

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

April 14, 2021

Website - <http://www.cityofnorthlasvegas.com>

**BRIEFING**

5:30 P.M., Caucus Room, 2250 Las Vegas Boulevard, North,  
North Las Vegas, Nevada 89030

**CALL TO ORDER**

6:00 PM, City Hall, Council Chambers, 2250 Las Vegas Boulevard North,  
North Las Vegas, Nevada 89030

**WELCOME**

The Planning Commission welcomes each of you to its meeting. **On March 12, 2020 and March 15, 2020, respectively, the State and the City declared States of Emergency related to COVID-19. On March 22, 2020, Governor Sisolak issued Declaration of Emergency Directive 006 that (1) suspended the requirements contained in NRS 241.020(1) and 241.023(1)(b) that there be a physical location designated for meetings of public bodies where the public can attend and participate, and (2) that suspended the requirements in NRS 241.020(4)(a) that public notice agendas be posted at the principal office of the public body and at not less than three other separate places within the jurisdiction of the public body. Emergency Directive 006 has been extended multiple times and was most recently extended on July 31, 2020 in Emergency Directive 029.**

To ensure your safety and the safety of others, anyone interested in speaking in regards to items on this agenda may participate in one of the following ways:

- Submit comments no later than 2 PM on April 14, 2021 using the online form found at [http://www.cityofnorthlasvegas.com/departments/city\\_clerk](http://www.cityofnorthlasvegas.com/departments/city_clerk);
- Provide comments to City Clerk no later than 2 PM on April 14, 2021 by emailing [cityclerk@cityofnorthlasvegas.com](mailto:cityclerk@cityofnorthlasvegas.com);
- Call **agenda item specific phone numbers as posted at the end of each agenda item title** during the meeting to speak when your item is heard (callers will be in a queue and recognized when it is their turn to speak); and
- If attending in person, by speaking during the designated public comment periods on the agenda or in connection with public hearing items on the agenda.

Comments provided in written format are shared with the Planning Commission when the specific item is heard. If you attend the meeting and wish to speak, please complete one of the blue cards located at either the table outside the main entrance to Council Chambers or at the podium rail inside Council Chambers. Please give the card to the Planning Commission Secretary. When called upon to speak (either on the phone or in person), we request that you limit your comments to no less than three minutes and that you avoid repetition.

Items on the agenda may be taken out of order. Two or more agenda items may be combined for consideration or items may be removed from the agenda or have the discussion delayed to another date. For general questions regarding this agenda or for supporting material, please contact the Land Development and Community Services Department at (702) 633-1516.



The North Las Vegas City Council Chambers is accessible to all persons. If you need special assistance to attend and participate in this meeting, please call Relay Nevada, a free service provider for deaf, hard of hearing, deaf-blind or those having difficulty speaking on the phone, by dialing 7-1-1. Call at least 72 hours in advance of the meeting in order to speak to City offices in order to submit your comments on agenda items.

These proceedings can be viewed live online at the [City's website](#). Meeting video is published to the City's [Public Access Portal](#) the day after the meeting.

### **VERIFICATION**

Verification that 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, the City's website (including supporting materials) and Nevada Public Notice website in compliance with NRS 241 (the Nevada Open Meeting Law) and in compliance with Emergency Directive 006 (**and subsequent extensions of Directive 006, including the most recent extension contained in Directive 029**).

### **PLEDGE OF ALLEGIANCE - BY INVITATION**

### **PUBLIC FORUM (702) 215-6380**

*This is the first of two portions of the meeting devoted to the Public. Public comment during this portion of the agenda must be limited to matters on the agenda for action. After completing and submitting a blue speaker card, please come forward to the podium upon recognition by the Planning Commission Chairman. Please state your name and address for the record. In consideration of other citizens, we ask that you please limit your comments to three minutes and that repetition be avoided.*

### **AGENDA**

1. Approve Planning Commission Regular Meeting Agenda of April 14, 2021. (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 Commissioner.

2. [Approve Planning Commission Regular Meeting Minutes of March 10, 2021. \(For Possible Action\)](#) (702) 215-6380

