

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

May 12, 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 May 12, 2021 using the online form found at http://www.cityofnorthlasvegas.com/departments/city_clerk;
- Provide comments to City Clerk no later than 2 PM on May 12, 2021 by emailing cityclerk@cityofnorthlasvegas.com;
- Call **phone numbers as posted on the agenda to speak under one of the public forums**. (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 boards at the North Las Vegas Public Library, 2250 Las Vegas Boulevard North, Suites 133 and 137, 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 May 12, 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 April 14, 2021. \(For Possible Action\)](#)

BUSINESS

3. [**SUP-20-2021 BRUCE AND CRAIG HOTEL \(Public Hearing\).** Applicant: Sun West Commercial, LLC. Request: A Special Use Permit in a PUD \(Planned Unit Development District\) to Allow a Hotel. Location: Approximately 322 Feet North of Craig Road and Approximately 262 Feet East of Bruce Street. \(A Portion of APN 139-02-612-012\). \(Ward 2\) \(For Possible Action\)](#)
4. [**SUP-12-2021 GENESIS II CENTER \(Public Hearing\).** Applicant: Robert A. Peoples. Request: A Special Use Permit in a C-1 \(Neighborhood Commercial District\) to Allow a Religious Institution. Location: 2815 West Lake Mead Boulevard, Suites 111 and 112. \(APN 139-20-614-002\). \(Ward 2\) \(For Possible Action\)](#)
5. [**SUP-24-2021 WOW CAR WASH \(Public Hearing\).** Applicant: S.T. Enterprises, LLC. Request: A Special Use Permit in a C-2 \(General Commercial District\) to Allow a Vehicle Washing Establishment. Location: Generally the Northwest Corner of Centennial Parkway and North 5th Street. \(A Portion of 124-22-801-026\). \(Ward 4\) \(For Possible Action\)](#)
6. [**SUP-17-2021 THE LOOP \(Public Hearing\).** Applicant: Michael Angelo LLC. Request: A Special Use Permit in a C-2 \(General Commercial District\) to Allow a Vehicle, Boat and RV Service Facility \(Smog Check\). Location: Southeast Corner of Lamb Boulevard and Centennial Parkway. \(APN 123-29-101-001\). \(Ward 1\) \(For Possible Action\)](#)
7. [**SUP-18-2021 INK THERAPY TATTOO CO \(Public Hearing\).** Applicant: Miles D. Purdy. Request: A Special Use Permit in a C-2 \(General Commercial District\) to Allow a Tattoo Establishment. Location: 775 West Craig Road, Suite 162. \(APN 139-03-314-009\). \(Ward 2\) \(For Possible Action\)](#)

8. [**SUP-19-2021 HAPPY MASSAGE \(Public Hearing\).**](#) Applicant Happy Massage LLC. Request: A Special Use Permit in a C-1 (Neighborhood Commercial District) to Allow a Massage Establishment. Location: 3315 West Craig Road, Suite 107. (APN 139-05-316-003). (Ward 2) (For Possible Action)
9. [**SUP-21-2021 S. NEVADA GROWERS \(Public Hearing\).**](#) Applicant: S. Nevada Growers. Request: A Special Use Permit in an M-2 (General Industrial District) to Allow a Temporary Building. Location: 3818 Octagon Road. (APN 139-12-510-014). (Ward 1) (For Possible Action)
10. [**SUP-22-2021 S. NEVADA GROWERS \(Public Hearing\).**](#) Applicant: S. Nevada Growers. Request: A Special Use Permit in an M-2 (General Industrial District) to Allow a Cultivation Facility for Marijuana. Location: 3818 Octagon Road. (APN 139-12-510-014). (Ward 1) (For Possible Action)
11. [**SUP-23-2021 S. NEVADA GROWERS \(Public Hearing\).**](#) Applicant: S. Nevada Growers. Request: A Special Use Permit in an M-2 (General Industrial District) to Allow Production of Edible Marijuana Products or Marijuana-Infused Products. Location: 3818 Octagon Road. (APN 139-12-510-014). (Ward 1) (For Possible Action)
12. [**FDP-04-2021 ORCHARD CANYON.**](#) Applicant: Richmond American Homes. Request: A Final Development Plan in a PUD (Planned Unit Development District), to Develop 98 Single-Family Homes. Location: Generally, the Northwest Corner of Tropical Parkway and Lamb Boulevard. (APNs 123-30-601-013, 123-30-601-014, and 123-30-601-015). (Ward 1) (For Possible Action)
13. [**T-MAP-07-2021 VILLAGES @ TULE SPRINGS PARCEL 1.01.**](#) Applicant: DR Horton, Inc. Request: A Tentative Map in an R-CL-PCD (Medium Density Residential-Planned Community District), to Allow a 119-lot, Single-Family Subdivision. Location: Generally the Southeast Corner of Clayton Street and Grand Teton Drive/Tule Springs Parkway. (APN 124-16-111-004). (Ward 4) (For Possible Action)
14. [**T-MAP-08-2021 VILLAGES @ TULE SPRINGS PARCEL 1.02.**](#) Applicant: DR Horton, Inc. Request: A Tentative Map in an R-CL-PCD (Medium Density Residential-Planned Community District), to Allow a 124-lot, Single-Family Subdivision. Location: Along the Elkhorn Road Alignment and Approximately 787 Feet West of Niles Wild Drive. (APN 124-16-311-002). (Ward 4) (For Possible Action)
15. [**T-MAP-09-2021 VILLAGES @ TULE SPRINGS PARCEL 1.03.**](#) Applicant: DR Horton, Inc. Request: A Tentative Map in an R-CL-PCD (Medium Density Residential-Planned Community District), to Allow a 120-lot, Single Family Subdivision. Location: Approximately 480 Feet Northwest of Elkhorn Road Along Tule Springs Parkway. (APN 124-16-211-003). (Ward 4) (For Possible Action)

