

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

March 10, 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 March 10, 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 March 10, 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 March 10, 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 February 10, 2021. \(For Possible Action\) \(702\) 215-6380](#)

### **BUSINESS**

3. [\*\*ZN-34-2020 DIAMOND VALLEY ACTIVE ADULT COMMUNITY \(Public Hearing\).\*\* Applicant: Life Residential LLC. Request: A Property Reclassification from C-1 \(Neighborhood Commercial District\) to a PUD / PID \(Planned Unit Development District / Planned Infill Development District\), Consisting of a 59-Unit, Multi-Family Development. Location: West of Valley Drive, Approximately 270 Feet South of Craig Road. \(APN 139-06-301-005\) \(For Possible Action\) \(702\) 215-6303](#)
4. [\*\*WAV-02-2021 THE CINE \(Public Hearing\).\*\* Applicant: Scott Zell. Request: A Waiver in an R-A / DC \(Redevelopment Area / Downtown Core Subdistrict\) to Allow 400 Parking Spaces Where 503 Parking Spaces are Required. Location: Northwest Corner of Las Vegas Boulevard North and Hamilton Street. \(APN 139-23-111-004\) \(For Possible Action\) \(702\) 215-6304](#)
5. [\*\*SUP-02-2021 A1 ADULT DAY CARE \(Public Hearing\).\*\* Applicant: Ashok Mirchandani. Request: A Special Use Permit in an R-A / DC \(Redevelopment Area / Downtown Core Subdistrict\) to Allow an Adult Daycare Facility. Location: 2048 Las Vegas Boulevard, North. \(APN 139-23-203-018\) \(For Possible Action\) \(702\) 215-6305](#)
6. [\*\*SUP-03-2021 GRIDDLECAKES \(Public Hearing\).\*\* Applicant: Fatemah Emamzadeh. Request: A Special Use Permit in a C-2 \(General Commercial District\) to Allow an "On-Sale" Liquor License \(Beer, Wine, and Spirit-Based Products\) in Conjunction with a Restaurant. Location: 6584 North Decatur Boulevard, Suite 140. \(APN 124-19-412-003\) \(For Possible Action\) \(702\) 215-6306](#)
7. [\*\*T-MAP-01-2021 TULE SPRINGS PARCEL 3.07.\*\* Applicant: Tri Pointe Homes. Request: A Tentative Map in a PCD / R-CL \(Planned Community District / Medium Density Residential District\), to Allow a 117-Lot, Single-Family Subdivision. Location: Generally the Northeast Corner of Deer Springs Way and Gliding Eagle Road. \(APN 124-21-612-099\) \(For Possible Action\) \(702\) 215-6307](#)

8. [\*\*SUP-05-2021 WONG DETACHED DWELLING UNIT \(Public Hearing\).\*\*](#) Applicant: Coltyn Simmons. Request: A Special Use Permit in an R-1 (Single-Family Low Density District) to Allow a 797 Square Foot Accessory Dwelling Unit. Location: 6006 Magic Mesa Street. (APN 124-27-210-047) (For Possible Action) **(702) 215-6308**
9. [\*\*SUP-06-2021 CATTLEMAN ACCESSORY DWELLING UNIT \(Public Hearing\).\*\*](#) Applicant: Jeffrey Terry. Request: A Special Use Permit in an R-E (Ranch Estates District) to Allow a 597 Square Foot Accessory Dwelling unit. Location: 4620 Cattleman Avenue. (APN 139-06-211-004) (For Possible Action) **(702) 215-6309**
10. [\*\*ZN-03-2021 NOBLE PEAK \(Public Hearing\).\*\*](#) Applicant: Richmond American Homes of Nevada, LLC. Request: A Property Reclassification from C-2 (General Commercial District) to a PUD (Planned Unit Development District), Consisting of a 70-Lot, Two-Family Attached (Duplex) Subdivision. Location: West of Scott Robinson Boulevard, Approximately 581 Feet North of Craig Road. (APN 139-04-201-021) (For Possible Action) **(702) 215-6310**
11. [\*\*T-MAP-02-2021 NOBLE PEAK.\*\*](#) Applicant: Richmond American Homes of Nevada, LLC. Request: A Tentative Map in a C-2 (General Commercial District), Proposed Property Reclassification to a PUD (Planned Unit Development District), to Allow a 70-Lot, Two-Family Attached (Duplex) Subdivision. Location: West of Scott Robinson Boulevard, Approximately 581 Feet North of Craig Road. (APN 139-04-201-021) (For Possible Action) **(702) 215-6311**
12. [\*\*SUP-04-2021 BELT & NELLIS \(Public Hearing\).\*\*](#) Applicant: Epic Development. Request: A Special Use Permit in an O-L (Open Land District), Proposed Property Reclassification to M-2 (General Industrial District), to Allow a Batch Plant (Concrete or Asphalt). Location: North of Belt Road, Between Clark County 215 and the Union Pacific Railroad. (APN 123-20-000-003) (For Possible Action) **(702) 215-6312**
13. [\*\*ZN-01-2021 BELT & NELLIS \(Public Hearing\).\*\*](#) Applicant: Epic Development. Request: A Property Reclassification from O-L (Open Land District) to M-2 (General Industrial District). Location: North of Belt Road, Between Clark County 215 and the Union Pacific Railroad. (APN 123-20-000-003) (For Possible Action) **(702) 215-6313**
14. [\*\*ZN-02-2021 TROPICAL SPEEDWAY COMMERCE CENTER II \(Public Hearing\).\*\*](#) Applicant: VLMK Engineering and Design. Request: A Property Reclassification from O-L (Open Land District) to M-2 (General Industrial District). Location: Northwest Corner of Tropical Parkway and Beesley Drive. (APNs 123-27-201-019 Through 123-27-201-022) (For Possible Action) **(702) 215-6314**

**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**