

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

August 11, 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 August 11, 2021 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 August 11, 2021 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 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 August 11, 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 July 14, 2021. \(For Possible Action\)](#)

BUSINESS

3. **FDP-07-2021 MIXED USE DEVELOPMENT AT THE NWC OF CRAIG AND BRUCE.** Applicant: Siena Holding Management Co. LLC. Request: A Final Development Plan in a PUD (Planned Unit Development District), to Develop 8.5 Acres for Commercial Uses and 12 Acres for Industrial Uses. Location: Northwest Corner of Craig Road and Bruce Street. (Ward 2) (For Possible Action)
4. **SUP-43-2021 BORN AND RAISED (Public Hearing).** Applicant: Town Lounge North Las Vegas, LLC. Request: A Special Use Permit in a C-2 (General Commercial District) to Allow an "On-Sale" Liquor License (Full On-Sale) with Restricted Gaming. Location: Approximately Located at the Southwest Corner of Craig Road and Arcata Way. (Ward 2) (For Possible Action)
5. **SUP-38-2021 C & M AUTO (Public Hearing).** Applicant: Candice Mitchell. Request: A Special Use Permit in an M-2 (General Industrial District) to Allow a Vehicle, Boat, or Recreational Vehicle Sales, and Rental Lot (Outdoors). Location: 3432 North Bruce Street, Unit 13. (Ward 2) (For Possible Action)
6. **SUP-39-2021 SOUTHERN NEVADA WELDING - OFFICE AND WORKSHOP (Public Hearing).** Applicant: Eric Russ. Request: A Special Use Permit in an M-2 (General Industrial District) to Allow Outdoor Manufacturing and Production. Location: 6425 Shatz Street. (Ward 1) (For Possible Action)
7. **SUP-46-2021 HIGH IMPACT STEEL YARD (Public Hearing).** Applicant: High Impact Signs Steel and Specialties. Request: A Special Use Permit in an M-2 (General Industrial District) to Allow Outdoor Manufacturing and Production. Location: 1011 East Alexander Road. (Ward 2) (For Possible Action)
8. **UN-49-18 (PZ64830) THE LOOP (Public Hearing).** Applicant: Michael Angelo, LLC. Request: An Extension of Time for a Special Use Permit in a C-2 (General Commercial District) to Allow an "On-Sale" Liquor License (Full On-Sale) with Restricted Gaming. Location: East of Lamb Boulevard, Approximately 480 Feet South of Centennial Parkway. (APN 123-29-101-002) (Ward 1) (For Possible Action)
9. **SUP-40-2021 NORTHEAST CTA (Public Hearing).** Applicant: Clark County School Dist. Request: A Special Use Permit in a PSP (Public / Semi-Public District) to Allow a School: Elementary or Secondary. Location: Southwest Corner of Dorrell Lane and Commerce Street. (Ward 4) (For Possible Action)

10. **SUP-45-2021 MAVERIK CONVENIENCE STORE (Public Hearing).** Applicant: Maverick, Inc. - Joe Ann Terburg, P.E. / Sr. Mgr. Request: A Special Use Permit in a C-2 (General Commercial District) to Allow Increased Sign Heights and Sign Areas for an Approved Convenience Store. Location: Northeast Corner of Interstate 15 and Tropical Parkway. (APN 123-28-201-011) (Ward 1) (For Possible Action)
11. **SUP-41-2021 VVGN (CULTIVATION) (Public Hearing).** Applicant: Vegas Valley Growers North. Request: A Special Use Permit in an M-2 (General Industrial District) to Allow a Cultivation Facility for Marijuana. Location: 5785 North Hollywood Boulevard. (Ward 1) (For Possible Action)
12. **SUP-42-2021 VVGN (PRODUCTION) (Public Hearing).** Applicant: Vegas Valley Growers North. Request: A Special Use Permit in an M-2 (General Industrial District) to Allow the Production of Edible Marijuana Products or Marijuana-Infused Products. Location: 5785 North Hollywood Boulevard. (Ward 1) (For Possible Action)
13. **UN-17-17 (PZ68651) VVGN TEMP FACILITY (Public Hearing).** Applicant: Vegas Valley Growers North. Request: An Extension of Time for a Special Use Permit in an M-2 (General Industrial District) to Allow a Temporary Building. Location: 5785 North Hollywood Boulevard. (Ward 1) (For Possible Action)
14. **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)
15. **ZOA-01-2021 APEX LANDSCAPING REQUIREMENTS (Public Hearing).** Applicant: The City of North Las Vegas. Request: An Amendment to Title 17 (Zoning Ordinance) to Amend the Landscaping Requirements Within the Industrial-Apex Overlay District, and Providing for Other Matters Properly Related Thereto. (Citywide) (For Possible Action)
16. **FDP-05-2021 RANCHO EL NORTE TOWNHOMES.** Applicant: LTRD Development. Request: A Final Development Plan in a PUD (Planned Unit Development District), to Develop 18 Two-Family Homes. Location: Southeast Corner of Camino Al Norte and Rancho Del Norte Drive. (Ward 2) (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