

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

March 9, 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

Vice-Chairman Kenneth Kraft

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 March 9, 2016 (For Possible Action)

MINUTES

2. **Approval of the Planning Commission Meeting Minutes of February 10, 2016** (For Possible Action)

NEW BUSINESS

3. **T-1380 (53810) GILES COMMERCIAL SUBDIVISION.** Application submitted by Giles Properties, property owner, for approval of a tentative map in a C-2, General Commercial District, to allow a single lot commercial subdivision. The property is located at 2816 West Craig Road. The Assessor's Parcel Number is 139-05-601-028. (For Possible Action)
4. **UN-18-16 (53741) LINTON DETACHED GARAGE (Public Hearing).** An application submitted by Jason A. Linton, property owner, for a Special Use Permit in an R-E, Ranch Estates District, to allow a 1,600 square foot accessory building (detached garage) where a 1,200 square foot building is the maximum allowed. The property is located at 4333 San Mateo Street. Assessor's Parcel Number is 139-06-310-054. (For Possible Action)
5. **UN-20-16 (53848) GREENLEAF FARMS HOLDINGS (Public Hearing).** An application submitted by Greenleaf Farms Holdings, on behalf of Alexander & Belmont 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 3939 Belmont Street. The Assessor's Parcel Number is 139-12-103-005. (For Possible Action)
6. **UN-19-16 (53847) GREENLEAF FARMS HOLDINGS (Public Hearing).** An application submitted by Greenleaf Farms Holdings, on behalf of Alexander & Belmont 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 3939 Belmont Street. The Assessor's Parcel Number is 139-12-103-005. (For Possible Action)

7. **UN-22-16 (53863) NATURAL MEDICINE-CULTIVATION (Public Hearing).** An application submitted by Natural Medicine-Elad Yerushalmi, on behalf of Richard & Glenda Failla Living Trust, 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 2808 Synergy Street. The Assessor's Parcel Number is 139-15-614-013. (For Possible Action)

8. **UN-21-16 (53860) NATURAL MEDICINE – PRODUCTION (Public Hearing).** An application submitted by Natural Medicine-Elad Yerushalmi, on behalf of Richard & Glenda Failla Living Trust, 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 2808 Synergy Street. The Assessor's Parcel Number is 139-15-614-013. (For Possible Action)

9. **VAC-02-16 (53851) MADISON PALMS SENIOR APARTMENTS (Public Hearing).** An application submitted by George Gekakis, Inc. on behalf of Madison Palms Limited Partnership, property owner, to vacate an existing driveway easement and service access easement. The property is located north of Ann Road and East of Ferrell Street. The Assessor's Parcel Number is 124-29-412-002. (For Possible Action)

OLD BUSINESS

10. **UN-05-16 (53319) TERRIBLE HERBST (Public Hearing).** An application submitted by Osprey Real Estate Capital on behalf of Phantom Zone Holding LLC, property owner, for a Special Use Permit in a C-1, Neighborhood Commercial District, to allow a convenience store with gas pumps. The property is located at the southeast corner of Lone Mountain Road and North 5th Street. The Assessor's Parcel Number is 139-02-101-001. (For Possible Action) (Continued January 13 and February 10, 2016)

11. **UN-08-16 (53364) TERRIBLE HERBST (Public Hearing).** An application submitted by Osprey Real Estate Capital on behalf of Phantom Zone Holding LLC, property owner, for a Special Use Permit in a C-1, Neighborhood Commercial District, to allow a vehicle washing facility. The property is located at the southeast corner of Lone Mountain Road and North 5th Street. The Assessor's Parcel Number is 139-02-101-001. (For Possible Action) (Continued January 13 and February 10, 2016)

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DIRECTOR'S BUSINESS

CHAIRMAN'S BUSINESS

ADJOURNMENT