

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

September 14, 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) 633-2410 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 Willard Ewing

### **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 September 14, 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 August 10, 2016**  
(For Possible Action)

## **NEW BUSINESS**

3. **UN-54-16 (55594) LEGACY TRADITIONAL SCHOOL (Public Hearing)**. An application submitted by Legacy Traditional School, on behalf of La Madre Valley, LLC, property owner, for a Special Use Permit in an R-1, Single-Family Low Density District, to allow a primary and secondary school. The property is located at the northeast corner of West La Madre Way and Valley Drive. The Assessor's Parcel Numbers are 124-31-701-014, 124-31-701-015, 124-31-701-018 and 124-31-701-019. (For Possible Action)
4. **UN-60-16 (55642) MME CULTIVATION AT SIMMONS (Public Hearing)**. An application submitted by Clark Natural Medicinal Solutions, LLC dba NuVeda, on behalf of Cheysim, LLC, property owner, for a Special Use Permit in an M-1, Business Park Industrial District, to allow a Cultivation Facility for Medical Marijuana. The property is located at the southeast corner of Brooks Avenue and Simmons Street. The Assessor's Parcel Number is 139-17-601-004. (For Possible Action)
5. **UN-59-16 (55640) MME PRODUCTION AT SIMMONS (Public Hearing)**. An application submitted by Clark Natural Medicinal Solutions, LLC dba NuVeda, on behalf of Cheysim, LLC property owner, for a Special Use Permit in an M-1, Business Park Industrial District, to allow the Production of Edible Marijuana Products or Marijuana Infused Products. The property is located at the southeast corner of Brooks Avenue and Simmons Street. The Assessor's Parcel Number is 139-17-601-004. (For Possible Action)

6. **ZN-25-93 (55307) LONE MOUNTAIN AND SIMMONS (Public Hearing)**. An application submitted by Partnership Anand Milan, property owner, for an amendment to a previously approved PUD, Planned Unit Development District, originally approved for 86, Single-Family Dwelling Units, to allow 96 Townhomes for senior housing and 8 guest rooms. The property is located at the northeast corner of Lone Mountain Road and Simmons Street. The Assessor's Parcel Number is 124-32-810-014. (For Possible Action)
  
7. **UN-53-16 (55583) MY PLACE HOTEL (Public Hearing)**. An application submitted by The Rivett Group on behalf of TML Mendenhall LP, property owner, for a Special Use Permit in a PUD, Planned Unit Development District, to allow a hotel. The property is generally located at the northeast corner of Craig Road and Bruce Street. The Assessor's Parcel Number is 139-02-612-001. (For Possible Action)
  
8. **FDP-03-16 (55584) MY PLACE HOTEL**. An application submitted by The Rivett Group, on behalf of TML Mendenhall LP, property owner, for a Final Development Plan review in a PUD, Planned Unit Development District, to develop a hotel. The property is generally located at the northeast corner of Craig Road and Bruce Street. The Assessor's Parcel Number is 139-02-612-001. (For Possible Action)
  
9. **T-1385 (55397) CRAIG & CAMINO AL NORTE**. An application submitted by Lochsa Engineering, on behalf of Pre Craig Camino LLC, property owner, for approval of a Tentative Map in an R-1, Single-Family Low Density (proposed C-2, General Commercial District), for the development of a single-lot Commercial Subdivision. The properties are generally located at the northwest corner of Camino Al Norte and Craig Road. The Assessor's Parcel Numbers are 139-04-201-009 and 139-04-601-001. (For Possible Action)
  
10. **UN-55-16 (55605) MME CULTIVATION AT 203 E MAYFLOWER AVE (Public Hearing)**. An application submitted by Serenity Wellness Growers, LLC, on behalf of SFC Leasing LP, 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 203 East Mayflower Avenue. The Assessor's Parcel Number is 139-15-615-026. (For Possible Action)

11. **UN-56-16 (55607) MME PRODUCTION AT 203 E MAYFLOWER AVE (Public Hearing)**. An application submitted by Serenity Wellness Growers, LLC, on behalf of SFC Leasing LP, 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 203 East Mayflower Avenue. The Assessor's Parcel Number is 139-15-615-026. (For Possible Action)
12. **UN-57-16 (55618) PHYSIS ONE, LLC (Public Hearing)**. An application submitted by Physis One, LLC, on behalf of ADV D Holdings 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 4635 Andrews Street, Suite A. The Assessor's Parcel Number is 140-06-110-010. (For Possible Action)
13. **UN-58-16 (55643) VILLAGE AT CRAIG (Public Hearing)**. An application submitted by Colleen M. James, on behalf of KLOSSCO LLC, property owner, for a Special Use Permit in a C-2, General Commercial District, to allow the "On-Sale" of beer, wine, and spirit based products in conjunction with a banquet/meeting hall. The property is located at 3277 West Craig Road, Suite 140. The Assessor's Parcel Number is 139-05-302-009. (For Possible Action)
14. **ZN-10-16 (55552) AMERICAN DIALYSIS CENTER OF NORTH LAS VEGAS (Public Hearing)**. An application submitted by Cyril Ovuwoire on behalf of 4107 LLC, property owner, for a property reclassification from the current designation of M-2, General Industrial District, to M-1, Business Park Industrial District. The properties are located at 4107 West Cheyenne Avenue. The Assessor's Parcel Numbers are 139-18-504-001 and 139-18-504-002. (For Possible Action)

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**DIRECTOR'S BUSINESS**

**CHAIRMAN'S BUSINESS**

**ADJOURNMENT**