

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

May 11, 2022

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 May 11, 2022 using the online form found at http://www.cityofnorthlasvegas.com/departments/city_clerk;**
- **Provide comments to the City Clerk no later than 2 PM on May 11, 2022 by emailing 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 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 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 May 11, 2022. (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 January 12, 2022.](#)
(For Possible Action)
3. [Approve Planning Commission Regular Meeting Minutes of February 9, 2022.](#)
(For Possible Action)

BUSINESS

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. (For Possible Action)
5. **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. (For Possible Action)
6. **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. (For Possible Action)
7. **ZN-07-2022 1941 JEFFERSON ST (Public Hearing).** Applicant: KLQOZB II, LLC. Request: A Property Reclassification from R-A / R-2 (Redevelopment Area / Medium Density Residential Subdistrict) to R-A / DC (Redevelopment Area / Downtown Core Subdistrict). Location: 1941 Jefferson Street. (APN 139-23-311-119). Ward 1. (For Possible Action)
8. **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. (For Possible Action)
9. **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. (For Possible Action)
10. **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. (For Possible Action)

11. [**ZN-05-2022 CRAIG & ALLEN APARTMENTS \(Public Hearing\).**](#) Applicant: Morgan Stonehill, LLC. Request: A Property Reclassification from a C-1 (Neighborhood Commercial District) to a PUD / PID (Planned Unit Development District / Planned Infill Development District), Consisting of a 161-Unit, Multi-Family Development. Location: Approximately Located 540 Feet East of the Southeast Corner of Craig Road and Allen Lane. (APN 139-05-301-009). Ward 4. (For Possible Action)
12. [**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. (For Possible Action)
13. [**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. (For Possible Action)
14. [**SUP-06-2022 PIER 88 BOILING SEAFOOD AND BAR \(Public Hearing\).**](#) Applicant: NLV Seafood Group LLC. Request: A Special Use Permit in a C-2 (General Commercial District) to Allow a Full "On-Sale" Liquor License in Conjunction with a Restaurant with a Waiver from the Required 400-Foot Separation from a Park. Location: 865 West Craig Road. (APN 139-04-713-010). Ward 4. (For Possible Action)
15. [**SUP-08-2022 TROPICAL SPEEDWAY COMMERCE CENTER III \(Public Hearing\).**](#) Applicant: NV Energy dba Nevada Power. Request: A Special Use Permit in an M-2 (General Industrial District) to Allow the Relocation of Electrical Power Transmission Poles and Lines. Location: Southeast Corner of Tropical Parkway and Mt. Hood Street. (APNs 123-27-701-001 Through 123-27-701-004). Ward 1. (For Possible Action)
16. [**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. (For Possible Action)
17. [**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. (For Possible Action)

18. [**SUP-13-2022 CITADEL STORAGE \(Public Hearing\).**](#) Applicant: Chad Peterson. Request: A Special Use Permit in a C-2 (General Commercial District) to Allow a Mini-Warehousing Establishment. Location: Southwest Corner of Nexus Way and Lamb Boulevard. (APN 123-31-502-003). Ward 1. (For Possible Action)
19. [**UN-22-19 \(PZ67477\) CENTENNIAL & LAMB RETAIL CENTER \(Public Hearing\).**](#) Applicant: Centennial & Lamb Commercial, LLC. Request: An Extension of Time for a Special Use Permit in a C-2 (General Commercial District) to Allow a Restricted Gaming "On-Sale" Liquor License with a Waiver from the Required 500-Foot Separation from Developed Residential. Location: Southwest Corner of Centennial Parkway and Lamb Boulevard. (APN 123-30-516-003). Ward 1. (For Possible Action)
20. [**ZN-40-19 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. (For Possible Action) ***(Continued March 9, 2022)***
21. [**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. (For Possible Action)
22. [**VN-01-2022 I-215 INTERCHANGE LOGISTICS CENTER AT CENTENNIAL AND RANGE \(Public Hearing\).**](#) Applicant: Badiee Development - Scott Merry. Request: A Variance in an M-2 (General Industrial District), to Allow a Retaining Wall That is Over 6 Feet in Height (9' 2"). Location: North of Belt Road, Between Clark County 215 and the Union Pacific Railroad. (APN 123-20-000-003). Ward 1. (For Possible Action)
23. [**ZOA-02-2022 CNLV \(Public Hearing\).**](#) Applicant: City of North Las Vegas. Request: An Amendment to Title 17 (Zoning Ordinance) to Modify the Short Term Rental Requirements, and Providing for Other Matters Properly Related Thereto. (For Possible Action)
24. [**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. (For Possible Action)

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