

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

August 10, 2022

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.



The North Las Vegas City Council Chamber 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 to request reasonable accommodations. Later requests will be accommodated to the extent feasible.

Items on the agenda may be taken out of order. The Planning Commission may combine two or more agenda items for consideration or may remove an item from the agenda or delay discussions relating to an item on the agenda at any time. For general questions regarding this agenda or for supporting materials, please contact the City's Land Development and Community Services Department at (702) 633-1516.

If you wish to speak during the Public Forum or on any Public Hearing agenda item, 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 and provide the card to the City Clerk. When called upon to speak by the Planning Commission Chairman, it is requested that you limit your comments to no more than three minutes and that you avoid repetition.

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 City's website (including supporting materials) and Nevada Public Notice website in compliance with NRS 241 (the Nevada Open Meeting Law).

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

### **PUBLIC FORUM**

*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 August 10, 2022. (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 May 11, 2022. \(For Possible Action\)](#)
3. [Approve Planning Commission Regular Meeting Minutes of June 8, 2022. \(For Possible Action\)](#)
4. [Approve Planning Commission Regular Meeting Minutes of July 13, 2022. \(For Possible Action\)](#)

**BUSINESS**

5. [\*\*SUP-25-2022 MOBI MUNCH, INC. \(Public Hearing\).\*\*](#) Applicant: Chi Hang Tany. Request: A Special Use Permit in an M-2 (General Industrial District) to Allow a Vehicle, Boat, or Recreational Vehicles Sales, and Rental Lot (Outdoor). Location: 439 Rock Quarry Way. (APN 139-10-310-014) Ward 2. (For Possible Action)
6. [\*\*SUP-28-2022 HEALTH AND FITNESS CENTER \(Public Hearing\).\*\*](#) Applicant: Forward Tee LLC. Request: A Special Use Permit in an M-2 (General Industrial District) to Allow a Health and Fitness Center. Location: 4120 East Craig Road. (APN 140-06-610-017) Ward 1. (For Possible Action)
7. [\*\*SUP-32-2022 NELSON RESIDENCE #1 \(Public Hearing\).\*\*](#) Applicant: Raul Avendano. Request: A Special Use Permit in an R-2 (Single-Family Medium Density District) to Allow a Single-Family Residence. Location: 1304 East Nelson Avenue. (APN 139-14-810-073) Ward 1. (For Possible Action)
8. [\*\*SUP-33-2022 NELSON RESIDENCE #2 \(Public Hearing\).\*\*](#) Applicant: Raul Avendano. Request: A Special Use Permit in an R-2 (Single-Family Medium Density District) to Allow a Single-Family Residence. Location: 1308 East Nelson Avenue. (APN 139-14-810-072) Ward 1. (For Possible Action)
9. [\*\*SUP-34-2022 TERRIBLE HERBST \(Public Hearing\).\*\*](#) Applicant: Herbst Development. Request: A Special Use Permit in an M-2 (General Industrial District) to Allow a Convenience Food Store with Gas Pumps with an "Off-Sale" Beer-Wine-Spirit Based Products License. Location: Northeast Corner of Interstate 15 and Las Vegas Boulevard North. (APN 122-09-210-002) Ward 1. (For Possible Action)
10. [\*\*T-MAP-14-2022 CAREY & CONCORD.\*\*](#) Applicant: Ambleside Properties LLLP Attn: Rahoul Sharan. Request: A Tentative Map in an R-1 (Single-Family Low Density District), to Allow a 9-Lot Single-Family Residential Subdivision. Location: Generally 100 Feet East of the Northeast Corner of North Street and Carey Avenue. (APN 139-16-802-003) Ward 2. (For Possible Action)
11. [\*\*T-MAP-13-2022 GRAND TETON - DECATUR RETAIL.\*\*](#) Applicant: InterCapital Asset Management - Stan Wasserkrug. Request: A Tentative Map in a C-1 MPC (Neighborhood Commercial Master Planned Community District), to Allow a 1-Lot, Commercial Subdivision. Location: Southeast Corner of Decatur Boulevard and Grand Teton Drive. (APN 124-18-110-009) Ward 3. (For Possible Action)

12. [T-MAP-15-2022 215 & PECOS. Applicant: Legacy AK, LLC. Request: A Tentative Map in a C-2 \(General Commercial District\), to Allow a 2-Lot, Commercial Subdivision. Location: Southwest Corner of Pecos Road and Rome Boulevard. \(APNs 124-24-701-005 and 124-24-701-006\) Ward 4. \(For Possible Action\)](#)
13. [T-MAP-16-2022 215 & PECOS. Applicant: Legacy AK, LLC. Request: A Tentative Map in a C-2 \(General Commercial District\), to Allow a 1-Lot Commercial Subdivision. Location: Northwest Corner of Pecos Road and Deer Springs Way. \(APN 124-24-601-001\) Ward 4. \(For Possible Action\)](#)
14. [SUP-26-2022 CAR WASH \(Public Hearing\). Applicant: Blue Speed, LLC. Request: A Special Use Permit in a C-1 \(Neighborhood Commercial District\) to Allow a Vehicle Washing Establishment. Location: Generally Located on the Northwest Corner of Cheyenne Avenue and Martin L. King Boulevard. \(APN 139-09-401-012\) Ward 2. \(For Possible Action\) \(Continued July 13, 2022\)](#)
15. [ZOA-04-2022 CNLV \(Public Hearing\). Applicant: City of North Las Vegas. Request: An Amendment to Title 17 \(Zoning Ordinance\) to Modify the Turf Requirements, and Providing for Other Matters Properly Related Thereto. Citywide. \(For Possible Action\) \(Continued July 13, 2022\)](#)

### **STAFF ITEMS**

### **COMMISSION ITEMS**

### **PUBLIC FORUM**

*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**