

**MINUTES
CITY OF NORTH LAS VEGAS
PLANNING COMMISSION REGULAR MEETING**

April 13, 2022

BRIEFING

5:30 p.m., Caucus Room, 2250 Las Vegas Boulevard North,
North Las Vegas, Nevada 89030

CALL TO ORDER

6:01 PM, Council Chambers, 2250 Las Vegas Boulevard North,
North Las Vegas, Nevada 89030

**MEETING AGENDA WAS NOT IN COMPLIANCE WITH NRS 241 AND AGENDA
ITEMS WERE CONTINUED TO FUTURE PLANNING COMMISSION MEETING.**

ROLL CALL

COMMISSIONERS PRESENT

Chairman Warner
Vice Chairman Berrett
Commissioner Greer
Commissioner Guymon
Commissioner Kraft
Commissioner Riley

STAFF PRESENT

Land Development and Community Services Director Jordan
Senior Deputy City Attorney Moore
Planning and Zoning Manager Eastman
Principal Planner Michaels
City Clerk Rodgers

PLEDGE OF ALLEGIANCE - BY INVITATION

Not conducted.

PUBLIC FORUM

First public forum not conducted because meeting agenda was not in compliance with
NRS 241.

AGENDA

- 1. Approve Planning Commission Regular Meeting Agenda of April 13, 2022. (For Possible Action)**

ACTION: ITEM WAS NOT HEARD BY PLANNING COMMISSION. ITEM TO BE HEARD AT MAY 11, 2022 PLANNING COMMISSION MEETING.

CONSENT AGENDA

- 2. Approve Planning Commission Regular Meeting Minutes of January 12, 2022. (For Possible Action)**

ACTION: ITEM WAS NOT HEARD BY PLANNING COMMISSION. ITEM TO BE HEARD AT MAY 11, 2022 PLANNING COMMISSION MEETING.

BUSINESS

- 3. AMP-01-2022 CAREY / SIMMONS INDUSTRIAL (Public Hearing). Applicant: Columbia Industrial Acquisition Company, LLC. Request: An Amendment to the Master Plan of Streets and Highways to Remove a Section of Cartier Avenue Beginning at Simmons Street and Extending East Approximately 795 Feet. Location: Northeast Corner of Carey Avenue and Simmons Street. (APNs 139-17-701-001 and 139-17-801-004). Ward 2. (Applicant Requests the Item be Continued to May 11, 2022)**

ACTION: ITEM WAS NOT HEARD BY PLANNING COMMISSION. PER APPLICANT'S REQUEST RECEIVED BEFORE MEETING, ITEM CONTINUED TO THE MAY 11, 2022 PLANNING COMMISSION MEETING.

- 4. ZN-04-2022 CAREY / SIMMONS INDUSTRIAL (Public Hearing). Applicant: Columbia Industrial Acquisition Company, LLC. Request: A Property Reclassification from an R-1 (Single-Family Low Density District) to an M-1 (Business Park Industrial District). Location: Northeast Corner of Carey Avenue and Simmons Street. (APNs 139-17-701-001 and 139-17-801-004). Ward 2. (Applicant Requests the Item be Continued to May 11, 2022)**

ACTION: ITEM WAS NOT HEARD BY PLANNING COMMISSION. PER APPLICANT'S REQUEST RECEIVED BEFORE MEETING, ITEM CONTINUED TO THE MAY 11, 2022 PLANNING COMMISSION MEETING.

5. **T-MAP-03-2022 CAREY / SIMMONS INDUSTRIAL.** Applicant: Columbia Industrial Acquisition Company, LLC. Request: A Tentative Map in an R-1 (Single-Family Low Density District), to Allow a One-Lot Commercial Subdivision and for a Future Industrial Project. Location: Northeast Corner of Carey Avenue and Simmons Street. (APNs 139-17-701-001 and 139-17-801-004). Ward 2. (Applicant Requests the Item be Continued to May 11, 2022)

ACTION: ITEM WAS NOT HEARD BY PLANNING COMMISSION. PER APPLICANT'S REQUEST RECEIVED BEFORE MEETING, ITEM CONTINUED TO THE MAY 11, 2022 PLANNING COMMISSION MEETING.

6. **AMP-02-2022 TROPICAL LOSEE (Public Hearing).** Applicant: Harmony Homes. Request: An Amendment to the Comprehensive Master Plan to Change the Land Use Designation from Neighborhood Commercial to Single-Family Medium. Location: Southwest Corner of Losee Road and Tropical Parkway. (APN 124-26-701-009). Ward 2.

ACTION: ITEM WAS NOT HEARD BY PLANNING COMMISSION. ITEM TO BE HEARD AT MAY 11, 2022 PLANNING COMMISSION MEETING.

7. **ZN-06-2022 TROPICAL LOSEE (Public Hearing).** Applicant: Harmony Homes. Request: A Property Reclassification from a C-1 (Neighborhood Commercial District) to a PUD (Planned Unit Development District), Consisting of a 196-Lot, Multi-Family (Townhome) Subdivision. Location: Southwest Corner of Losee Road and Tropical Parkway. (APN 124-26-701-009). Ward 2.

ACTION: ITEM WAS NOT HEARD BY PLANNING COMMISSION. ITEM TO BE HEARD AT MAY 11, 2022 PLANNING COMMISSION MEETING.

8. **T-MAP-04-2022 TROPICAL LOSEE.** Applicant: Harmony Homes. Request: A Tentative Map in a C-1 (Neighborhood Commercial District), Proposed Property Reclassification to a PUD (Planned Unit Development District), to Allow a 196-Lot Multi-Family (Townhome) Subdivision. Location: Southwest Corner of Losee Road and Tropical Parkway. (APN 124-26-701-009). Ward 2.

