

**MINUTES
CITY OF NORTH LAS VEGAS
PLANNING COMMISSION**

June 8, 2016

- BRIEFING:** 5:30 P.M.
Caucus Room, 2250 Las Vegas Boulevard, North
North Las Vegas, Nevada
- CALL TO ORDER:** 6:05 P.M.
Council Chambers, 2250 Las Vegas Boulevard, North
North Las Vegas, Nevada
- WELCOME:** Chairman Willard Ewing
- ROLL CALL:** Chairman Willard Ewing – Present
Vice-Chairman Kenneth Kraft – Present
Commissioner Laura Perkins – Present
Commissioner Nelson Stone - Absent
Commissioner Felix Acevedo – Absent
Commissioner Randy Robison – Present
Commissioner Al Greer – Present
- STAFF PRESENT:** Marc Jordan, Acting Director
Robert Eastman, Principal Planner
Bethany Rudd Sanchez, Sr. Deputy City Attorney
Robert McLaughlin, Public Works/Manager
Curt Kroeker, Public Works/Engineering Associate
Julie Shields, Executive Secretary/Recording
Secretary
- VERIFICATION:** Julie Shields, Recording Secretary
- PLEDGE OF ALLEGIANCE:** Commissioner Al Greer

PUBLIC FORUM

There was no public participation.

AGENDA

1. APPROVAL OF THE PLANNING COMMISSION MEETING AGENDA OF JUNE 8, 2016 (FOR POSSIBLE ACTION)

ACTION: APPROVED

MOTION: Vice-Chairman Kraft

AYES: Chairman Ewing, Vice-Chairman Kraft, Commissioners Perkins, Robison and Greer

NAYS: None

ABSTAIN: None

ABSENT: Commissioners Stone and Acevedo

MINUTES

2. APPROVAL OF THE PLANNING COMMISSION MEETING MINUTES OF MAY 11, 2016 (FOR POSSIBLE ACTION)

ACTION: APPROVED

MOTION: Commissioner Perkins

AYES: Vice-Chairman Kraft, Commissioners Perkins, Robison and Greer

NAYS: None

ABSTAIN: Chairman Ewing

ABSENT: Commissioners Stone and Acevedo

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)

This item was presented by Robert Eastman, Principal Planner.

Mr. Eastman stated this vacation is necessary to help facilitate the development of Tule Springs, and is in compliance with the Development Agreement and Land Use Plan for Tule Springs. Staff recommended approval.

The conditions are:

Public Works:

1. The vacation must record concurrently with the new map. Appropriate subdivision and/or parcel mapping is required to complete this project. All mapping shall be in compliance with NRS Chapter 278 and the *City of North Las Vegas Municipal Code* and associated Master Plans in effect at the time of subdivision and/or parcel map approval.
2. The precise areas being vacated are subject to modification based upon a detailed review of the right-of-way being dedicated during the map review and/or civil improvement plan review process.

Robert Gronauer, Kaempfer Crowell, 1980 Festival Plaza Drive, Las Vegas, appeared on behalf of the Master Developer for Tule Springs planning community. Mr. Gronauer requested approval of the application.

Chairman Ewing opened the public hearing. Chairman Ewing closed the public hearing.

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Perkins

AYES: Chairman Ewing, Vice-Chairman Kraft, Commissioners Perkins, Robison and Greer

NAYS: None

ABSTAIN: None

ABSENT: Commissioners Stone and Acevedo

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)**

This item was presented by Robert Eastman, Principal Planner.

This is an existing business that contains a Hookah Lounge. Mr. Eastman spoke to the pastor of the church which is located within the same commercial center. He expressed no concerns about the proposed use and recommended approval.

Staff did not believe there would be any negative impacts to the neighborhood and the proposed use would not require additional parking. No changes are proposed to the site.

Staff recommended approval.

The condition is:

Planning & Zoning:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.

Michael Gayles, 8312 Seven Falls Street, North Las Vegas, applicant, appeared to answer questions and requested approval.

Commissioner Perkins asked if there was another restaurant in the center that served beer and wine and Mr. Eastman responded there was a pizza restaurant that had a beer and wine license in the same shopping center.

