

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

December 9, 2020

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 North Las Vegas Planning Commission welcomes each of you to its virtual Planning Commission Meeting. **On March 12, 2020 and March 15, 2020 respectively the State and the City declared a State of Emergency related to the outbreak of COVID-19. On March 22, 2020, Governor Sisolak issued Declaration of Emergency Directive 006, suspending the requirement contained in NRS 241.023(1)(b) that there be a physical location designated for meetings of public bodies where the public can attend and participate. Pursuant to Directive 006 (and subsequent extensions of Directive 006, including the most recent extension contained in Directive 029 issued on July 31, 2020), the City of North Las Vegas will not provide a physical space at City Hall or at any other location for the public to attend the meeting of the North Las Vegas Planning Commission.**

To ensure your safety and the safety of others while supporting the Nevada Open Meeting Law and Governor Sisolak's Directive 006, anyone interested in speaking in regards to items on this agenda may participate in one of the following ways. Comments provided in written format are shared with the Planning Commission when the specific item is heard.

- Submit comments no later than 3 PM on December 9, 2020 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 3 PM on December 9, 2020 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

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 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 in order to submit your comments on agenda items.

These proceedings can be viewed live online at the [City's website](#) and YouTube. 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. 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 December 9, 2020.  
(For Possible Action)

**CONSENT AGENDA (702) 215-6380**

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 October 14, 2020.](#)  
[\(For Possible Action\)](#)

**BUSINESS**

3. [\*\*ZN-17-2020 COMMERCE/WASHBURN \(Public Hearing\).\*\*](#) Applicant: Beazer Homes. Request: A Property Reclassification from R-E (Ranch Estates District) to R-1 (Single-Family Low Density District). Location: Southeast Corner of Washburn Road and Commerce Street. (APN 124-34-701-005) (For Possible Action) *(Previously Published for the November 12, 2020 Meeting)* **(702) 215-6303**
4. [\*\*VAC-09-2020 COMMERCE/WASHBURN \(Public Hearing\).\*\*](#) Applicant: Beazer Homes. Request: To Vacate the Northerly 30 Feet of Rosada Way Located Approximately 600 Feet South of Washburn Road, Extending Approximately 300 Feet to the East of Commerce Street. (APN 124-34-701-005) (For Possible Action) *(Previously Published for the November 12, 2020 Meeting)* **(702) 215-6304**
5. [\*\*T-MAP-10-2020 COMMERCE/WASHBURN.\*\*](#) Applicant: Beazer Homes. Request: A Tentative Map in an R-E (Ranch Estates District), Proposed Property Reclassification to R-1 (Single-Family Low Density District), to Allow a 22-Lot, Single-Family Subdivision. Location: Southeast Corner of Washburn Road and Commerce Street. (APN 124-34-701-005) (For Possible Action) *(Previously Published for the November 12, 2020 Meeting)* **(702) 215-6305**
6. [\*\*SUP-39-2020 ST. MARTIN'S ANGLICAN CHURCH \(Public Hearing\).\*\*](#) Applicant: St. Martin's Anglican Church. Request: A Special Use Permit in an R-E (Ranch Estates District) to Allow a Religious Institution. Location: 821 East Lone Mountain Road. (APN 139-02-101-007) (For Possible Action) *(Previously Published for the November 12, 2020 Meeting)* **(702) 215-6306**
7. [\*\*VN-04-2020 ST. MARTIN'S ANGLICAN CHURCH \(Public Hearing\).\*\*](#) Applicant: St. Martin's Anglican Church. Request: A Variance in an R-E (Ranch Estates District) to Allow a 22 Foot Building Setback Where a 50 Foot Building Setback is Required for a Religious Institution. Location: 821 East Lone Mountain Road. (APN 139-02-101-007) (For Possible Action) *(Previously Published for the November 12, 2020 Meeting)* **(702) 215-6307**

8. [SPR-02-2020 SCOTT ROBINSON APARTMENTS \(Public Hearing\)](#). Applicant: [SRB Living, LLC](#). Request: [A Site Plan Review in an R-3 \(Multi-Family Residential District\) to Allow a 380-Unit, Multi-Family Development](#). Location: [Northwest Corner of Coralie Avenue and Scott Robinson Boulevard](#). (APN [139-04-418-001](#)) (For Possible Action) ***(Previously Published for the November 12, 2020 Meeting) (702) 215-6308***
  
9. [WAV-03-2020 SCOTT ROBINSON APARTMENTS \(Public Hearing\)](#). Applicant: [SRB Living, LLC](#). Request: [A Waiver in an R-3 \(Multi-Family Residential District\) to Allow for 685 Parking Spaces Where 803 Parking Spaces are Required](#). Location: [Northwest Corner of Coralie Avenue and Scott Robinson Boulevard](#). (APN [139-04-418-001](#)) (For Possible Action) ***(Previously Published for the November 12, 2020 Meeting) (702) 215-6309***
  
