

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

October 13, 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 October 13, 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 October 13, 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 October 13, 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 September 8, 2021. \(Citywide\) \(For Possible Action\)](#)

**BUSINESS**

3. **ZN-21-2021 LOSEE RD. AND 215 BELTWAY (Public Hearing).** Applicant: Siena Holding Management Company, LLC. Request: A Property Reclassification from O-L (Open Land District) to C-1 (Neighborhood Commercial District). Location: Northeast Corner of Losee Road and Deer Springs Way. (APNs 124-24-201-005 and 124-24-201-006). (Ward 4) (For Possible Action)
4. **SUP-60-2021 TEC EQUIPMENT @ 5TH AND BROOKS (Public Hearing).** Applicant: TEC Equipment - David O. Thompson. Request: A Special Use Permit in an M-2 (General Industrial District) to Allow a Vehicle, Boat, or Recreational Vehicle Sales, and Rental Lot (Outdoor). Location: Southwest Corner of North 5th Street and Brooks Avenue. (APN 139-15-603-006). (Ward 2) (For Possible Action)
5. **SUP-56-2021 MILLER HIGHLAND SUBSTATION ADDITION (Public Hearing).** Applicant: Nevada Power dba NV Energy. Request: A Special Use Permit in a C-1 (Neighborhood Commercial District) to Allow a Public Utility Substation (Expansion). Location: Northwest Corner of Carey Avenue and Commerce Street. (APN 139-15-401-013). (Ward 2) (For Possible Action)
6. **SUP-58-2021 ALPHA 1 AUTO SALES LLC (Public Hearing).** Applicant: Salvador Olea Rodriguez. Request: A Special Use Permit in an M-2 (General Industrial District) to Allow a Vehicle, Boat, or Recreational Vehicle Sales, and Rental Lot. Location: 4230 North Pecos Road, Suite 7. (APN 140-06-317-003). (Ward 1) (For Possible Action)
7. **SUP-57-2021 PANTHERS BASEBALL LLC TRAINING FACILITY (Public Hearing).** Applicant: Panthers Baseball LLC aka NV Athletics. Request: A Special Use Permit in an M-2 (General Industrial District) to Allow an Indoor Recreation Center. Location: 2560 West Brooks Road, Suite 101, Unit C. (APN 139-17-510-020). (Ward 2) (For Possible Action)
8. **SUP-52-2021 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 Convenience Food Store with Gas Pumps. Location: Northeast Corner of Decatur Boulevard and Lone Mountain Road. (A Portion of APN 124-31-401-003). (Ward 3) (For Possible Action)
9. **FDP-05-2021 RANCHO DEL 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) (continued to the November 10, 2021 meeting)

**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**