

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



January 11, 2023
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 January 11, 2023. (For Possible Action)

BUSINESS

2. **AMP-09-2022 COMMERCE & KRAFT (Public Hearing).** Applicant: Vanessa Taucer. Request: An amendment to the Comprehensive Master Plan to change the land use designation from Single-Family Low to Single-Family Medium. Location: Southeast corner of Commerce Street and Kraft Avenue. (APN 139-03-502-002) Ward 2. (For Possible Action)
3. **ZN-19-2022 COMMERCE & KRAFT (Public Hearing).** Applicant: Vanessa Taucer. Request: A property reclassification from R-1 (Single-Family Low Density District) to a PUD / PID (Planned Unit Development / Planned Infill Development District), consisting of a 52-unit multi-family (townhome) subdivision. Location: Southeast corner of Commerce Street and Kraft Avenue. (APN 139-03-502-002) Ward 2. (For Possible Action)
4. **T-MAP-19-2022 COMMERCE & KRAFT** - Applicant: Vanessa Taucer. Request: A tentative map in an R-1 (Single-Family Low Density District) with a proposed property reclassification to PUD / PID (Planned Unit Development / Planned Infill Development District), to allow a 52-unit, multi-family (townhome) subdivision. Location: Southeast corner of Commerce Street and Kraft Avenue. (APN 139-03-502-002) Ward 2. (For Possible Action)

5. **FDP-24-2022 N 5TH AND AZURE** - Applicant: Harmony Homes. Request: A final development plan in a PUD (Planned Unit Development), to develop a 108-lot, multifamily (condominium) subdivision. Location: Northwest corner of North 5th Street and Azure Avenue. (APNs 124-27-504-002, 124-27-504-004, 124-27-504-006 and 124-27-504-008) Ward 4. (For Possible Action)
6. **T-MAP-25-2022 KAVISON HOMES** - Applicant: Kavison Homes, LLC. Request: A tentative map in a PUD / PID (Planned Unit Development / Planned Infill Development District), to allow a 27-lot, single-family subdivision. Location: Southeast corner of Simmons Street and San Miguel Avenue. (APNs 139-05-801-001 & 139-05-801-003) Ward 4. (For Possible Action)
7. **FDP-25-2022 TROPICAL & LOSEE CAR WASH** - Applicant: InterCapital Asset Management - Stan Wasserkrug. Request: A final development plan in a PUD (Planned Unit Development District), to develop a car wash and two (2) quick service restaurants. Location: Northeast corner of Tropical Parkway and Losee Road. (APN 124-25-201-003) Ward 2. (For Possible Action)
8. **SUP-55-2022 TROPICAL & LOSEE CAR WASH (Public Hearing)**. Applicant: InterCapital Asset Management - Stan Wasserkrug. Request: A special use permit in a PUD (Planned Unit Development District) to allow a vehicle washing establishment. Location: Northeast corner of Tropical Parkway and Losee Road. (APN 124-25-201-003) Ward 2. (For Possible Action)
9. **SUP-57-2022 LIFE LEGACY VENUES (Public Hearing)**. Applicant: Devin Brooks. Request: A special use permit in a PUD (Planned Unit Development District) to allow a Beer-Wine-Spirit based product "On-Sale" liquor license in conjunction with a community center or meeting hall (banquet hall). Location: 3040 West Cheyenne Avenue. (APN 139-08-416-009) Ward 2. (For Possible Action)
10. **VN-14-2022 MARIA LILIAN HERNANDEZ FUENTES (Public Hearing)**. Applicant: Maria Lilian Hernandez-Fuentes. Request: A variance in an R-1 (Single-Family Low Density District), to allow a rear yard setback of seven feet where the required rear yard setback is 15 feet. Location: 3705 Judson Avenue. (APN 139-24-610-338) Ward 1. (For Possible Action)
11. **ZN-32-2022 THE VILLAGES AT TULE SPRINGS - PARCEL 1.11 (Public Hearing)**. Applicant: DR Horton. Request: A property reclassification from an MPC RZ10 (Master Planned Community Residential Zone up to 10 Dwelling Units per Acre District) to an R-1 PCD (Medium-Low Density Residential Planned Community District). Location: Northwest corner of Tule Springs Parkway and Upper Sonoran Road. (APN 124-16-601-002) Ward 4. (For Possible Action)