### **BUSINESS**

3. [SUP-16-2021 ONELUV \(Public Hearing\). Applicant: Marcus Allen. Request: A special use permit in an M-2 \(General Industrial District\) to allow a non-profit club liquor license. Location: 3432 North Bruce Street. \(APN 139-11-701-007\). \(For Possible Action\)](#) (702) 215-6303
4. [AMP-02-2021 CENTENNIAL - GOLDFIELD \(Public Hearing\). Applicant: Richmond American Homes. Request: An amendment to change the land use designation from Mixed-Use Commercial to Single-Family Medium. Location: Southwest corner of Centennial Parkway and Goldfield Street. \(APN 124-27-502-011\) \(For Possible Action\)](#) (702) 215-6304
5. [ZN-05-2021 CENTENNIAL - GOLDFIELD \(Public Hearing\). Applicant: Richmond American Homes. Request: A property reclassification from C-1 \(Neighborhood Commercial District\) to R-CL \(Single-Family Compact Lot Residential District\). Location: Southwest corner of Centennial Parkway and Goldfield Street. \(APN 124-27-502-011\) \(For Possible Action\)](#) (702) 215-6305
6. [T-MAP-04-2021 CENTENNIAL - GOLDFIELD. Applicant: Richmond American Homes. Request: A tentative map in a C-1 \(Neighborhood Commercial District\), proposed property reclassification to R-CL \(Single-Family Compact Lot Residential District\), to allow a 50-lot single-family subdivision. Location: Southwest corner of Centennial Parkway and Goldfield Street. \(APN 124-27-502-011\) \(For Possible Action\)](#) (702) 215-6306
7. [AMP-03-2021 NIGHTINGALE \(Public Hearing\). Applicant: DR Horton, Inc. Request: An amendment to the Comprehensive Plan to change the land use from Community Commercial to Single-Family Medium. Location: Northeast corner of Losee Road and Tropical Parkway. \(APN 124-25-201-001 and a portion of 124-25-201-003\) \(For Possible Action\)](#) (702) 215-6307

8. **ZN-07-2021 NIGHTINGALE (Public Hearing).** Applicant: DR Horton, Inc. Request: An amendment to an existing PUD (Planned Unit Development District), to allow a 3.15 acre commercial development; a 140-lot single-family subdivision; and a 246-unit multi-family development. Location: Northeast corner of Losee Road and Tropical Parkway. (APNs 124-25-201-001 and 124-25-201-003) (For Possible Action) **(702) 215-6308**
9. **T-MAP-05-2021 NIGHTINGALE.** Applicant: DR Horton, Inc. Request: A tentative map in a proposed, PUD (Planned Unit Development District), to allow a 140-lot single-family subdivision and a 246-unit multi-family development. Location: Northeast corner of Losee Road and Tropical Parkway. (APN 124-25-201-001 and a portion of 124-25-201-003) (For Possible Action) **(702) 215-6309**
10. **SUP-13-2021 HOLLYWOOD HAIR & BEAUTY SALON (Public Hearing).** Applicant: Rafael Yovany Paiz. Request: A special use permit in a PUD (Planned Unit Development District) to allow a personal service establishment. Location: 2500 Flower Avenue. (APN 139-24-312-038) (For Possible Action) **(702) 215-6310**
11. **SUP-14-2021 LOSEE VEHICLE SALES (Public Hearing).** Applicant MHJC Trust. Request: A special use permit in an M-2 (General Industrial District) to allow a vehicle, boat, or recreational vehicle sales, and rental lot. Location: 2238 Losee Road. (APNs 139-22-502-001 and 139-22-510-014) (For Possible Action) **(702) 215-6311**
12. **SUP-15-2021 MINI-STORAGE @ CENTENNIAL AND SIMMONS (Public Hearing).** Applicant: Allay Investments, LLC. Request: A special use permit in a C-1 (Neighborhood Commercial District) to allow a mini-warehousing establishment. Location: Generally the southeast corner of Centennial Parkway and Simmons Street. (APN 124-29-513-008) (For Possible Action) **(702) 215-6312**
13. **DA-02-2021 VALLEY VISTA PARCEL 1.1 (Public Hearing).** Applicant: DR Horton, Inc. Request: A major modification to the Valley Vista Development Agreement to add an approximately 21.3 acre parcel (Parcel 1.1) and amend the land use to allow an approximately 16.5 acres of High Density Residential and 4.8 acres of Neighborhood Commercial. Location: Southeast corner of Decatur Boulevard and Grand Teton Drive. (APN 124-18-110-001) (For Possible Action) **(702) 215-6313**
14. **ZN-06-2021 VALLEY VISTA PARCEL 1.1 UNIT (Public Hearing).** Applicant: DR Horton, Inc. Request: A property reclassification from MPC C-1 (Master Planned Community Neighborhood Commercial Zone) to MPC RZ-25 (Master Planned Community Residential Zone up to 25 du/ac). Location: Southeast corner of Decatur Boulevard and Grand Teton Drive. (a portion of APN 124-18-110-001) (For Possible Action) **(702) 215-6314**