ACTION: APPROVED

MOTION: Vice-Chairman Kraft

AYES: Chairman Ewing, Vice-Chairman Kraft, Commissioners Perkins, Robison and Greer

NAYS: None

ABSTAIN: None

ABSENT: Commissioners Stone and Acevedo

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)**

This item was presented by Robert Eastman, Principal Planner.

Mr. Eastman advised the proposed plan is to remove the existing Wendy's building (ceased operation in 2013) and construct a new building for Del Taco. The building is in compliance with commercial design standards and meets parking requirements. There is 25 feet of landscaping along Lake Mead Boulevard.

A small commercial office building will be developed in a future phase for additional uses. Parking is for both the commercial building and the proposed Del Taco.

The site plan is unusual because there is a small, 30-foot easement that extends from the rear of the site to Hunkins Drive. Mr. Eastman said this is predominantly used for a sewer easement. There is no access easement or drive aisle that would be allowed to provide access. All access is off Lake Mead Boulevard. Staff is requesting the applicant provide a pedestrian easement to allow pedestrians to walk along the site, and to provide a sidewalk to provide access from the Hunkins Drive side of the property to allow pedestrians access to Lake Mead Boulevard.

Staff requested an amendment to Condition No. 9 and recommended approval. The conditions are:

Planning & Zoning:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.

Public Works:

2. All known geologic hazards shall be shown on the civil improvement plans. Subsequent identification of additional hazards may substantially alter the original site plan.
3. Approval of a drainage study is required prior to submittal of the civil improvement plans.
4. NDOT concurrence with the results of the drainage study may be required prior to approval of the civil improvement plans.
5. Approval of a traffic study is required prior to submittal of the civil improvement plans. Please contact Traffic Engineering at 633-2676 to request a scope. A queuing analysis is required.

6. The size and number of driveways and their locations are subject to review and approval by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in *North Las Vegas Municipal Code* section 17.24.040. Conformance may require modifications to the site, the westerly drive will be required to be removed.
7. All new projects and redevelopment projects must comply with current A.D.A requirements for public access, as required of the City by the Department of Justice. Incidentally, the commercial driveways shall be constructed in accordance with *Clark County Area Uniform Standard Drawing* number 226.S1, or 225 with sidewalk ramps per drawing number 235. Existing driveways not in compliance with the current standards shall be removed and replaced with a driveway per the stated standard drawings, subject to review of the City Traffic Engineer. Coordination with NDOT may be required.
8. An NDOT Encroachment Permit is required in order to reconstruct the existing driveways to meet the current code requirements.
9. At the location of the existing sewer easement, provide a pedestrian access easement and sidewalk path through the northeast corridor of the parcel that connects to Hunkins Drive. The sidewalk shall be constructed within 12 months from the date of approval by the Redevelopment Agency.
10. All off-site improvements must be completed prior to final inspection of the first building.
11. The property owner may be required to grant a roadway easement for commercial driveway(s).

Michael Bradshaw, 10798 Del Rudini Street, Las Vegas, appeared with his client, Dr. Russell Shaw, who is bringing a Del Taco restaurant to the Downtown Redevelopment Area. Mr. Bradshaw reviewed the site plan and discussed the drive aisle and landscaping. Mr. Bradshaw agreed with staff's recommendation and amendment and requested approval.

Chairman Ewing opened the public hearing. Chairman Ewing closed the public hearing.

ACTION: APPROVED AS AMENDED; FORWARDED TO REDEVELOPMENT AGENCY FOR FINAL CONSIDERATION

Condition No. 9 to read as follows:

At the location of the existing sewer easement, provide a pedestrian access easement and sidewalk path through the northeast corridor of the parcel that connects to Hunkins Drive. The sidewalk shall be constructed

within 12 months from the date of approval by the Redevelopment Agency.

MOTION: Commissioner Greer
AYES: Chairman Ewing, Vice-Chairman Kraft, Commissioners Perkins, Robison and Greer
NAYS: None
ABSTAIN: None
ABSENT: Commissioners Stone and Acevedo

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)

This item was presented by Robert Eastman, Principal Planner.

The proposed hotel is a Motel 6, and is approximately 31,000 square feet in size. It is three stories and contains 87 rooms. Access to the hotel is through the parking lot of the convenience store and fast food area, and would go out onto Speedway Boulevard.

