

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



December 14, 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 P.M., 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.



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.

Items on the agenda may be taken out of order. The Planning Commission may combine two or more agenda items for consideration or may remove an item from the agenda or delay discussions relating to an item on the agenda at any time. For general questions regarding this agenda or for supporting materials, please contact the City's Land Development and Community Services Department at (702) 633-1516.

If you wish to speak during the Public Forum or on any Public Hearing agenda item, 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 and provide the card to the City Clerk. When called upon to speak by the Planning Commission Chairman, it is requested that you limit your comments to no more than three minutes and that you avoid repetition.

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 Planning Commission 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 Chair. 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 December 14, 2022.  
(For Possible Action)

## **CONSENT AGENDA**

2. Approve Planning Commission Regular Meeting Minutes of November 9, 2022. (Citywide) (For Possible Action)

## **BUSINESS**

3. **AMP-15-2022 VIBRANIUM AT YORK (Public Hearing).** Applicant: Alicia Taylor. Request: An amendment to the Comprehensive Master Plan to change the land use designation from Single-Family Low to Single-Family Medium. Location: Northwest corner of Martin L. King Boulevard and June Avenue. (APNs 139-16-310-086 and 139-16-310-087) (Ward 2) (For Possible Action)
4. **ZN-26-2022 VIBRANIUM AT YORK (Public Hearing).** Applicant: Alicia Taylor. Request: A property reclassification from R-1 (Single-Family Low Density District) to PUD / PID (Planned Unit Development / Planned Infill Development District), to allow an 18-lot, attached single-family residential subdivision. Location: Northwest corner of Martin L. King Boulevard and June Avenue. (APNs 139-16-310-086 and 139-16-310-087) (Ward 2) (For Possible Action)
5. **T-MAP-22-2022 VIBRANIUM AT YORK** - Applicant: Alicia Taylor. Request: A tentative map in an R-1 (Single-Family Low Density District) proposed PUD/PID (Planned Unit Development/Planned Infill Development District), to allow an 18-lot, attached single-family residential subdivision. Location: Northwest corner of Martin L. King Boulevard and June Avenue. (APNs 139-16-310-086 and 139-16-310-087) (Ward 2) (For Possible Action)

6. **SUP-45-2022 RAMEN AKU (Public Hearing).** Applicant: Ramen AKU, LLC. Request: A special use permit in a C-2 (General Commercial District) to allow a Beer-Wine-Spirit based product "On-Sale" liquor license in conjunction with a restaurant. Location: 6572 North Decatur Boulevard, Suite 120. (APN 124-19-412-003) (Ward 3) (For Possible Action)
7. **SUP-48-2022 RISE DISPENSARY (Public Hearing).** Applicant: Essence Henderson, LLC. Request: A special use permit in a C-2 (General Commercial District) to allow a marijuana dispensary or retail marijuana store. Location: 3930 West Craig Road, Suites 101, 103, and 104. (APN 139-06-615-004) (Ward 3) (For Possible Action)
8. **FDP-22-2022 KAVISON HOMES.** Applicant: Kavison Homes, LLC. Request: A final development plan in a PUD / PID (Planned Unit Development / Planned Infill Development District), to develop a 27-lot, single-family subdivision. Location: Southeast corner of Simmons Street and San Miguel Avenue. (APNs 139-05-801-001 and 139-05-801-003) (Ward 4) (For Possible Action)
9. **SUP-51-2022 NLV FOURSQUARE CHURCH (Public Hearing).** Applicant: International Church of the Foursquare Gospel dba North Las Vegas Foursquare Church. Request: A special use permit in a C-1 (Neighborhood Commercial District) to allow a religious institution. Location: 5135 Camino Al Norte, Suite 160. (APN 124- 33-718-003) (Ward 4) (For Possible Action)
10. **DA-03-2022 TULE SPRINGS (Public Hearing).** Applicant: D.R. Horton, Inc. Request: A major modification to a Development Agreement to amend the Land Use Plan; Parcel Density Cap Table; Village Wall Plan; and Village Parks, Open Space and Trails Plan for Village 1 of the Villages at Tule Springs. Location: North of Clark County 215 between Clayton Street and North 5th Street. (APNs 124-16-418-001, 124-16-311-002, 124-16-312-001, 124-16-111-004, 124-16-211-003, 124-16-211-004, 124-16-313-002, 124-16-313-003, 124-16-212-002, 124-16-212-001, 124-16-418-002, 124-16-313-001, 124-16-711-001, 124-16-711-002, 124-16-601-002, 124-16-101-002, 124-16-501-004 and 124-15-301-001) (Ward 4) (For Possible Action)
11. **T-MAP-24-2022 REGAL TULE SPRINGS COMMERCIAL.** Applicant: Regal Tule Springs, LLC. Request: A tentative map in a PCD (Planned Community Development District) to allow a 2-lot, commercial subdivision. Location: Northwest corner of the Clark County 215 and Revere Street. (APN 124-16-701-006 and 124-16-701-007) (Ward 4) (For Possible Action)
12. **SUP-50-2022 SERVEHZA 2 (Public Hearing).** Applicant: LBM, LLC. Request: A special use permit in a C-2 (General Commercial District) to allow a full "On-Sale" liquor license. Location: 640 East Deer Springs Way, Suite 110. (APN 124-23-210-008) (Ward 1) (For Possible Action)

13. **SUP-49-2022 GO AND GO YARD (Public Hearing).** Applicant: Martin Cuellar. Request: A special use permit in an M-2 (General Industrial District) to allow a vehicle impound yard/automobile impound yard. Location: 3505 North Bruce Street, Suite B. (APN 139-11-302-014) (Ward 2) (For Possible Action)
14. **FDP-23-2022 SEDONA.** Applicant: D. R. Horton, Inc. Request: A final development plan in a PUD (Planned Unit Development District), to develop a 257-lot, single-family subdivision. Location: Northwest corner of Donna Street and Ann Road. (APNs 124- 26-401-006 and 124-26-401-007) (Ward 4) (For Possible Action)
15. **FDP-18-2022 TROPICAL LOSEE.** Applicant: Harmony Homes. Request: A final development plan in a PUD (Planned Unit Development District), to develop 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)
16. **ZN-30-2022 NORTH 15 LOGISTICS CENTER (Public Hearing).** Applicant: Seefried Industrial Properties. Request: A property reclassification from O-L (Open Land District) to an M-2 (General Industrial District). Location: Southwest corner of Tropical Parkway and Sloan Lane. (APN 123-28-701-006) (Ward 1) (For Possible Action)
17. **SUP-47-2022 LONE MOUNTAIN LAS VEGAS PROPERTY, LLC (Public Hearing).** Applicant: Lone Mountain Las Vegas, LLC. Request: A special use permit in an M-2 (General Industrial District) to allow the manufacturing and storage of Hazardous Materials (379,598 gallons of Diesel Fuel, 282,812 gallons of Transmix, 42,000 gallons of Premium Gasoline, 105,000 gallons of Naptha, 42,000 gallons of Ethanol, and 28,500 gallons of Unleaded Gasoline, for a combined total of 683,312 gallons of Petroleum Products). Location: Located approximately 1560 feet west of Lamb Boulevard and north of Lone Mountain Road. (APN 123-31-801-010) (Ward 1) (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. 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**