

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

September 8, 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. If you wish to speak on any agenda item, or in the Public Forum, please complete one of the blue cards, which are located on the table outside the main entrance and at the podium rail. When called upon by the Chairman of the Planning Commission, it is requested that you limit your comments to no more than three minutes, and please avoid repetition.

**To ensure your safety and the safety of others, the City is providing anyone interested in providing public comment regarding items on this agenda to provide such comment in one of the following ways:**

- **Submit comments no later than 2 PM on September 8, 2021 using the online form found at [http://www.cityofnorthlasvegas.com/departments/city\\_clerk](http://www.cityofnorthlasvegas.com/departments/city_clerk);**
- **Provide comments to the City Clerk no later than 2 PM on September 8, 2021 by emailing [cityclerk@cityofnorthlasvegas.com](mailto:cityclerk@cityofnorthlasvegas.com);**
- **If attending in person, by speaking during the designated public forums 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 in person 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, we request that you limit your comments to less than three minutes and that you avoid repetition. As a courtesy to others, we ask that phones and other electronic devices be silenced during the meeting. Please no food or drink inside Council Chambers.

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 to request reasonable accommodations. Later requests will be accommodated to the extent feasible.

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 City's website (including supporting materials) and Nevada Public Notice website in compliance with NRS 241 (the Nevada Open Meeting Law).

### **PLEDGE OF ALLEGIANCE - BY INVITATION**

### **PUBLIC FORUM**

*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 September 8, 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 August 11, 2021. \(Citywide\) \(For Possible Action\)](#)

**BUSINESS**

3. **SPR-07-2021 THE CINE (Public Hearing).** Applicant: Scott Zell. Request: A Site Plan Review in an R-A/DC (Redevelopment Area / Downtown Core Subdistrict) to Allow a 270-Unit, Multi-Family Development. Location: Northwest Corner of Las Vegas Boulevard North and Hamilton Street. (APN 139-23-111-004) (Ward 1) (For Possible Action)
4. **AMP-13-2021 CENTENNIAL & NORTH 5TH APARTMENTS (Public Hearing).** Applicant: Quarry 3, LLC. Request: An Amendment to the Comprehensive Master Plan to Change the Land Use Designation from Mixed-Use Neighborhood to Multi-Family. Location: Northeast Corner of North 5th Street and Centennial Parkway. (APN 124-23-401-001) (Ward 4) (For Possible Action)
5. **ZN-19-2021 CENTENNIAL & NORTH 5TH APARTMENTS (Public Hearing).** Applicant: Quarry 3, LLC. Request: A Property Reclassification from a PUD (Planned Unit Development District) to R-3 (Multi-Family Residential District). Location: Northeast Corner of North 5th Street and Centennial Parkway. (APN 124-23-401-001) (Ward 4) (For Possible Action)
6. **WAV-04-2021 CENTENNIAL & NORTH 5TH APARTMENTS (Public Hearing).** Applicant: Quarry 3, LLC. Request: A Waiver in a PUD (Planned Unit Development District), Proposed Property Reclassification to R-3 (Multi-Family Residential District), to Allow 796 Parking Spaces Where 884 Parking Spaces are Required, and to Allow a Five (5) Foot Wide Landscaping Buffer Along the East Property Line Where Ten (10) Feet is Required. Location: Northeast Corner of North 5th Street and Centennial Parkway. (APN 124-23-401-001) (Ward 4) (For Possible Action)
7. **SPR-05-2021 CENTENNIAL & NORTH 5TH APARTMENTS (Public Hearing).** Applicant: Quarry 3, LLC. Request: A Site Plan Review in a PUD (Planned Unit Development District), Proposed Property Reclassification to R-3 (Multi-Family Residential District), to Allow a 422-Unit, Multi-Family Development. Location: Northeast Corner of North 5th Street and Centennial Parkway. (APN 124-23-401-001) (Ward 4) (For Possible Action)
8. **AMP-11-2021 CENTENNIAL AND LAMB (Public Hearing).** Applicant: Richmond American Homes. Request: An Amendment to the Comprehensive Master Plan to Change the Land Use Designation from Neighborhood Commercial to Single-Family Low. Location: Generally the Southeast Corner of Lamb Boulevard and Centennial Parkway. (A Portion of APNs 123-29-101-001 Through 123-29-101-004) (Ward 1) (For Possible Action)