Previously, a hotel was not a permitted use within an M-2, General Industrial District; however, last month the City Council amended the code to allow a hotel with a Special Use.

Staff recommended approval.

The conditions are:

Planning & Zoning:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. The proposed hotel shall comply with the commercial design standards; including incorporating the scuppers and downspouts into the design of the building.
3. The hotel shall be design and constructed to provide 25 decibel sound attenuation.

Public Works:

4. All known geologic hazards shall be shown on the site plan and the civil improvement plans. Subsequent identification of additional hazards may substantially alter the original site plan.
5. Approval of a drainage study is required prior to submittal of the civil improvement plans.
6. NDOT concurrence with the results of the drainage study may be required prior to approval of the civil improvement plans.
7. Approval of a traffic study update is required prior to submittal of the civil improvement plans. Please contact Traffic Engineering at 633-2676 to request a scope.

Ken Welden, 10316 Carolina Hills Avenue, Las Vegas, appeared to request approval of this item.

Chairman Ewing opened the public hearing. Chairman Ewing closed the public hearing.

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Vice-Chairman Kraft

AYES: Chairman Ewing, Vice-Chairman Kraft, Commissioners Perkins, Robison and Greer

NAYS: None

ABSTAIN: None

ABSENT: Commissioners Stone and Acevedo

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)**

This item was presented by Robert Eastman, Principal Planner.

The site has three buildings; two located on the front of the site and one large building in the back.

Mr. Eastman stated if the applicant wanted to use a shade canopy, it would have to comply with design standards and comply with the existing structure and be similar in appearance. This would be addressed during building permit review process.

Staff recommended approval.

The conditions are:

Kim Barton and Harry Barton, 4610 Vandenberg Drive, North Las Vegas, appeared to answer questions and agreed with staff's recommendations.

Commissioner Robison asked the applicant about the volume of product delivered and Mr. Barton responded 10-14 enclosed semi-trailers per week.

Chairman Ewing opened the public hearing. Chairman Ewing closed the public hearing.

ACTION: APPROVED

MOTION: Commissioner Robison

AYES: Chairman Ewing, Vice-Chairman Kraft, Commissioners Perkins, Robison and Greer

NAYS: None

ABSTAIN: None

ABSENT: Commissioners Stone and Acevedo

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)**

This item was presented by Robert Eastman, Principal Planner.

There are two buildings; one is 4,288 square feet and the other is 4,900 square feet. Both buildings would be located 10 feet from the front setback.

The proposed buildings do not comply with industrial design standards, and the additional decorative elements will need to be provided to bring the buildings into compliance. The site has no landscaping and the decorative block wall is built on the property line.

Staff recommended approval.

The conditions are:

Planning & Zoning:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. The building must maintain a minimum 10-foot setback adjacent to Stocker Street.
3. The maximum building height shall not exceed 25 feet.

Larry Britz, 7898 Nautilus Shell Street, Las Vegas, appeared to answer questions and agreed with staff recommendations.

Chairman Ewing opened the public hearing. Chairman Ewing closed the public hearing.

ACTION: APPROVED; FORWARDED TO REDEVELOPMENT AGENCY FOR FINAL CONSIDERATION

MOTION: Vice-Chairman Kraft

AYES: Chairman Ewing, Vice-Chairman Kraft, Commissioners Perkins, Robison and Greer

NAYS: None

ABSTAIN: None

ABSENT: Commissioners Stone and Acevedo

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)**

This item was presented by Marc Jordan, Acting Director.

In September, 2010, the Redevelopment Agency approved an interim Special Use Permit for a church in one suite only. At that time, the zoning ordinance did not allow churches in commercial districts, and specifically not in the commercial area of the Downtown Redevelopment Area; however, there was an option to apply for an interim

Use Permit. If City Council or the Redevelopment Agency approved them, they were for a period of five years.

The Use Permit for this item expired last year. Since that time, the congregation has grown from 24 to 60 members.

The two suites combined are approximately 2,400 square feet. Services are held in the evenings or during weekends. Staff did not anticipate it would impact the required parking in the center.

Staff had no objections; however, this would require a change of occupancy since this was built as a commercial center, and was more of an assembly type use. The applicant would need to hire a contractor and meet with the Building Department to make the necessary changes for an occupancy change.

Staff recommended approval.

