

**ACTION REPORT  
CITY OF NORTH LAS VEGAS  
PLANNING COMMISSION REGULAR MEETING**

October 13, 2021

**BRIEFING**

5:30 PM, Caucus Room, 2250 Las Vegas Boulevard North,  
North Las Vegas, Nevada 89030

**CALL TO ORDER**

6:00 PM, Council Chambers, 2250 Las Vegas Boulevard North,  
North Las Vegas, Nevada 89030

**PLEDGE OF ALLEGIANCE - BY INVITATION**

Commissioner Riley

**PUBLIC FORUM**

There was no public participation.

**AGENDA**

1. **APPROVE PLANNING COMMISSION REGULAR MEETING AGENDA OF OCTOBER 13, 2021. (FOR POSSIBLE ACTION)**

ACTION: APPROVED AS AMENDED; ITEM NO. 9 CONTINUED TO NOVEMBER 10, 2021

**CONSENT AGENDA**

2. **APPROVE PLANNING COMMISSION REGULAR MEETING MINUTES OF SEPTEMBER 8, 2021. (FOR POSSIBLE ACTION)**

ACTION: APPROVED

**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)**

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

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)**

ACTION: APPROVED SUBJECT TO THE FOLLOWING AMENDED CONDITIONS:  
CONDITION NO. 2 DELETED:

1. UNLESS EXPRESSLY AUTHORIZED THROUGH A VARIANCE, WAIVER OR ANOTHER APPROVED METHOD, THIS DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
2. THE APPLICANT IS REQUIRED TO COMPLY WITH THE INDUSTRIAL DESIGN STANDARDS FOR THE BUILDING. A STEEL BUILDING IS NOT PERMITTED.
3. THE APPLICANT WILL BE REQUIRED TO PROVIDE A DECORATIVE BLOCK WALL OR WROUGHT IRON. CHAIN LINK IS NOT PERMITTED.
4. ALL KNOWN GEOLOGIC HAZARDS SHALL BE SHOWN ON ANY PRELIMINARY DEVELOPMENT PLANS AND CIVIL IMPROVEMENT PLANS SUBMITTED TO THE CITY. SUBSEQUENT IDENTIFICATION OF ADDITIONAL HAZARDS MAY SUBSTANTIALLY ALTER DEVELOPMENT PLANS.

5. APPROVAL OF A DRAINAGE STUDY IS REQUIRED PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS.
6. APPROVAL OF A TRAFFIC STUDY IS REQUIRED PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS. PLEASE CONTACT TRAFFIC ENGINEERING AT 633-2676 TO REQUEST A SCOPE. A QUEUING ANALYSIS MAY BE REQUIRED.
7. ANY GATED ENTRANCES SHALL BE REQUIRED TO BE OPENED DURING BUSINESS HOURS OR SHALL HAVE THE GATE LOCATED A DISTANCE FAR ENOUGH AWAY FROM THE ADJACENT ROADWAY SO AS NO VEHICLES QUEUE ONTO THE PUBLIC R.O.W.
8. THE PUBLIC STREET GEOMETRICS, WIDTH OF OVERPAVE AND THICKNESS OF THE PAVEMENT SECTIONS WILL BE DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS.
9. DEDICATION AND CONSTRUCTION OF THE FOLLOWING STREETS AND/OR HALF STREETS IS REQUIRED PER THE *MASTER PLAN OF STREETS AND HIGHWAYS* AND/OR *CITY OF NORTH LAS VEGAS MUNICIPAL CODE* SECTION 16.24.100:
  - a. BROOKS AVE
  - b. N. 5<sup>TH</sup> ST
10. ALL DRIVEWAY GEOMETRICS SHALL BE IN COMPLIANCE WITH THE *UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS* DRAWING NUMBER 225.
11. THE PROPERTY OWNER IS REQUIRED TO GRANT A ROADWAY EASEMENT FOR COMMERCIAL DRIVEWAY(S).
12. IF THE PROPERTY IS INTENDED TO BE SUBDIVIDED, APPROPRIATE SUBDIVISION OR PARCEL MAPPING MUST COMPLY WITH NRS CHAPTER 278 AND THE *CITY*

*OF NORTH LAS VEGAS MUNICIPAL CODE.*

13. THE PROPERTY OWNER IS REQUIRED TO SIGN A RESTRICTIVE COVENANT FOR UTILITIES.
14. THE PROPERTY OWNER IS REQUIRED TO GRANT A 5' PUBLIC UTILITY EASEMENT WITHIN THE PROPERTY LINE ADJACENT TO THE RIGHT OF WAY.
15. ALL OFF-SITE IMPROVEMENTS MUST BE COMPLETED PRIOR TO FINAL INSPECTION OF THE FIRST BUILDING.
16. ALL NV ENERGY EASEMENTS, APPURTENANCES, LINES AND POLES MUST BE SHOWN AND SHALL BE LOCATED ENTIRELY WITHIN THE PERIMETER LANDSCAPE AREA OF THIS DEVELOPMENT. DISTRIBUTION LINES, EXISTING OR PROPOSED, SHALL BE PLACED UNDERGROUND IF IMPACTED BY THE PROPOSED DEVELOPMENT OF THE PARCEL OR IF THE POLE IMPEDES UPON THE PROPER ADA CLEARANCES FOR SIDEWALK. UNDER NO CIRCUMSTANCES WILL NEW DOWN GUY WIRES BE PERMITTED.

