assessor's Parcel Number is 124-16-799-001. (For Possible Action)
4. [UN-33-16 \(54684\) CLUB LIT HOOKAH LOUNGE \(Public Hearing\)](#). An application submitted by Lash Vegas Tatt Star LLC, on behalf of La Falen Corp, property owner, for a Special Use Permit in a C-2, General Commercial District, to allow an "On-Sale" liquor license (Beer, Wine, and Spirit Based Products). The property is located at 3690 W. Craig Road, Suite 105. The Assessor's Parcel Number is 139-06-615-006. (For Possible Action)
5. [UN-35-16 \(54729\) DEL TACO \(Public Hearing\)](#). An application submitted by Russell J. Shah, on behalf of 1616 East Lake Mead LLC, property owner, for a Special Use Permit in the RA/DC, Redevelopment Area/Downtown Core Subdistrict, to allow a fast food restaurant. The property is located at 1616 East Lake Mead Boulevard. The Assessor's Parcel Number is 139-23-601-015. (For Possible Action)
6. [UN-36-16 \(54776\) SPEEDWAY HOTEL \(Public Hearing\)](#). An application submitted by Turk Cobell, on behalf of E O E 126, LLC, property owner, for a Special Use Permit in an M-2, General Industrial District, to allow a Hotel. The property is located at the northwest corner of Speedway Boulevard and Interstate 15. The Assessor's Parcel Number is 123-22-701-003. (For Possible Action)

7. [\*\*UN-37-16 \(54791\) TOTAL QUALITY PALLETS LLC \(Public Hearing\)\*\*](#). An application submitted by Kim Barton of Total Quality Pallets, on behalf of ARMO Corporation, property owner, for a Special Use Permit in an M-2, General Industrial District, to allow Outdoor Manufacturing. The property is located at 4610 Vandenberg Drive. The Assessor's Parcel Number is 140-06-510-007. (For Possible Action)
  
8. [\*\*VN-03-16 \(54784\) BRITZ WAREHOUSING \(Public Hearing\)\*\*](#). An application submitted by Larry Alfred Britz, property owner, for a variance in an M-2, General Industrial District, to allow a 10-foot building setback where 20 feet is required. The property is located at the northwest corner of Stocker Street and Owens Avenue. (For Possible Action)
  
9. [\*\*UN-30-16 \(54519\) BELMONT SQUARE SHOPPING CENTER \(Public Hearing\)\*\*](#). An application submitted by Adrian Esparza, on behalf of Mervyn Dukatt, property owner, for a Special Use Permit in the R-A/DC, Redevelopment Area/Downtown Core Subdistrict, to allow a religious institution (church). The property is located at 3100 East Lake Mead Boulevard, Suite 14-A and 15-B. The Assessor's Parcel Numbers are 139-24-610-034 and 139-24-610-021. (For Possible Action)
  
10. [\*\*UN-34-16 \(54727\) EMS TRAINING CENTER \(Public Hearing\)\*\*](#). An application submitted by Medical Training Center LTD, on behalf of Mermaid Properties LLC, property owner, for a Special Use Permit in a C-1, Neighborhood Commercial District, to allow a School: business, technical, trade, or vocation (EMS/CPR training). The property is located at 5175 Camino Al Norte. The Assessor's Parcel Number is 124-33-718-009. (For Possible Action)
  
11. [\*\*UN-31-16 \(54668\) LIBRA WELLNESS CENTER LLC \(Public Hearing\)\*\*](#). An application submitted by Libra Wellness Center, LLC, on behalf of Global Bio Labs, 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 13415 Apex Harbor Lane, Suite 100. The Assessor's Parcel Number is 103-13-010-020. (For Possible Action)
  
12. [\*\*UN-32-16 \(54671\) LIBRA WELLNESS CENTER LLC \(Public Hearing\)\*\*](#). An application submitted by Libra Wellness Center, LLC, on behalf of Global Bio Labs, 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 13415 Apex Harbor Lane, Suite 200. The Assessor's Parcel Number is 103-13-010-020. (For Possible Action)

13. [UN-38-16 \(54793\) MARAPHARM LV LLC CULTIVATION \(Public Hearing\)](#). An application submitted by Econeveda LLC, on behalf of Marapharm Las Vegas, LLC, and Apex Holding Company, LLC, property owners, 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 13415 Apex Harbor Lane. The Assessor's Parcel Numbers are 103-13-010-027, 103-13-010-028 and a portion of 103-13-010-029. (For Possible Action)
14. [UN-39-16 \(54795\) MARAPHARM LV LLC PRODUCTION \(Public Hearing\)](#). An application submitted by Econeveda LLC, on behalf of Marapharm Las Vegas, LLC, and Apex Holding Company, LLC, property owners, 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 13415 Apex Harbor Lane. The Assessor's Parcel Numbers are 103-13-010-027, 103-13-010-028 and a portion of 103-13-010-029. (For Possible Action)

#### **OLD BUSINESS**

15. [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) (Continued May 11, 2016)

#### **PUBLIC FORUM**

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#### **DIRECTOR'S BUSINESS**

#### **CHAIRMAN'S BUSINESS**

#### **ADJOURNMENT**