15. [\*\*T-MAP-06-2021 VALLEY VISTA PARCEL 1.1.\*\*](#) Applicant: DR Horton, Inc. Request: [A tentative map in an MPC C-1 \(Master Planned Community Neighborhood Commercial Zone\), proposed property reclassification to MPC RZ-25 \(Master Planned Community Residential Zone up to 25 du/ac\), to allow a 246-unit multi-family development. Location: Southeast corner of Decatur Boulevard and Grand Teton Drive. \(a portion of APN 124-18-110-001\) \(For Possible Action\)](#) (702) 215-6315
16. [\*\*AMP-01-2021 CENTENNIAL - PECOS \(Public Hearing\).\*\*](#) Applicant: Richmond American Homes. Request: [An amendment to change the land use designation from Community Commercial to Single-Family Medium. Location: Southwest corner of Centennial Parkway and Pecos Road. \(APN 124-25-501-007\) \(For Possible Action\)](#) (702) 215-6316
17. [\*\*ZN-04-2021 CENTENNIAL - PECOS \(Public Hearing\).\*\*](#) Applicant: Richmond American Homes. Request: [A property reclassification from C-1 \(Neighborhood Commercial District\) to R-CL \(Single-Family Compact Lot Residential District\). Location: Southwest corner of Centennial Parkway and Pecos Road. \(APN 124-25-501-007\) \(For Possible Action\)](#) (702) 215-6317
18. [\*\*T-MAP-03-2021 CENTENNIAL - PECOS.\*\*](#) Applicant: Richmond American Homes. Request: [A tentative map in a C-1 \(Neighborhood Commercial District\), proposed property reclassification to R-CL \(Single-Family Compact Lot Residential District\), to allow a 102-lot single-family subdivision. Location: Southwest corner of Centennial Parkway and Pecos Road. \(APN 124-25-501-007\) \(For Possible Action\)](#) (702) 215-6318
19. [\*\*UN-21-19 \(PZ67475\) CENTENNIAL & LAMB RETAIL CENTER \(Public Hearing\).\*\*](#) Applicant: Lewis Investment Company of Nevada, LLC. Request: [An extension of time for a special use permit in a C-2 \(General Commercial District\) to allow a convenience food store with gas pumps. Location: Southwest corner of Centennial Parkway and Lamb Boulevard. \(APN 123-30-516-001\) \(For Possible Action\)](#) (702) 215-6319
20. [\*\*UN-20-19 \(PZ67473\) CENTENNIAL & LAMB RETAIL CENTER \(Public Hearing\).\*\*](#) Applicant: Lewis Investment Company of Nevada, LLC. Request: [An extension of time for a special use permit in a C-2 \(General Commercial District\) to allow a vehicle washing establishment. Location: Southwest corner of Centennial Parkway and Lamb Boulevard. \(APN 123-30-516-001\) \(For Possible Action\)](#) (702) 215-6320
21. [\*\*UN-22-19 \(PZ67477\) CENTENNIAL & LAMB RETAIL CENTER \(Public Hearing\).\*\*](#) Applicant: Lewis Investment Company of Nevada, LLC. Request: [An extension of time for a special use permit in a C-2 \(General Commercial District\) to allow a restricted gaming "On-Sale" liquor license with a waiver from the required 500 foot separation from developed residential. Location: Southwest corner of Centennial Parkway and Lamb Boulevard. \(APN 123-30-516-001\) \(For Possible Action\)](#) (702) 215-6321

22. [UN-31-19 \(PZ68074\) REVERE & COMMERCE, NWC \(Public Hearing\).](#) Applicant: Robert Black Jr. Request: An extension of time for a special use permit in a C-1 (Neighborhood Commercial District) to allow a vehicle washing establishment. Location: Northwest corner of Commerce Street and Revere Street. (APN 124-22-201-003) (For Possible Action) (702) 215-6322
23. [FDP-03-19 \(PZ67214\) SEDONA RANCH.](#) Applicant: Remington Nevada. Request: An extension of time for a final development plan in a PUD (Planned Unit Development District) to develop a portion of the retail commercial component. Location: Northwest corner of Ann Road and North 5th Street. (APN 124-27-801-009) (For Possible Action) (702) 215-6323
24. [FDP-02-2021 CAREY & REVERE RETAIL BUILDING.](#) Applicant: LF Investments, LLC. Request: A final development plan in a PUD / PID (Planned Unit Development District / Planned Infill Development District) to develop a retail commercial building. Location: Northeast corner of Revere Street and Carey Avenue. (APN 139-15-401-006) (For Possible Action) (702) 215-6324

### **STAFF ITEMS**

### **COMMISSION ITEMS**

### **PUBLIC FORUM** (702) 215-6381

*This is the portion of the meeting devoted to the Public to speak on any subject within the jurisdiction, control, or authority of the Planning Commission Chairman. After completing and submitting a blue speaker card, please come forward to the podium upon recognition by the Chairman. No matter raised in Public Forum may be the subject of deliberation or action but may be referred to staff for action at a later date. Please state your name and address for the record. In consideration of other citizens, we ask that you please limit your comments to three minutes and that repetition be avoided.*

### **ADJOURNMENT**