**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)**

ACTION: APPROVED SUBJECT TO THE FOLLOWING AMENDED CONDITIONS: CONDITION NO. 5 DELETED & CONDITION NO. 6 TO READ: ALL DRIVEWAY GEOMETRICS SHALL BE IN COMPLIANCE WITH THE *UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS* DRAWING NUMBER 224:

1. UNLESS EXPRESSLY AUTHORIZED THROUGH A VARIANCE, WAIVER OR ANOTHER APPROVED METHOD, THIS DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.

2. THE APPLICANT IS ALLOWED UP TO A FOURTEEN (14) FOOT DECORATIVE BLOCK WALL AROUND THE SITE. BARBED WIRE ON TOP OF THE WALL IS NOT ALLOWED.
3. ALL KNOWN GEOLOGIC HAZARDS SHALL BE SHOWN ON ANY PRELIMINARY DEVELOPMENT PLANS AND CIVIL IMPROVEMENT PLANS SUBMITTED TO THE CITY. SUBSEQUENT IDENTIFICATION OF ADDITIONAL HAZARDS MAY SUBSTANTIALLY ALTER DEVELOPMENT PLANS.
4. APPROVAL OF A DRAINAGE STUDY IS REQUIRED PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS.
5. ALL DRIVEWAY GEOMETRICS SHALL BE IN COMPLIANCE WITH THE *UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS* DRAWING NUMBER 224.
6. THE PROPERTY OWNER IS REQUIRED TO SIGN A RESTRICTIVE COVENANT FOR UTILITIES.
7. THE PROPERTY OWNER IS REQUIRED TO GRANT A 5' PUBLIC UTILITY EASEMENT WITHIN THE PROPERTY LINE ADJACENT TO THE RIGHT OF WAY.
8. THE PROPOSED SIDEWALK CONFIGURATION WILL BE REVIEWED WITH THE CIVIL IMPROVEMENT PLANS.
9. RIGHT OF WAY DEDICATION AND CONSTRUCTION OF A BUS TURN-OUT IS REQUIRED ON CAREY AVENUE PER THE *UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS* DRAWING NUMBER 234.1.
10. DEDICATION AND CONSTRUCTION OF THE FOLLOWING STREETS AND/OR HALF STREETS IS REQUIRED PER THE *MASTER PLAN OF STREETS AND HIGHWAYS AND/OR CITY OF NORTH LAS VEGAS MUNICIPAL CODE* SECTION 16.24.100:
  - a. CAREY AVENUE (SIDEWALK; STREETLIGHTS)
  - b. COMMERCE STREET (STREETLIGHTS)

11. ALL NEVADA ENERGY EASEMENTS, APPURTENANCES, LINES AND POLES MUST BE SHOWN AND SHALL BE LOCATED ENTIRELY WITHIN THE PERIMETER LANDSCAPE AREA OF THIS DEVELOPMENT. DISTRIBUTION LINES, EXISTING OR PROPOSED, SHALL BE PLACED UNDERGROUND IF IMPACTED BY THE PROPOSED DEVELOPMENT OF THE PARCEL OR IF THE POLE IMPEDES UPON THE PROPER ADA CLEARANCES FOR SIDEWALK. UNDER NO CIRCUMSTANCES WILL NEW DOWN GUY WIRES BE PERMITTED.

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. \(APN 140-06-317-003\). \(WARD 1\) \(FOR POSSIBLE ACTION\)](#)

ACTION: APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. UNLESS EXPRESSLY AUTHORIZED THROUGH A VARIANCE, WAIVER OR ANOTHER APPROVED METHOD, THIS DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
  2. OUTSIDE DISPLAY OF VEHICLES IS LIMITED TO THREE (3) VEHICLES ONLY. INDOOR DISPLAY IS LIMITED TO ONE (1) VEHICLE ONLY.
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)**

ACTION: APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. UNLESS EXPRESSLY AUTHORIZED THROUGH A VARIANCE, WAIVER OR ANOTHER APPROVED METHOD, THIS DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
2. HOURS OF OPERATION SHALL BE MONDAY THROUGH FRIDAY 5 PM TO 9 PM AND SATURDAY AND SUNDAY 9 AM TO 9 PM.
3. APPLICANT SHALL UPDATE THE BUILDING WITH THE PROPER 25 DECIBEL NOISE ATTENUATION EXTERIOR TO INTERIOR.