The conditions are:

Planning & Zoning:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. The special use permit is site-specific and non-transferable.

Adrian Esparza, 3100 E. Lake Mead Boulevard, North Las Vegas, appeared to answer questions and agreed with staff's recommendations.

Chairman Ewing opened the public hearing. Chairman Ewing closed the public hearing.

ACTION: APPROVED; FORWARDED TO REDEVELOPMENT AGENCY FOR FINAL CONSIDERATION

MOTION: Commissioner Greer

AYES: Chairman Ewing, Vice-Chairman Kraft, Commissioners Perkins, Robison and Greer

NAYS: None

ABSTAIN: None

ABSENT: Commissioners Stone and Acevedo

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)**

This item was presented by Marc Jordan, Acting Director.

The school would specialize in training adults for emergency medical technicians, advanced emergency medical technicians, CPR and first aid training. The school operates Monday through Saturday.

The site is part of an existing office complex that was approved for development in 2004. A couple of pads remain for development. Staff does not anticipate any parking issues.

Staff recommended approval.

The condition is:

Planning and Zoning:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.

Debra Dailey, 8301 Glistening Rush Street, Las Vegas, appeared to answer questions.

City of North Las Vegas Fire Chief Jeff Lytle stated Ms. Dailey has partnered with Work Force Connections, who has provided a grant which will provide EMS training to underprivileged people to receive their EMT certification, which would also allow them to test for positions such as firefighter with the City of North Las Vegas. In addition, this would assist the City in providing continuing education. Chief Lytle added he was excited to have Ms. Dailey; as a partner in the community.

Vice-Chairman Kraft requested Ms. Dailey provide a summary of the services they will provide. Ms. Dailey stated the bulk of students would like to enter into emergency services such as with the Fire Department or local ambulance providers and hospitals. They offer advanced emergency medical technician training which expands on what they are able to do in the field when caring for sick and injured people.

Vice-Chairman Kraft asked what would be covered under the Work Force Connection (WFC) grant and Ms. Dailey said WFC operates under a grant and they have applicants who are either minority, underprivileged or financially challenged that would preclude them from getting training. If the applicant qualifies, tuition and educational materials are paid for through their grant.

EMS is one of their (WFC) providers, and one of the only private training providers for EMS education other than the College of Southern Nevada.

Vice-Chairman Kraft asked what their marketing plans were and Ms. Dailey responded they were working with all local fire departments, including the City of Las Vegas, City of North Las Vegas, and Clark County. In addition, they have offered outreach programs and provided the general public with information. This information is available on their website.

Commissioner Greer asked if this included local high schools and Ms. Dailey responded yes. They have participated in job fairs (Arbor View High School) and visited community centers. In addition, they have visited elementary and middle schools and provided CPR training.

Chairman Ewing opened the public hearing. Chairman Ewing closed the public hearing.

ACTION: APPROVED

MOTION: Vice-Chairman Kraft

AYES: Chairman Ewing, Vice-Chairman Kraft, Commissioners Perkins, Robison and Greer

NAYS: None

ABSTAIN: None

ABSENT: Commissioners Stone and Acevedo

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)**

This item was presented by Marc Jordan, Acting Director. Item Nos. 11, UN-31-16 and 12, UN-32-16, were briefed together and voted upon separately.

Item No. 11, UN-31-16, is an application for a cultivation facility for medical marijuana.

Item No. 12, UN-32-16, is an application to allow the production of edible marijuana products or marijuana infused products.

The applicant will develop the site in several phases. Phase 1 would consist of one, two story building. Cultivation is proposed on the first floor (16,000 square feet), and production (4,300 square feet) is proposed on the second floor.

The proposed site is located within the “less visible site” which means the design standards are fairly minimal. They are also located within the “transition area.” The applicant indicated this is a change of location and they have provisional licenses from the state for both uses requested. The applicant submitted a survey that indicates they meet the separation requirements.

Mr. Jordan stated the “transition area” is an area where airplanes from Nellis carry live ordnances. Staff reviews occupancy of people gathered or working in one place, which cannot exceed 50 persons per acre, in one area.

The applicant’s site is approximately 4 acres in size, which equals 6.5 persons per acre occupancy. As additional phases are developed, these standards would continue to be applied.

Staff had no objections to either of the use permits and recommended approval of both applications.

