

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

January 13, 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 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 meetings 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 2 PM on January 13, 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 January 13, 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

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.

### **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 portion of the Planning Commission meeting devoted to public comment. Upon recognition by the 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 January 13, 2021.  
(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 December 9, 2020.](#)  
(For Possible Action)

**BUSINESS**

3. **AMP-14-2020 CHEYENNE & VALLEY (Public Hearing)**. Applicant: LGI Homes - Nevada, LLC. Request: An Amendment to the Comprehensive Master Plan to Change the Land Use Designation from Mixed-Use Employment to Single-Family Medium. Location: North of Cheyenne Avenue, Approximately 500 Feet West of Valley Drive. (APNs 139-07-417-015 and 139-07-417-016) (For Possible Action) **(702) 215-6303**
4. **ZN-23-2020 CHEYENNE & VALLEY (Public Hearing)**. Applicant: LGI Homes - Nevada, LLC. Request: A Property Reclassification from a PUD (Planned Unit Development District) to R-CL (Single-Family Compact Lot Residential District). Location: North of Cheyenne Avenue, Approximately 500 Feet West of Valley Drive. (APNs 139-07-417-015 and 139-07-417-016) (For Possible Action) **(702) 215-6304**
5. **VAC-13-2020 CHEYENNE & VALLEY (Public Hearing)**. Applicant: LGI Homes - Nevada, LLC. Request: To Vacate an Approximate 226 Foot Long Sidewalk Easement and Three (3) Driveway Easements Along Cheyenne Avenue for a Proposed Residential Subdivision Located North of Cheyenne Avenue, Approximately 500 Feet West of Valley Drive. (APNs 139-07-417-015 and 139-07-417-016) (For Possible Action) **(702) 215-6305**
6. **T-MAP-16-2020 CHEYENNE & VALLEY**. Applicant: LGI Homes - Nevada, LLC. Request: A Tentative Map in a PUD (Planned Unit Development District), Proposed Property Reclassification to R-CL (Single-Family Compact Lot Residential District), to Allow a 144-Lot, Single-Family Subdivision. Location: North of Cheyenne Avenue, Approximately 500 Feet West of Valley Drive. (APNs 139-07-417-015 and 139-07-417-016) (For Possible Action) **(702) 215-6306**
7. **SUP-42-2020 CRAWFORD PATIO COVER (Public Hearing)**. Applicant: Claudia J. Segura De Leon. Request: A Special Use Permit in an R-3 (Multi-Family Residential District) to Allow an Approximate 1,495 Square Foot Accessory Structure. Location: 2220 Crawford Street. (APN 139-24-110-215) (For Possible Action) **(702) 215-6307**
8. **T-MAP-15-2020 DELHI FERRELL**. Applicant: Beazer Homes. Request: A Tentative Map in an R-1 (Single-Family Low Density District) to Allow a 22-Lot, Single-Family Subdivision. Location: Southeast Corner of Gowan Road and Ferrell Street. (APN 139-08-302-002) (For Possible Action) **(702) 215-6308**
9. **SUP-48-2020 ALIANTE PARCEL 40 (ALIANTE & CENTENNIAL) (Public Hearing)**. Applicant: Nason Khomassi. Request: A Special Use Permit in an MPC C-1 (Master Planned Community Neighborhood Commercial District) to Allow a Supper Club. Location: Generally the Northeast Corner of Centennial Parkway and Aliante Parkway. (APN 124-20-813-008) (For Possible Action) **(702) 215-6309**

10. [\*\*ZN-21-2020 CENTENNIAL COMMERCE \(Public Hearing\).\*\*](#) Applicant: Beazer Homes. Request: A Property Reclassification from R-E (Ranch Estates District) to R-1 (Single-Family Low Density District). Location: North of Centennial Parkway, Approximately 400 Feet West of Commerce Street. (APNs 124-22-401-007 and 124-22-401-008) (For Possible Action) **(702) 215-6310**
11. [\*\*VAC-12-2020 CENTENNIAL COMMERCE \(Public Hearing\).\*\*](#) Applicant: Beazer Homes. Request: To Vacate an Approximate 40 Foot Wide Utility Easement and Drainage Easement Located Approximately 610 Feet West of Commerce Street and Extending Approximately 465 Feet North of Centennial Parkway. (APNs 124-22-401-007 and 124-22-401-008) (For Possible Action) **(702) 215-6311**
12. [\*\*T-MAP-14-2020 CENTENNIAL COMMERCE.\*\*](#) 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 21-Lot, Single-Family Subdivision. Location: North of Centennial Parkway, Approximately 400 Feet West of Commerce Street. (APNs 124-22-401-007 and 124-22-401-008) (For Possible Action) **(702) 215-6312**
13. [\*\*VAC-11-2020 VALLEY VISTA PARCEL 2.7.1 \(Public Hearing\).\*\*](#) Applicant: DR Horton, Inc. Request: To Vacate a 25 Foot Wide Street, Drainage and Utility Easement Located East of Aviary Way, Approximately 500 Feet North of Farm Road. (APN 124-18-610-010) (For Possible Action) **(702) 215-6313**
14. [\*\*ZN-24-2020 TROPICAL ASSEMBLAGE 2.0 \(Public Hearing\).\*\*](#) Applicant: CapRock Partners. Request: A Property Reclassification from O-L (Open Land District) to M-2 (General Industrial District). Location: Southwest Corner of Centennial Parkway and Beesley Drive. (APN 123-27-101-003) (For Possible Action) **(702) 215-6314**
15. [\*\*ZN-25-2020 TROPICAL ASSEMBLAGE 2.0 \(Public Hearing\).\*\*](#) Applicant: CapRock Partners. Request: A Property Reclassification from O-L (Open Land District) to M-2 (General Industrial District). Location: South of Interstate 15 and Approximately 660 Feet Southwest of the intersection of Centennial Parkway and Beesley Drive. (APN 123-27-101-002) (For Possible Action) **(702) 215-6315**
16. [\*\*ZN-26-2020 TROPICAL ASSEMBLAGE 2.0 \(Public Hearing\).\*\*](#) Applicant: CapRock Partners. Request: A Property Reclassification from O-L (Open Land District) to M-2 (General Industrial District). Location: Northwest Corner of Azure Avenue and Beesley Drive. (APN 123-27-101-026) (For Possible Action) **(702) 215-6316**

**STAFF ITEMS**

**COMMISSION ITEMS**

**PUBLIC FORUM (702) 215-6381**

*This is the second portion of the Planning Commission meeting devoted to public comment. During this public comment period, the public may speak on any subject within the jurisdiction, control, or advisory power of the Planning Commission. Upon recognition by the Chairman, please state your name and address for the record. No matter raised in this Public Forum may be the subject of deliberation or action by the Planning Commission at this meeting 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**