

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

September 14, 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 September 14, 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 August 10, 2022.](#)
(For Possible Action)

BUSINESS

3. [GED-01-2022 LOSEE STATION RESORT & CASINO \(Public Hearing\).](#)
[Applicant: SC SP 3 LLC. Request: A Petition to Establish a Gaming Enterprise District \(GED\) in a C-2 MPC \(General Commercial Master Planned Community District\), and an RZ13 MPC \(Residential Zone Up to 13 DU/AC Master Plan Community District\), Proposed C / RC PCD \(Commercial / Resort Casino Planned Community District\). Location: Northwest Corner of Clark County 215 and Losee Road. \(APNs 124-14-810-003, 124-14-810-004, 124-14-810-005 and 124-23-510-001\) Ward 4 \(For Possible Action\)](#)
4. [ZN-22-2022 LOSEE STATION RESORT & CASINO \(Public Hearing\).](#)
[Applicant: SC SP 3 LLC. Request: A Property Reclassification From a C-2 MPC \(General Commercial Master Planned Community District\) and an RZ13 MPC \(Residential Zone Up to 13 DU/AC Master Plan Community District\) to a C / RC PCD \(Commercial / Resort Casino Planned Community District\). Location: Northwest Corner of Clark County 215 and Losee Road. \(APNs 124-14-810-003, 124-14-810-004, 124-14-810-005 and 124-23-510-001\) Ward 4 \(For Possible Action\)](#)

5. [**SUP-40-2022 LOSEE STATION RESORT & CASINO \(Public Hearing\).**](#) Applicant: SC SP 3 LLC. Request: A Special Use Permit in a C-2 MPC (General Commercial Master Planned Community District), and an RZ13 MPC (Residential Zone Up to 13 DU/AC Master Plan Community District), Proposed C / RC PCD (Commercial / Resort Casino Planned Community District) to Allow a Hotel and Casino. Location: Northwest Corner of Clark County 215 and Losee Road. (APNs 124-14-810-003, 124-14-810-004, 124-14-810-005 and 124-23-510-001) Ward 4 (For Possible Action)
6. [**SPR-05-2022 LOSEE STATION RESORT & CASINO \(Public Hearing\).**](#) Applicant: SC SP 3 LLC. Request: A Site Plan Review in a C-2 MPC (General Commercial Master Planned Community District) and an RZ13 MPC (Residential Zone Up to 13 DU/AC Master Plan Community District), Proposed C / RC PCD (Commercial / Resort Casino Planned Community District), to Develop a Hotel and Casino. Location: Northwest Corner of Clark County 215 and Losee Road. (APNs 124-14-810-003, 124-14-810-004, 124-14-810-005 and 124-23-510-001) Ward 4 (For Possible Action)
7. [**UN-22-18 REVERE & COMMERCE, SWC \(Public Hearing\).**](#) Applicant: Randy 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: Southwest Corner of Commerce Street and Revere Street. (APN 124-22-201-004) Ward 4 (For Possible Action)
8. [**UN-23-18 REVERE & COMMERCE, SWC \(Public Hearing\).**](#) Applicant: Randy Black Jr. Request: An Extension of Time for a Special Use Permit in a C-1 (Neighborhood Commercial District) to Allow a Convenience Food Store with Gas Pumps. Location: Southwest Corner of Commerce Street and Revere Street. (APN 124-22-201-004) Ward 4 (For Possible Action)
9. [**ZN-17-2022 PUD FOR GHOST KITCHEN WITHIN EXISTING DAYCARE \(Public Hearing\).**](#) Applicant: Alisa Park. Request: A Property Reclassification From a PUD (Planned Unit Development District) to a PUD (Planned Unit Development District) to Allow a Ghost Kitchen Within an Existing Daycare Facility. Location: 4095 West Craig Road. (APNs 139-06-701-004 and 139-06-701-005) Ward 3 (For Possible Action)
10. [**FDP-10-2022 CONWAY & WASHBURN.**](#) Applicant: Sharan Properties. Request: A Final Development Plan in a PUD (Planned Unit Development District) to Develop a 13-Lot, Single-Family Subdivision. Location: Southeast Corner of West Washburn Road and Conway Street. (APN 124-34-701-007) Ward 4 (For Possible Action)