The conditions are:

Planning & Zoning:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.

Public Works:

2. Approval of a drainage study is required prior to submittal of the civil improvement plans.
3. All known geologic hazards, such as fault lines and/or fissures, shall be shown on the civil improvement plans submitted to the Department of Public Works. Subsequent identification of additional hazards may substantially alter the original site plan.

4. Approval of a traffic study is required prior to submittal of the civil improvement plans. Please contact Traffic Engineering at 633-2676 to request a scope.
5. The size and number of driveways and their locations are subject to review and approval by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in *North Las Vegas Municipal Code* section 17.24.040. Conformance may require modifications to the site.
6. Construction of the following streets is required per the Apex / Mountain View Industrial Park development standards:
 - a. Apex Crossing Lane
 - b. Apex Great Basin Way
 - c. Apex Harbor Lane
7. Provide a pavement turn around at the termination of the streets.
8. All off-site improvements must be completed prior to final inspection of the first building.

Karl Bonar, Trinity Haven Development, 211 Tower Street, Las Vegas, appeared on behalf of the applicant and agreed with staff's recommendations. Mr. Bonar reviewed the site plan for the future expansion and advised they anticipate occupancy to be between 6.5 and 7 persons per acre. Mr. Bonar stated they received drainage study approval and civil plans were submitted under expedited review. The parking that was submitted under the original site plan was only 13 spaces and they have increased them to 26 spaces for the first building. A total of 60 spaces have been planned.

Mr. Bonar stated three streets were shown to be developed with this project. Apex Crossing is the bisecting street through Commercial Center and has been deleted. Mr. Bonar advised he has been working as a consultant with Apex Holding Group and Land Development Associates, helping to develop the property for all medical marijuana establishments and the Apex Commercial Center. Mr. Bonar is also involved with Mountain View Industrial Park.

Mr. Bonar said there is a street that used to be an alignment named Apex Crossing Lane which has been deleted formally on the Plan Set. It does not continue from Apex Great Basin going west, but it does exist going east from Apex Great Basin. This is on the south side of Love's Truck Stop.

Chairman Ewing opened the public hearing. Chairman Ewing closed the public hearing.

ACTION: APPROVED

MOTION: Commissioner Perkins
AYES: Chairman Ewing, Vice-Chairman Kraft, Commissioners Perkins, Robison and Greer
NAYS: None
ABSTAIN: None
ABSENT: Commissioners Stone and Acevedo

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)

This item was presented by Marc Jordan, Acting Director. Item Nos. 11, UN-31-16 and 12, UN-32-16, were briefed together and voted upon separately.

Item No. 11, UN-31-16, is an application for a cultivation facility for medical marijuana.

Item No. 12, UN-32-16, is an application to allow the production of edible marijuana products or marijuana infused products.

The applicant will develop the site in several phases. Phase 1 would consist of one, two story building. Cultivation is proposed on the first floor (16,000 square feet), and production (4,300 square feet) is proposed on the second floor.

The proposed site is located within the “less visible site” which means the design standards are fairly minimal. They are also located within the “transition area.” The applicant indicated this is a change of location and they have provisional licenses from the state for both uses requested. The applicant submitted a survey that indicates they meet the separation requirements.

Mr. Jordan stated the “transition area” is an area where airplanes from Nellis carry live ordnances. Staff reviews occupancy of people gathered or working in one place, which cannot exceed 50 persons per acre, in one area.

The applicant’s site is approximately 4 acres in size, which equals 6.5 persons per acre occupancy. As additional phases are developed, these standards would continue to be applied.

Staff had no objections to either of the use permits and recommended approval of both applications.

The conditions are:

Planning and Zoning:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.

Public Works:

2. Approval of a drainage study is required prior to submittal of the civil improvement plans.
3. All known geologic hazards, such as fault lines and/or fissures, shall be shown on the civil improvement plans submitted to the Department of Public Works. Subsequent identification of additional hazards may substantially alter the original site plan.
4. Approval of a traffic study is required prior to submittal of the civil improvement plans. Please contact Traffic Engineering at 633-2676 to request a scope.
5. The size and number of driveways and their locations are subject to review and approval by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in *North Las Vegas Municipal Code* section 17.24.040. Conformance may require modifications to the site.
6. Construction of the following streets is required per the Apex / Mountain View Industrial Park development standards:
 - d. Apex Crossing Lane
 - e. Apex Great Basin Way
 - f. Apex Harbor Lane
7. Provide a pavement turn around at the termination of the streets.
8. All off-site improvements must be completed prior to final inspection of the first building.

