

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

August 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](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 Perkins

### **ELECTION OF PLANNING COMMISSION OFFICER (VICE-CHAIRMAN)**

(For possible action) (Continued July 13, 2016)

### **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 August 10, 2016 (For Possible Action)

## **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)

## **NEW BUSINESS**

3. **UN-50-16 (55346) MACCO (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)
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)
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)
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)

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)
  
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)
  
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)
  
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)
  
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)

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)
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)
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)

#### **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)

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

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

#### **ADJOURNMENT**