9. [\*\*ZN-16-2021 CENTENNIAL AND LAMB \(Public Hearing\).\*\*](#) Applicant: Richmond American Homes. Request: A Property Reclassification from C-2 (General Commercial District) to R-1 (Single-Family Low Density District). Location: Generally the Southeast Corner of Lamb Boulevard and Centennial Parkway. (A Portion of APNs 123-29-101-001 Through 123-29-101-004) (Ward 1) (For Possible Action)
10. [\*\*T-MAP-20-2021 CENTENNIAL AND LAMB.\*\*](#) Applicant: Richmond American Homes. Request: A Tentative Map in a C-2 (General Commercial District), Proposed Property Reclassification to R-1 (Single-Family Low Density District), to Allow a 40-Lot, Single-Family Subdivision. Location: Generally the Southeast Corner of Lamb Boulevard and Centennial Parkway. (A Portion of APNs 123-29-101-001 Through 123-29-101-004) (Ward 1) (For Possible Action)
11. [\*\*AMP-14-2021 DONNA STREET APARTMENTS \(Public Hearing\).\*\*](#) Applicant: Mack Mcknight. Request: An Amendment to the Comprehensive Master Plan to Change the Land Use Designation from Mixed-Use Commercial to Multi-Family. Location: Northwest Corner of Donna Street and Rome Boulevard. (APN 124-23-301-016) (Ward 4) (For Possible Action)
12. [\*\*ZN-20-2021 DONNA STREET APARTMENTS \(Public Hearing\).\*\*](#) Applicant: Mack Mcknight. Request: A Property Reclassification from R-2 (Single-Family Medium Density District) to R-3 (Multi-Family Residential District). Location: Northwest Corner of Donna Street and Rome Boulevard. (APN 124-23-301-016) (Ward 4) (For Possible Action)
13. [\*\*FDP-08-2021 TROPICAL LOSEE ANIMAL HOSPITAL.\*\*](#) Applicant: Dr. Kurt Mychajlonka, D.V.M. Request: A Final Development Plan in a PUD (Planned Unit Development District) to Develop a Pet Care and Boarding Facility (Animal Hospital). Location: West of Losee Road, Approximately 200 Feet North of Tropical Parkway. (APN 124-26-605-007) (Ward 4) (For Possible Action)
14. [\*\*FDP-09-2021 NOBLE PEAK.\*\*](#) Applicant: Richmond American Homes of Nevada, LLC. Request: A Final Development Plan in a PUD (Planned Unit Development District) to Develop 70 Two-Family Homes. Location: West of Scott Robinson Boulevard, Approximately 581 Feet North of Craig Road. (APN 139-04-201-021) (Ward 4) (For Possible Action)
15. [\*\*SUP-49-2021 NEVADA STATE HIGH SCHOOL AT NLV \(Public Hearing\).\*\*](#) Applicant: John Hawk. Request: A Special Use Permit in a PUD (Planned Unit Development District) to Allow a School: Elementary or Secondary. Location: 4280 West Craig Road, Suites 102 and 103. (APN 139-06-613-002) (Ward 3) (For Possible Action)

16. [\*\*SUP-50-2021 125 MILLER INDUSTRIAL PROJECT \(Public Hearing\).\*\*](#)  
[Applicant: Licet Montoya. Request: A Special Use Permit in an M-3 \(Heavy Industrial District\) to Allow Outdoor Manufacturing and Production. Location: Southeast Corner of Losee Road and Miller Avenue. \(APN 139-22-604-001\) \(Ward 2\) \(For Possible Action\)](#)
17. [\*\*T-MAP-25-2021 TROPICAL ASSEMBLAGE 2.0.\*\*](#) Applicant: Wood Rodgers.  
[Request: A Tentative Map in an M-2 \(General Industrial District\), to Allow a One-Lot Commercial Subdivision. Location: Southwest Corner of Centennial Parkway and Beesley Drive. \(APNs 123-27-101-003, 123-27-101-012, 123-27-101-013, 123-27-101-016, 123-27-101-017, 123-27-101-026, 123-27-201-003 Through 123-27-201-005\) \(Ward 1\) \(For Possible Action\)](#)
18. [\*\*T-MAP-22-2021 TULE SPRINGS 1.08.\*\*](#) Applicant: DR Horton. Request: A  
[Tentative Map in a PCD / R-2 \(Planned Community District / Medium-High Density Residential District\) to Allow a 357-Lot, Single-Family Subdivision. Location: North of Clark County 215, Approximately 2,070 Feet West of Revere Street. \(APN 124-16-418-002\) \(Ward 4\) \(For Possible Action\)](#)
19. [\*\*T-MAP-27-2021 VALLEY VISTA PARCEL 1.1.\*\*](#) Applicant: DR Horton, Inc.  
[Request: A Tentative Map in an MPC RZ25 \(Master Planned Community Residential Up To 25 Du/Ac\) to Allow a 252-Unit, Multi-Family Subdivision. Location: Generally the Southeast Corner of Decatur Boulevard and Grand Teton Drive. \(APN 124-18-110-008\) \(Ward 3\) \(For Possible Action\)](#)
20. [\*\*T-MAP-26-2021 MATTER LOGISTICS @ NORTH 15.\*\*](#) Applicant: Edgar Leon,  
[PE. Request: A Tentative Map in an M-2 \(General Industrial District\) to Allow a One-Lot Commercial Subdivision. Location: Northwest Corner of North Belt Road and Sloan Lane Alignment. \(APN 123-21-000-003\) \(Ward 1\) \(For Possible Action\)](#)
21. [\*\*SUP-51-2021 N. DECATUR / W. LONE MOUNTAIN RD \(Public Hearing\).\*\*](#)  
[Applicant: Mike Bonanni / CONTOUR. Request: A Special Use Permit in a C-1 \(Neighborhood Commercial District\) to Allow a Mini-Warehousing Establishment. Location: Southeast Corner of Decatur Boulevard and La Madre Way. \(APN 124-31-401-003\) \(Ward 3\) \(For Possible Action\)](#)
22. [\*\*SUP-53-2021 ENTERPRISE RENTAL CAR - EAST CRAIG \(Public Hearing\).\*\*](#)  
[Applicant: Enterprise Rental Car - Craig Street. Request: A Special Use Permit in a C-2 \(General Commercial District\) to Allow a Vehicle, Boat, or Recreational Vehicle Sales, and Rental Lot \(Outdoor\). Location: Generally the Northeast Corner of North 5th Street and Craig Road. \(APN 139-02-214-004\) \(Ward 2\) \(For Possible Action\)](#)

23. [T-MAP-21-2021 VILLAGES AT TULE SPRINGS 1.06. Applicant: DR Horton, Inc. Request: A Tentative Map in an R-4 PCD \(High Density Residential District Planned Community Development District\), to Allow a 195-Unit, Multi-Family Subdivision. Location: South of Elkhorn Road, Approximately 3,900 Feet West of Revere Street. \(APN 124-16-418-001\). \(Ward 4\) \(For Possible Action\) \(Continued August 11, 2021\)](#)

### **STAFF ITEMS**

### **COMMISSION ITEMS**

### **PUBLIC FORUM**

*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**