Karl Bonar, Trinity Haven Development, 211 Tower Street, Las Vegas, appeared on behalf of the applicant and agreed with staff's recommendations. Mr. Bonar reviewed the site plan for the future expansion and advised they anticipate occupancy to be between 6.5 and 7 persons per acre. Mr. Bonar stated they received drainage study approval and civil plans were submitted under expedited review. The parking that was

submitted under the original site plan was only 13 spaces and they have increased them to 26 spaces for the first building. A total of 60 spaces have been planned.

Mr. Bonar stated three streets were shown to be developed with this project. Apex Crossing is the bisecting street through Commercial Center and has been deleted. Mr. Bonar advised he has been working as a consultant with Apex Holding Group and Land Development Associates, helping to develop the property for all medical marijuana establishments and the Apex Commercial Center. Mr. Bonar is also involved with Mountain View Industrial Park.

Mr. Bonar said there is a street that used to be an alignment named Apex Crossing Lane which has been deleted formally on the Plan Set. It does not continue from Apex Great Basin going west, but it does exist going east from Apex Great Basin. This is on the south side of Love's Truck Stop.

Chairman Ewing opened the public hearing. Chairman Ewing closed the public hearing.

ACTION: APPROVED

MOTION: Vice-Chairman Kraft

AYES: Chairman Ewing, Vice-Chairman Kraft, Commissioners Perkins, Robison and Greer

NAYS: None

ABSTAIN: None

ABSENT: Commissioners Stone and Acevedo

13. UN-38-16 (54793) MARAPHARM LV LLC CULTIVATION (PUBLIC HEARING). AN APPLICATION SUBMITTED BY ECONEVADA 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)

This item was presented by Marc Jordan, Acting Director. Item Nos. 13, UN-38-16 and No. 14, UN-39-16, were briefed together.

Item No. 13, UN-38-16, is to allow a cultivation facility for medical marijuana. Item No. 14, UN-39-16, is to allow the production of edible marijuana products or marijuana infused products.

The applicant is proposing several phases of development. The first phase is for a single-story building (5,000 square feet) for cultivation only. The second building is the same size (5,000 square feet) and 4,000 square feet would be used for cultivation and 1,000 square feet would be used for production. The third building is 60 feet in height, 80,000 square feet in size, and would house both cultivation and production. Fifteen thousand square feet would be used for production. The fourth building is 200,000 square feet in size and would be used for cultivation only.

The application was submitted by two different operators for one parcel. PhenoFarms would occupy the first building. Econeveda would occupy the second building for cultivation and production. The third building would be occupied by Econeveda for production only and PhenoFarms for cultivation. The fourth building would be occupied by Econeveda for cultivation.

The site plan reflects 361 parking spaces where 291 are required. This is with the Apex Area "less visible site" and is within the "transition area." The applicant has two parcels and is proposing to use a portion of a third parcel. There are seven acres which results in 50 persons per acre. They cannot exceed 50 persons per acre.

Staff has a requirement to merge all three parcels together to combine into one parcel before they obtain a building permit. They cannot subdivide the property in the future.

Staff had no objections and recommended approval of both items.

Richard Gallegos, 6725 S. Eastern, Las Vegas, appeared on behalf of the applicant. He concurred with staff's recommendation and requested approval. Mr. Gallegos added for the record that Apex Crossing has been deleted from the park.

Chairman Ewing opened the public hearing. Chairman Ewing closed the public hearing.

Commissioner Robison addressed the condition regarding the inability to subdivide and Mr. Jordan advised if this was fully built out, it could be re-evaluated to ensure they did not exceed 50 persons per acre, per the current ordinance.

ACTION: APPROVED

MOTION: Commissioner Greer

AYES: Chairman Ewing, Vice-Chairman Kraft, Commissioners Perkins, Robison and Greer

NAYS: None

ABSTAIN: None

ABSENT: Commissioners Stone and Acevedo

14. **UN-39-16 (54795) MARAPHARM LV LLC PRODUCTION (PUBLIC HEARING). AN APPLICATION SUBMITTED BY ECONEVADA 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)**

This item was presented by Marc Jordan, Acting Director. Item Nos. 13, UN-38-16 and No. 14, UN-39-16, were briefed together.