12. **T-MAP-26-2022 THE VILLAGES AT TULE SPRINGS - PARCEL 1.11** - Applicant: DR Horton. Request: A tentative map in an MPC RZ10 (Master Planned Community Residential Zone up to 10 Dwelling Units per Acre District) to a proposed R-1 PCD (Medium-Low Density Residential Planned Community District), to allow a 67-lot, single-family subdivision. Location: Northeast of Tule Springs Parkway approximately 750 feet north of Eglington Street. (APN 124-16-601-002) Ward 4. (For Possible Action)
13. **ZN-33-2022 THE VILLAGES AT TULE SPRINGS - PARCEL 1.12 (Public Hearing).** Applicant: DR Horton. Request: A property reclassification from an MPC RZ10 (Master Planned Community Residential Zone up to 10 Dwelling Units per Acre District) to an R-CL PCD (Medium Density Residential Planned Community District). Location: Northwest corner of Tule Springs Parkway and Eglington Street. (APN 12416-601-002) Ward 4. (For Possible Action)
14. **T-MAP-28-2022 THE VILLAGES AT TULE SPRINGS - PARCEL 1.12** - Applicant: DR Horton. Request: A tentative map in an MPC RZ10 (Master Planned Community Residential Zone up to 10 Dwelling Units per Acre District) to a proposed R-CL PCD (Medium Density Residential Planned Community District), to allow a 142-lot, singlefamily subdivision. Location: Northwest corner of Tule Springs Parkway and Eglington Street. (APN 124-16-601-002) Ward 4. (For Possible Action)
15. **ZN-37-2022 THE VILLAGES AT TULE SPRINGS - PARCEL 1.15 (Public Hearing).** Applicant: DR Horton. Request: A property reclassification from an MPC RZ6 (Master Planned Community Residential Zone up to 6 Dwelling Units per Acre District) to an R-1 PCD (Medium-Low Density Residential Planned Community District). Location: South of the Grand Teton Alignment and west of Eglington Street. (APN 124-16-501-004) Ward 4. (For Possible Action)
16. **T-MAP-29-2022 THE VILLAGES AT TULE SPRINGS - PARCEL 1.15** - Applicant: DR Horton. Request: A tentative map in an MPC RZ6 (Master Planned Community Residential Zone up to 6 Dwelling Units per Acre District) to a proposed R-1 PCD (Medium-Low Density Residential Planned Community District), to allow a 178-lot, single-family subdivision. Location: South of the Grand Teton Alignment west of Eglington Street. (APN 124-16-501-004) Ward 4. (For Possible Action)
17. **ZN-38-2022 THE VILLAGES AT TULE SPRINGS - PARCEL 1.16 (Public Hearing).** Applicant: DR Horton. Request: A property reclassification from an MPC RZ6 (Master Planned Community Residential Zone up to 6 Dwelling Units per Acre District) to an R-1 PCD (Medium-Low Density Residential Planned Community District). Location: South of the Grand Teton Alignment east of Eglington Street. (APN 124-16-501-004) Ward 4. (For Possible Action)

18. **T-MAP-30-2022 THE VILLAGES AT TULE SPRINGS - PARCEL 1.16** - Applicant: DR Horton. Request: A tentative map in an MPC RZ6 (Master Planned Community Residential Zone up to 6 Dwelling Units per Acre District) to a proposed R-1 PCD (Medium-Low Density Residential Planned Community District), to allow an 82-lot, single-family subdivision. Location: South of the Grand Teton Alignment east of Eglington Street. (APN 124-16-501-004) Ward 4. (For Possible Action)
19. **ZN-36-2022 THE VILLAGES AT TULE SPRINGS - PARCELS 1.17 & 1.18 (Public Hearing)**. Applicant: DR Horton. Request: A property reclassification from an MPC RZ10 (Master Planned Community Residential Zone up to 10 Dwelling Units per Acre District) to an R-CL PCD (Medium Density Residential Planned Community District). Location: Northeast corner of Tule Springs Parkway and Eglington Street. (APN 124-16-601-002) Ward 4. (For Possible Action)
20. **T-MAP-27-2022 THE VILLAGES AT TULE SPRINGS - PARCELS 1.17 & 1.18-** Applicant: DR Horton. Request: A tentative map in an MPC RZ10 (Master Planned Community Residential Zone up to 10 Dwelling Units per Acre District) to a proposed R-CL PCD (Medium Density Residential Planned Community District), to allow a 354lot, single-family subdivision. Location: Northeast corner of Tule Springs Parkway and Eglington Street. (APN 124-16-601-002) Ward 4. (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