10. [SPR-05-2020 ROME SOUTH \(Public Hearing\)](#). Applicant: [Hand Property Holding Company](#). Request: [A Site Plan Review in an R-4 \(High Density Residential District\) and a C-1 \(Neighborhood Commercial District\), Proposed Property Reclassification to R-4 \(High Density Residential District\), to Allow a 225-Unit, Multi-Family Development](#). Location: [South of Rome Boulevard and Approximately 270 Feet West of North 5th Street](#). (APNs [124-22-801-024](#) and [124-22-801-027](#)) (For Possible Action) ***(Previously Published for the November 12, 2020 Meeting) (702) 215-6310***
  
11. [WAV-04-2020 ROME SOUTH \(Public Hearing\)](#). Applicant: [Hand Property Holding Company](#). Request: [A Waiver in an R-4 \(High Density Residential District\) and a C-1 \(Neighborhood Commercial District\), Proposed Property Reclassification to R-4 \(High Density Residential District\), to Allow 225 Parking Spaces Where 440 Parking Spaces are Required; to Allow Six \(6\) Foot Wide Side and Rear Landscape Buffers Where a Minimum of a Ten \(10\) Foot Wide Landscape Buffer is Required; and to Provide Trees at 40 Foot on Center Where 20 Foot on Center is Required](#). Location: [South of Rome Boulevard and Approximately 270 Feet West of North 5th Street](#). (APNs [124-22-801-024](#) and [124-22-801-027](#)) (For Possible Action) ***(Previously Published for the November 12, 2020 Meeting) (702) 215-6311***
  
12. [SUP-34-2020 CIRCLE K AT CENTENNIAL & 5TH \(Public Hearing\)](#). Applicant: [Circle K Stores, Inc](#). Request: [A Special Use Permit in a C-1 \(Neighborhood Commercial District\) to Allow a Convenience Food Store with Gas Pumps](#). Location: [Northwest Corner of North 5th Street and Centennial Parkway](#). (APN [124-22-801-026](#)) (For Possible Action) ***(Previously Published for the November 12, 2020 Meeting) (702) 215-6312***

13. [SUP-35-2020 CK CRAIG AND 5TH \(Public Hearing\)](#). Applicant: Land Development Consultants. Request: A Special Use Permit in a C-2 (General Commercial District) to Allow a Convenience Food Store with Gas Pumps. Location: Southeast Corner of North 5th Street and Craig Road. (APN 139-02-302-011) (For Possible Action) *(Previously Published for the November 12, 2020 Meeting)* **(702) 215-6313**
14. [SUP-37-2020 CIRCLE K AT ANN & SIMMONS \(Public Hearing\)](#). Applicant: Circle K Stores, Inc. Request: A Special Use Permit in a C-1 (Neighborhood Commercial District) to Allow a Convenience Food Store with Gas Pumps. Location: Southeast Corner of Ann Road and Simmons Street. (APN 124-32-501-023) (For Possible Action) *(Previously Published for the November 12, 2020 Meeting)* **(702) 215-6314**
15. [VN-03-2020 RANGE & TROPICAL \(Public Hearing\)](#). Applicant: Pauls/Dream Industrial Range Road, LLC. Request: A Variance in an M-2 (General Industrial District) to Allow a Maximum Eight (8) Foot and Seven (7) Inch High Retaining Wall Where Six (6) Feet is the Maximum Height Allowed. Location: Northeast Corner of Range Road and Tropical Parkway. (APN 123-28-201-014) (For Possible Action) *(Previously Published for the November 12, 2020 Meeting)* **(702) 215-6315**
16. [SUP-36-2020 HELPING HANDS WELLNESS \(Public Hearing\)](#). Applicant: Helping Hands Wellness Center, Inc. Request: A Special Use Permit in a C-2 (General Commercial District) to Allow a Marijuana Dispensary or Retail Marijuana Store. Location: 150 East Centennial Parkway, Suite 114. (APN 124-22-812-002) (For Possible Action) *(Previously Published for the November 12, 2020 Meeting)* **(702) 215-6316**
17. [SUP-38-2020 VEGAS VALLEY CREMATION \(Public Hearing\)](#). Applicant: Vegas Valley Cremation. Request: A Special Use Permit in an M-2 (General Industrial District) to Allow a Crematorium. Location: 4535 Statz Street, Unit A. (APN 139-01-213-006) (For Possible Action) *(Previously Published for the November 12, 2020 Meeting)* **(702) 215-6317**
18. [ZN-18-2020 GARLAND GROVE \(Public Hearing\)](#). Applicant: Richmond American Homes of Nevada, LLC. Request: A Property Reclassification from C-2 (General Commercial District) to R-CL (Single-Family Compact Lot Residential District). Location: East of Clayton Street, Approximately 580 Feet North of Craig Road. (A Portion of APN 139-04-201-017) (For Possible Action) **(702) 215-6318**