**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)**

ACTION: APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. UNLESS EXPRESSLY AUTHORIZED THROUGH A VARIANCE, WAIVER OR ANOTHER APPROVED METHOD, THIS DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
2. THE GAS CANOPY IS AN ACCESSORY STRUCTURE TO THE CONVENIENCE FOOD STORE AND SHALL MATCH THE MATERIALS, ACCENTS AND COLOR SCHEME.
3. ALL STRUCTURES IN A COMMERCIAL ZONING ARE REQUIRED TO BE 30' FROM AN EXISTING RESIDENTIAL PROPERTY LINE.
4. THE REQUIRED LANDSCAPE BUFFER ADJACENT TO THE EASTERN PROPERTY LINE SHALL CONTAIN A DOUBLE ROW OF TREES PLANTED 20 FEET ON CENTER WITH SHRUBS THAT PROVIDE A 50% GROUND COVERAGE

WITHIN TWO (2) YEARS OF PLANTING.

5. APPLICANT SHALL PROVIDE THE (2) BICYCLE PARKING STALLS.
6. THE APPLICANT SHALL ADD THE RUST COLORED TERRA COTTA ACCENT PANELS TO THE PROPOSED CONVENIENCE FOOD STORE BUILDING TO CREATE A COHESIVE OVERALL SITE DESIGN.
7. THE APPLICANT SHALL PROVIDE THE REQUIRED FOUNDATIONAL LANDSCAPING OF SIX (6) FEET AND REQUIRED PARKING LOT LANDSCAPING.
8. THE SITE PLAN SHALL BE REVISED TO PROVIDE THE FIVE (5) FOOT SIDEWALK DETACHED AND CENTERED BETWEEN PERIMETER LANDSCAPING ALONG DECATUR BOULEVARD AND LONE MOUNTAIN ROAD.
9. APPLICANT SHALL PROVIDE A TRASH ENCLOSURE. THE TRASH ENCLOSURE SHALL USE SIMILAR MATERIALS AND COLOR PALETTE AS THE PRINCIPAL BUILDING WITH SIX (6) FEET LANDSCAPE ISLANDS ARE REQUIRED ON BOTH SIDES OF THE TRASH ENCLOSURE.
10. ALL KNOWN GEOLOGIC HAZARDS SHALL BE SHOWN ON ANY PRELIMINARY DEVELOPMENT PLANS AND CIVIL IMPROVEMENT PLANS SUBMITTED TO THE CITY. SUBSEQUENT IDENTIFICATION OF ADDITIONAL HAZARDS MAY SUBSTANTIALLY ALTER DEVELOPMENT PLANS.
11. APPROVAL OF A DRAINAGE STUDY IS REQUIRED PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS.
12. APPROVAL OF A TRAFFIC STUDY IS REQUIRED PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS. PLEASE CONTACT TRAFFIC ENGINEERING AT 633-2676 TO REQUEST A SCOPE, QUEUING ANALYSIS MAY BE REQUIRED.
13. THE SIZE AND NUMBER OF ACCESS POINTS AND THEIR LOCATIONS ARE SUBJECT TO REVIEW AND APPROVAL BY THE CITY OF NORTH LAS VEGAS TRAFFIC ENGINEER AND MUST MEET THE STANDARDS SET FORTH IN *NORTH LAS VEGAS MUNICIPAL CODE SECTION 17.24.040*. CONFORMANCE WILL REQUIRE

MODIFICATIONS TO THE SITE. THE PROPOSED DRIVEWAYS ON LONE MOUNTAIN DO NOT MEET THESE CRITERIA AND SHALL NOT BE PERMITTED AS SHOWN.