11. [**AMP-08-2022 NORTHERN BELT ROAD. \(Public Hearing\).**](#) Applicant: Prologis LP / Candice Johnson. Request: [An Amendment to the Comprehensive Master Plan to Change the Land Use Designation From Resort Commercial to Heavy Industrial.](#) Location: [Northeast Corner of North Belt Road and Interstate 15. \(APN 123-22-301-001\) Ward 1 \(For Possible Action\)](#)
12. [**ZN-18-2022 NORTHERN BELT ROAD \(Public Hearing\).**](#) Applicant: Prologis LP / Candice Johnson. Request: [A Property Reclassification From C-2 \(General Commercial District\) to M-2 \(General Industrial District\).](#) Location: [Northeast Corner of North Belt Road and Interstate 15. \(APN 123-22-301-001\) Ward 1 \(For Possible Action\)](#)
13. [**ZN-23-2022 SPEEDWAY 11 \(Public Hearing\).**](#) Applicant: Prologis. Request: [A Property Reclassification From O-L \(Open Land District\) to M-2 \(General Industrial District\).](#) Location: [Approximately 320 Feet East of Beesley Drive Between East Washburn Road and Fisher Avenue. \(APNs 123-34-201-012 and 123-34-201-013\) Ward 1 \(For Possible Action\)](#)
14. [**T-MAP-17-2022 LINK LOGISTICS GOWAN @ COMMERCE.**](#) Applicant: B9 Gowan Road Owner LLC c/o Link Logistics Real Estate. Request: [A Tentative Map in an M-2 \(General Industrial District\), to Allow a Single-Lot, Commercial Subdivision.](#) Location: [Northeast Corner of Commerce Street and Gowan Road. \(APNs 139-10-601-001 and 139-10-601-002\) Ward 2 \(For Possible Action\)](#)
15. [**T-MAP-18-2022 SEDONA RANCH COMMERCIAL.**](#) Applicant: MEQ-SEDONA, LLC. Request: [A Tentative Map in a PUD \(Planned Unit Development District\), to Allow a Single-Lot, Commercial Subdivision.](#) Location: [Northwest Corner of North 5th Street and Ann Road. \(APN 124-27-801-009\) Ward 4 \(For Possible Action\)](#)
16. [**FDP-13-2022 CRAIG & ALLEN APARTMENTS.**](#) Applicant: Morgan Stonehill, LLC. Request: [A Final Development Plan in a PUD / PID \(Planned Unit Development / Planned Infill Development District\), to Allow a 159-Unit, Multi-Family Development.](#) Location: [Generally Located East of the Southeast Corner of Craig Road and Allen Lane. \(APN 139-05-301-009\) Ward 4 \(For Possible Action\)](#)
17. [**FDP-11-2022 HOMEWOOD SUITES CRAIG H8.**](#) Applicant: Sun West Commercial LLC. Request: [A Final Development Plan in a PUD \(Planned Unit Development District\) to Develop a Hotel.](#) Location: [Generally Located 330 Feet North of Craig Road and 250 Feet East of Bruce Street. \(APN 139-02-612-014\) Ward 2 \(For Possible Action\)](#)

18. [**SUP-36-2022 TERRIBLE HERBST @ ANN & VALLEY CONVENIENCE STORE \(Public Hearing\).**](#) Applicant: Dominique Doumani with Doumani Development, LLC. Request: A Special Use Permit in a C-1 (Neighborhood Commercial District) to Allow a Convenience Food Store with Gas Pumps and an "Off-Sale" Beer-Wine-Spirit Based Products License. Location: Northwest Corner of Ann Road and Valley Drive. (APN 124-30-401-021) Ward 3 (For Possible Action)
19. [**SUP-38-2022 TERRIBLE HERBST @ ANN & VALLEY CAR WASH \(Public Hearing\).**](#) Applicant: Dominique Doumani with Doumani Development, LLC. Request: A Special Use Permit in a C-1 (Neighborhood Commercial District) to Allow a Vehicle Washing Establishment. Location: Northwest Corner of Ann Road and Valley Drive. (APN 124-30-401-021) Ward 3 (For Possible Action)
20. [**SUP-39-2022 U-HAUL \(Public Hearing\).**](#) Applicant: U-Haul Company of Nevada. Request: A Special Use Permit in a C-2 (General Commercial District) to Allow an Expansion to an Existing Mini Warehouse Facility. Location: 160 West Craig Road. (APN 139-03-601-007) Ward 2 (For Possible Action)
21. [**FDP-16-2022 CIRCLE K AT ANN & 5TH.**](#) Applicant: Circle K Stores Inc. Request: A Final Development Plan in a PUD (Planned Unit Development District) to Allow a New 5,200-Square-Foot Convenience Food Store with Gas Pumps. Location: Northeast Corner of Ann Road and North 5th Street. (APN 124-26-401-008) Ward 4 (For Possible Action)
22. [**SUP-37-2022 CIRCLE K AT CRAIG & LAMB \(Public Hearing\).**](#) Applicant: Circle K Stores Inc. Request: A Special Use Permit in a C-2 (General Commercial District) to Allow a Convenience Food Store with Gas Pumps and an "Off-Sale" Beer-Wine-Spirit Based Products License. Location: Southwest Corner of Craig Road and Lamb Boulevard. (APNs 140-06-611-006 and 140-06-714-006) Ward 1 (For Possible Action)
23. [**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) (**Continued August 10, 2022**)
24. [**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 August 10, 2022**)
25. [**ZOA-05-2022 CNLV \(Public Hearing\).**](#) Applicant: City of North Las Vegas. Request: An Amendment to Title 17 (Zoning Ordinance) to Amend Residential Pool Sizes, and Providing for Other Matters Properly Related Thereto. Citywide (For Possible Action)

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