19. [\*\*T-MAP-12-2020 GARLAND GROVE.\*\*](#) Applicant: Richmond American Homes of Nevada, LLC. Request: A Tentative Map in a C-2 (General Commercial District), Proposed Property Reclassification to R-CL (Single-Family Compact Lot Residential District), to Allow an 87-Lot, Single-Family Subdivision. Location: East of Clayton Street, Approximately 580 Feet North of Craig Road. (A Portion of APN 139-04-201-017) (For Possible Action) **(702) 215-6319**
20. [\*\*T-MAP-11-2020 CRAIG & CLAYTON COMMERCIAL CENTER.\*\*](#) Applicant: Pre Craig Clayton LLC. Request: A Tentative Map in a C-2 (General Commercial District) to Allow a One-Lot Commercial Subdivision. Location: East of Clayton Street and Approximately 292 Feet North of Craig Road. (A Portion of APN 139-04-201-017) (For Possible Action) **(702) 215-6320**
21. [\*\*SUP-41-2020 ALDANA TIRES AND AUTO REPAIR \(Public Hearing\).\*\*](#) Applicant: Victor M. Aldana. Request: A Special Use Permit in a C-1 (Neighborhood Commercial District) to Allow a Vehicle, Boat and RV Service Facility. Location: 2515 West Craig Road. (APN 139-05-716-004) (For Possible Action) **(702) 215-6321**
22. [\*\*AMP-13-2020 TROPICAL 4 \(Public Hearing\).\*\*](#) Applicant: Van Trust Real Estate. Request: An Amendment to the Comprehensive Master Plan to Change the Land Use Designation from Community Commercial to Heavy Industrial. Location: The Northeast Corner of Tropical Parkway and the Castleberry Lane Alignment. (APNs 123-28-601-014, 123-28-601-015, 123-28-601-017, and 123-28-601-026) (For Possible Action) **(702) 215-6322**
23. [\*\*VAC-10-2020 TROPICAL 4 \(Public Hearing\).\*\*](#) Applicant: Van Trust Real Estate. Request: To Vacate Reiss Lane Between Castleberry Lane and Nicco Way. (APNs 123-28-601-004, 123-28-601-014, 123-28-601-015, and 123-28-601-026) (For Possible Action) **(702) 215-6323**
24. [\*\*ZN-19-2020 TROPICAL 4 \(Public Hearing\).\*\*](#) Applicant: Van Trust Real Estate. Request: A Property Reclassification from C-2 (General Commercial District) and O-L (Open Land District) to M-2 (General Industrial District). Location: The Northeast Corner of Tropical Parkway and the Castleberry Lane Alignment. (APNs 123-28-601-003, 123-28-601-004, 123-28-601-014, 123-28-601-015, 123-28-601-017, and 123-28-601-026) (For Possible Action) **(702) 215-6324**
25. [\*\*SUP-43-2020 THE SOURCE DISPENSARY \(Public Hearing\).\*\*](#) Applicant: Nevada Organic Remedies, LLC. Request: A Special Use Permit in a C-2 (General Commercial District) to Allow a Marijuana Dispensary or Retail Marijuana Store. Location: 420 East Deer Springs Way, Suite 100. (APN 124-22-613-006) (For Possible Action) **(702) 215-6325**

26. [SUP-44-2020 2595 NORTH LAS VEGAS BLVD CENTER \(Public Hearing\).](#)  
[Applicant: Sean Nourani Architect. Request: A Special Use Permit in a C-2 \(General Commercial District\) to Allow a Vehicle Washing Establishment. Location: 2595 Las Vegas Boulevard North. \(APN 139-13-301-001\) \(For Possible Action\) \(702\) 215-6326](#)
27. [SUP-45-2020 2595 NORTH LAS VEGAS BLVD CENTER \(Public Hearing\).](#)  
[Applicant: Sean Nourani Architect. Request: A Special Use Permit in a C-2 \(General Commercial District\) to Allow a Vehicle, Boat and RV Service Facility. Location: 2595 Las Vegas Boulevard North. \(APN 139-13-301-001\) \(For Possible Action\) \(702\) 215-6327](#)
28. [SUP-46-2020 2595 NORTH LAS VEGAS BLVD CENTER \(Public Hearing\).](#)  
[Applicant: Sean Nourani Architect. Request: A Special Use Permit in a C-2 \(General Commercial District\) to Allow a Mini-Warehousing Establishment. Location: 2595 Las Vegas Boulevard North. \(APN 139-13-301-001\) \(For Possible Action\) \(702\) 215-6328](#)
29. [ZOA-03-2020 CNLV ZONING ORDINANCE AMENDMENT \(Public Hearing\).](#)  
[Applicant: City of North Las Vegas. Request: An Amendment to Title 17 \(Zoning Ordinance\) to Amend Various Provisions Including but not Limited to Procedures, Permitted Uses, Parking, and Definitions and Providing for Other Matters Properly Related Thereto. \(For Possible Action\) \(702\) 215-6329](#)

### **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. Upon recognition by the Chairman, please state your name and address for the record. 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.. In consideration of other citizens, we ask that you please limit your comments to three minutes and that repetition be avoided.*

### **ADJOURNMENT**