14. ALL DRIVEWAY GEOMETRICS SHALL BE IN COMPLIANCE WITH THE APPLICABLE *UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS* DRAWING NUMBERS 222.1 AND 225.
15. DEDICATION AND CONSTRUCTION OF THE FOLLOWING STREETS AND/OR HALF STREETS IS REQUIRED PER THE *MASTER PLAN OF STREETS AND HIGHWAYS AND/OR CITY OF NORTH LAS VEGAS MUNICIPAL CODE SECTION 16.24.100*:
  - a. LA MADRE WAY (HALF STREET IMPROVEMENTS)
  - b. LONE MT. WAY (SIDEWALK, STREET LIGHTS)
  - c. DECATUR BLVD. (SIDEWALK, STREET LIGHTS)
16. THE PUBLIC STREET GEOMETRICS AND THICKNESS OF THE PAVEMENT SECTIONS WILL BE DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS.
17. RIGHT OF WAY DEDICATIONS AND CONSTRUCTION OF A BUS TURN-OUT AND RIGHT TURN LANE IS REQUIRED ON DECATUR BOULEVARD PER THE *UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS* DRAWING NUMBER 234.4.
18. ADDITIONAL ROW ALONG LONE MOUNTAIN IS REQUIRED PER THE *UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS* DRAWING NUMBER 201.1.
19. ROW DEDICATION AND CONSTRUCTION OF A RIGHT TURN LANE ALONG LONE MOUNTAIN ROAD IS REQUIRED.
20. A RAISED MEDIAN SHALL BE CONSTRUCTED ALONG LONE MOUNTAIN TO EXTEND 50 FEET EAST OF THE EXISTING PARCEL LINE (APPROXIMATELY 525' FROM DECATUR INTERSECTION).
21. ANY PROPOSED DRIVEWAY ON LONE MOUNTAIN ROAD SHALL BE RIGHT IN – RIGHT OUT ONLY.
22. THE PROPOSED DRIVEWAY ON LA MADRE WAY SHALL

BE GATED AND SHALL ONLY BE EXIT ONLY.

23. NO PROPOSED DRIVEWAY SHALL BE PERMITTED ON THE SOUTH SIDE OF VILLA MADRE WAY.
24. A RAISED MEDIAN SHALL BE CONSTRUCTED ON DECATUR BOULEVARD SOUTH OF VILLA MADRE WAY.
25. THE PROPERTY OWNER IS REQUIRED TO GRANT A PUBLIC PEDESTRIAN ACCESS EASEMENT FOR SIDEWALK LOCATED WITHIN A COMMON ELEMENT, OR ON PRIVATE PROPERTY, WHEN THAT SIDEWALK IS PROVIDING PUBLIC ACCESS ADJACENT TO THE RIGHT-OF-WAY. (GRANTED PER SEPARATE DOCUMENT USING A SIDEWALK EASEMENT).
26. THE PROPERTY OWNER IS REQUIRED TO GRANT A ROADWAY EASEMENT FOR COMMERCIAL DRIVEWAY(S).
27. WHEN SUBMITTING THE PROJECT'S CIVIL IMPROVEMENT PLANS TO THE DEPARTMENT OF PUBLIC WORKS FOR REVIEW, THE DEVELOPER MUST PROVIDE A COPY OF THE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS THAT WILL ESTABLISH THE PROVISIONS FOR CROSS ACCESS, SURFACE AND/OR UNDERGROUND DRAINAGE FACILITIES AND UTILITIES CROSSING PROPERTY LINES, DEVELOPMENT AND MAINTENANCE OF THE PROPERTY AND IMPROVEMENTS. THE DOCUMENT MUST BE RECORDED PRIOR TO APPROVAL OF THE PLANS.
28. IF THE PROPERTY IS INTENDED TO BE SUBDIVIDED, APPROPRIATE SUBDIVISION OR PARCEL MAPPING MUST COMPLY WITH NRS CHAPTER 278 AND THE *CITY OF NORTH LAS VEGAS MUNICIPAL CODE*.
29. PRIOR TO SUBMITTING TRAFFIC AND DRAINAGE STUDIES FOR REVIEW, THE APPLICANT MUST ACQUIRE APPROVAL FROM THE TRAFFIC DIVISION OF AN UPDATED, CONFORMING SITE PLAN THAT DEPICTS THE NEW DRIVEWAY LOCATIONS PER THE TRAFFIC DIVISION CONDITIONS LISTED HEREIN.
30. ALL NEVADA ENERGY EASEMENTS, APPURTENANCES, LINES AND POLES MUST BE SHOWN AND SHALL BE LOCATED ENTIRELY WITHIN THE PERIMETER LANDSCAPE AREA OF THIS DEVELOPMENT. DISTRIBUTION LINES, EXISTING OR PROPOSED, SHALL BE PLACED UNDERGROUND IF IMPACTED BY THE

PROPOSED DEVELOPMENT OF THE PARCEL OR IF THE POLE IMPEDES UPON THE PROPER ADA CLEARANCES FOR SIDEWALK. UNDER NO CIRCUMSTANCES WILL NEW DOWN GUY WIRES BE PERMITTED.

9. 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) (CONTINUED TO THE NOVEMBER 10, 2021 MEETING)

ACTION: CONTINUED TO NOVEMBER 10, 2021

#### STAFF ITEMS

Land Development and Community Services Director Jordan thanked Staff for all their work.

#### COMMISSION ITEMS

There were no additional items.

#### PUBLIC FORUM

There was no public participation.

#### ADJOURNMENT

Vice Chairman Berrett adjourned the meeting at 6:26 p.m.