Item No. 13, UN-38-16, is to allow a cultivation facility for medical marijuana. Item No. 14, UN-39-16, is to allow the production of edible marijuana products or marijuana infused products.

The applicant is proposing several phases of development. The first phase is for a single-story building (5,000 square feet) for cultivation only. The second building is the same size (5,000 square feet) and 4,000 square feet would be used for cultivation and 1,000 square feet would be used for production. The third building is 60 feet in height, 80,000 square feet in size, and would house both cultivation and production. Fifteen thousand square feet would be used for production. The fourth building is 200,000 square feet in size and would be used for cultivation only.

The application was submitted by two different operators for one parcel. PhenoFarms would occupy the first building. Econeveda would occupy the second building for cultivation and production. The third building would be occupied by Econeveda for production only and PhenoFarms for cultivation. The fourth building would be occupied by Econeveda for cultivation.

The site plan reflects 361 parking spaces where 291 are required. This is with the Apex Area "less visible site" and is within the "transition area." The applicant has two parcels and is proposing to use a portion of a third parcel. There are seven acres which results in 50 persons per acre. They cannot exceed 50 persons per acre.

Staff has a requirement to merge all three parcels together to combine into one parcel before they obtain a building permit. They cannot subdivide the property in the future.

Staff had no objections and recommended approval of both items.

Richard Gallegos, 6725 S. Eastern Avenue, Las Vegas, appeared on behalf of the applicant. He concurred with staff's recommendation and requested approval. Mr. Gallegos added for the record that Apex Crossing has been deleted from the park.

Chairman Ewing opened the public hearing. Chairman Ewing closed the public hearing.

Commissioner Robison addressed the condition regarding the inability to subdivide and Mr. Jordan advised if this was fully built out, it could be re-evaluated to ensure they did not exceed 50 persons per acre, per the current ordinance.

ACTION: APPROVED

MOTION: Vice-Chairman Kraft

AYES: Chairman Ewing, Vice-Chairman Kraft, Commissioners Perkins, Robison and Greer

NAYS: None

ABSTAIN: None

ABSENT: Commissioners Stone and Acevedo

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)**

This item was presented by Marc Jordan, Acting Director.

Mr. Jordan advised the applicant indicated they have a license for reflexology in this center and they have recently obtained their massage therapy license from the state, and would like to offer these services to their client.

Staff had no objections and recommended approval.

The condition is:

Planning and Zoning:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.

Sophia Raevouri, 2696 W. Ann Road, Suite 108, North Las Vegas, appeared to answer questions and requested approval.

Chairman Ewing opened the public hearing.

Jeff Alpert, 3828 Fuselier Drive, North Las Vegas, spoke in favor of this item. Mr. Alpert read the letter of intent and wanted to know if any renovations would take place to provide additional privacy to customers.

Ms. Raevouri stated the open beds in the lobby are for foot massages. Dividers and/or screens would be used for clients receiving body massages. No construction would take place.

Chairman Ewing closed the public hearing.

ACTION: APPROVED

MOTION: Commissioner Perkins

AYES: Chairman Ewing, Vice-Chairman Kraft, Commissioners Perkins, Robison and Greer

NAYS: None

ABSTAIN: None

ABSENT: Commissioners Stone and Acevedo

PUBLIC FORUM

There was no public participation.

DIRECTOR'S BUSINESS

Acting Director Jordan announced Sandra Douglass Morgan, City Attorney and Bethany Sanchez, Chief Deputy City Attorney were named Top Government Attorneys in Nevada by Nevada Business Magazine.

Mr. Jordan advised the appointment of two, at-large members to the Planning Commission is scheduled on the June 15, 2016 City Council meeting agenda.

CHAIRMAN'S BUSINESS

There was no Chairman's business to report.

ADJOURNMENT

The meeting adjourned at 6:59 p.m.

APPROVED: July 13, 2016

/s/ Kenneth Kraft
Kenneth Kraft, Chairman

/s/ Julie Shields
Julie Shields, Recording Secretary