ACTION: ITEM WAS NOT HEARD BY PLANNING COMMISSION. ITEM TO BE HEARD AT MAY 11, 2022 PLANNING COMMISSION MEETING.

9. **SUP-09-2022 BUZZ HOOKAH AND BAR (Public Hearing).** Applicant: Buzz Hookah Lounge and Bar, LLC. Request: A Special Use Permit in a PUD (Planned Unit Development District) to Allow a Full "On-Sale" Liquor License in Conjunction with a Hookah Lounge, Banquet Hall and Restaurant. Location: 1366 West Cheyenne Avenue, Suites 101 and 102. (APN 139-09-801-012). Ward 2.

ACTION: ITEM WAS NOT HEARD BY PLANNING COMMISSION. ITEM TO BE HEARD AT MAY 11, 2022 PLANNING COMMISSION MEETING.

10. **SUP-10-2022 ASPECT ACADEMY OF LEARNING (Public Hearing).** Applicant: Marilyn Moore. Request: A Special Use Permit in a PUD (Planned Unit Development District) to Allow a School (Elementary or Secondary). Location: 3925 Martin L. King Boulevard, Suite 207. (APN 139-09-101-003). Ward 2.

ACTION: ITEM WAS NOT HEARD BY PLANNING COMMISSION. ITEM TO BE HEARD AT MAY 11, 2022 PLANNING COMMISSION MEETING.

11. **FDP-03-2022 OLIVE GARDEN.** Applicant: RSI Group, Inc - Preet Shergill. Request: A Final Development Plan in a PUD (Planned Unit Development District) to Develop a Restaurant. Location: Northwest Corner of Craig Road and Bruce Street. (APN 139-02-215-009). Ward 2.

ACTION: ITEM WAS NOT HEARD BY PLANNING COMMISSION. ITEM TO BE HEARD AT MAY 11, 2022 PLANNING COMMISSION MEETING.

12. **SPR-02-2022 PROSPER 207 (Public Hearing).** Applicant: Prosper 207, LLC. Request: A Site Plan Review in an R-3 (Multi-Family Residential District), to Allow a 207-Unit, Multi-Family Development. Location: Southeast Corner of Lamb Boulevard and Tropical Parkway. (APN 123-29-301-001). Ward 1.

ACTION: ITEM WAS NOT HEARD BY PLANNING COMMISSION. ITEM TO BE HEARD AT MAY 11, 2022 PLANNING COMMISSION MEETING.

13. **FDP-04-2022 BINION 50 EAST.** Applicant: PN II, Inc. Request: A Final Development Plan in a PUD (Planned Unit Development District) to Develop 170 Single-Family Homes. Location: Northwest Corner of Losee Road and Deer Springs Way. (APNs 124-23-601-020 and 124-23-501-010). Ward 4.

ACTION: ITEM WAS NOT HEARD BY PLANNING COMMISSION. ITEM TO BE HEARD AT MAY 11, 2022 PLANNING COMMISSION MEETING.

- 14. VN-01-2022 I-215 INTERCHANGE LOGISTICS CENTER AT CENTENNIAL AND RANGE (Public Hearing). Applicant: Badiie Development - Scott Merry. Request: A Variance in an M-2 (General Industrial District), to Allow a Wall that is Over 6 Feet in Height (8' 6"). Location: North of Belt Road, Between Clark County 215 and the Union Pacific Railroad. (APN 123-20-000-003). Ward 1. (Applicant Requests the Item be Continued to May 11, 2022)**

ACTION: ITEM WAS NOT HEARD BY PLANNING COMMISSION. PER APPLICANT'S REQUEST RECEIVED BEFORE MEETING, ITEM CONTINUED TO THE MAY 11, 2022 PLANNING COMMISSION MEETING.

- 15. AMP-03-2022 MIXED USE COMMERCIAL - DENSITIES (Public Hearing). Applicant: City of North Las Vegas. Request: An Amendment to the Comprehensive Master Plan Specifically to Increase the Residential Density Range Within the Mixed-Use Commercial Land Use Category, and Providing for Other Matters Properly Related Thereto.**

ACTION: ITEM WAS NOT HEARD BY PLANNING COMMISSION. ITEM TO BE HEARD AT MAY 11, 2022 PLANNING COMMISSION MEETING.

- 16. ZN-40-2019 R5DC (Public Hearing). Applicant: R5 Development, LLC. Request: An Amendment to an Existing PUD (Planned Unit Development District) to Allow a Vehicle Washing Establishment. Location: Northwest Corner of Losee Road and Lone Mountain Road. (124-35-803-009). Ward 2. (Continued March 9, 2022)**

ACTION: ITEM WAS NOT HEARD BY PLANNING COMMISSION. ITEM TO BE HEARD AT MAY 11, 2022 PLANNING COMMISSION MEETING.

STAFF ITEMS

Land Development and Community Services Director Jordan, stated that Principal Planner Michael's last week with the City of North Las Vegas would be next week. Principal Planner Michaels accepted a new employment position in Florida.

Chairman Warner stated that he appreciated Principal Planner Michaels's hard work and looks forward to meeting her replacement.

COMMISSION ITEMS

No items discussed.

PUBLIC FORUM

Second public forum not conducted because meeting agenda was not in compliance with NRS 241.

ADJOURNMENT

Chairman Warner adjourned the meeting at 6:04 PM.

APPROVED: **June 8, 2022**

George H. Warner, Chairman

Deputy City Clerk, Daisy Rivera