16. [**T-MAP-10-2021 VILLAGES @ TULE SPRINGS PARCEL 1.04.**](#) Applicant: DR Horton, Inc. Request: A Tentative Map in an R-CL-PCD (Medium Density Residential-Planned Community District), to Allow a 140-lot, Single-Family Subdivision. Location: Northwest Corner of Elkhorn Road and Tule Springs Parkway. (APN 124-16-211-004). (Ward 4) (For Possible Action)
17. [**T-MAP-11-2021 VILLAGES @ TULE SPRINGS PARCEL 1.05.**](#) Applicant: DR Horton, Inc. Request: A Tentative Map in an R-CL-PCD (Medium Density Residential-Planned Community District), to Allow a 68-lot, Single-Family Subdivision. Location: Northwest Corner of Elkhorn Road and Niles Wild Drive. (APN 124-16-312-001). (Ward 4) (For Possible Action)
18. [**T-MAP-13-2021 VILLAGES @ TULE SPRINGS PARCEL 1.07.**](#) Applicant: DR Horton, Inc. Request: A Tentative Map in an R-CL-PCD (Medium Density Residential-Planned Community District), to Allow a 95-lot, Single-Family Subdivision. Location: South of the intersection of Elkhorn Road and Niles Wild Drive. (APN 124-16-313-002). (Ward 4) (For Possible Action)
19. [**T-MAP-12-2021 VILLAGES @ TULE SPRINGS PARCEL 1.13.**](#) Applicant: DR Horton, Inc. Request: A Tentative Map in an R-2-PCD (Medium-High Density Residential-Planned Community District), to Allow a 132-lot, Single-Family Subdivision. Location: South of the intersection of Tule Springs Parkway and Upper Sonoran Road. (APN 124-16-711-001). (Ward 4) (For Possible Action)
20. [**T-MAP-15-2021 VILLAGES @ TULE SPRINGS PARCEL 1.14.**](#) Applicant: DR Horton, Inc. Request: A Tentative Map in an R-2-PCD (Medium-High Density Residential-Planned Community District), to Allow a 127-lot, Single-Family Subdivision. Location: Southwest Corner of Tule Springs Parkway and Eglington Street. (APN 124-16-711-002). (Ward 4) (For Possible Action)
21. [**AMP-05-2021 TROPICAL ASSEMBLAGE 2.0 \(Public Hearing\).**](#) Applicant: Caprock Partners, LLC. Request: An Amendment to the Master Plan of Streets and Highways to Remove Azure Avenue Between Madge Lane and Beesley Drive. (APNs 123-27-101-026, 123-27-201-003 and 123-27-201-005). (Ward 1) (For Possible Action)
22. [**ZN-09-2021 TROPICAL ASSEMBLAGE 2.0 \(Public Hearing\).**](#) Applicant: Caprock Partners, LLC. Request: A Property Reclassification From O-L (Open Land District) to M-2 (General Industrial District). Location: Southwest Corner of Azure Avenue and Beesley Drive. (APNs 123-27-201-003, 123-27-201-004 and 123-27-201-005). (Ward 1) (For Possible Action)
23. [**AMP-06-2021 CENTENNIAL & I-15 \(Public Hearing\).**](#) Applicant: Kelly Lawson - Matter Acquisitions, LLC. Request: An Amendment to the Comprehensive Master Plan to Change the Land Use Designation from Resort Commercial to Heavy Industrial. Location: Northwest Corner of North Belt Road and Sloan Lane Alignments. (APN 123-21-000-003). (Ward 1) (For Possible Action)

24. [**ZN-11-2021 CENTENNIAL & I-15 \(Public Hearing\).**](#) Applicant: Kelly Lawson - Matter Acquisitions, LLC. Request: A Property Reclassification From C-2 (General Commercial District) to M-2 (General Industrial District). Location: Northwest Corner of North Belt Road and Sloan Lane Alignments. (APN 123-21-000-003). (Ward 1) (For Possible Action)
25. [**AMP-04-2021 CRMM \(Public Hearing\).**](#) Applicant: CRMM, LLC. Request: An Amendment to the Comprehensive Master Plan to Change the Land Use Designation from Community Commercial to Heavy Industrial. Location: Northeast Corner of Tropical Parkway and Christy Lane. (APNs 123-28-601-001, and 123-28-601-010 through 123-28-601-013). (Ward 1) (For Possible Action)
26. [**ZN-08-2021 CRMM \(Public Hearing\).**](#) Applicant: CRMM, LLC. Request: A Property Reclassification from C-2 (General Commercial District) to M-2 (General Industrial District). Location: Northeast Corner of Tropical Parkway and Christy Lane. (APNs 123-28-601-001, and 123-28-601-010 Through 123-28-601-013). (Ward 1) (For Possible Action)
27. [**SUP-15-2021 MINI-STORAGE @ CENTENNIAL AND SIMMONS \(Public Hearing\).**](#) Applicant: Allay Investments, LLC. Request: A Special Use Permit in a C-1 (Neighborhood Commercial District) to Allow a Mini-Warehousing Establishment. Location: Generally the Southeast Corner of Centennial Parkway and Simmons Street. (APN 124-29-513-008). (Ward 3) (For Possible Action)
[**Continued April 14, 2021**](#)

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