

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

August 10, 2022

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

PUBLIC FORUM

There was no public participation.

AGENDA

1. **APPROVE PLANNING COMMISSION REGULAR MEETING AGENDA OF AUGUST 10, 2022. (FOR POSSIBLE ACTION)**

ACTION: APPROVED AS AMENDED: ITEMS NO. 6 AND 15 CONTINUED UNTIL SEPTEMBER, 14 2022.

CONSENT AGENDA

2. **APPROVE PLANNING COMMISSION REGULAR MEETING MINUTES OF MAY 11, 2022. (FOR POSSIBLE ACTION)**

ACTION: APPROVED

3. **APPROVE PLANNING COMMISSION REGULAR MEETING MINUTES OF JUNE 8, 2022. (FOR POSSIBLE ACTION)**

ACTION: APPROVED

4. **APPROVE PLANNING COMMISSION REGULAR MEETING MINUTES OF JULY 13, 2022. (FOR POSSIBLE ACTION)**

ACTION: APPROVED

BUSINESS

5. **SUP-25-2022 MOBI MUNCH, INC. (PUBLIC HEARING). APPLICANT: CHI HANG TANY. REQUEST: A SPECIAL USE PERMIT IN AN M-2 (GENERAL INDUSTRIAL DISTRICT) TO ALLOW A VEHICLE, BOAT, OR RECREATIONAL VEHICLES SALES, AND RENTAL LOT (OUTDOOR). LOCATION: 439 ROCK QUARRY WAY. (APN 139-10-310-014) WARD 2. (FOR POSSIBLE ACTION)**

**MEGAN WHOLEY, 4391 ROCK QUARRY WAY, NORTH LAS VEGAS on
Behalf of the Applicant.**

**ACTION: APPROVED WITH CONDITIONS:
Planning and Zoning:**

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. The outside display of vehicles shall be limited to no more than four (4) food trucks and outdoor storage of no more than ten (10) additional food trucks.

6. **SUP-28-2022 HEALTH AND FITNESS CENTER (PUBLIC HEARING). APPLICANT: FORWARD TEE LLC. REQUEST: A SPECIAL USE PERMIT IN AN M-2 (GENERAL INDUSTRIAL DISTRICT) TO ALLOW A HEALTH AND FITNESS CENTER. LOCATION: 4120 EAST CRAIG ROAD. (APN 140-06-610-017) WARD 1. (FOR POSSIBLE ACTION)**

ACTION: CONTINUED UNTIL SEPTEMBER 14, 2022

7. [SUP-32-2022 NELSON RESIDENCE #1 \(PUBLIC HEARING\). APPLICANT: RAUL AVENDANO. REQUEST: A SPECIAL USE PERMIT IN AN R-2 \(SINGLE-FAMILY MEDIUM DENSITY DISTRICT\) TO ALLOW A SINGLE-FAMILY RESIDENCE. LOCATION: 1304 EAST NELSON AVENUE. \(APN 139-14-810-073\) WARD 1. \(FOR POSSIBLE ACTION\)](#)

ERIK CERNA, 9414 FORT MACCARTHUR ST., LAS VEGAS on behalf of the applicant.

ACTION: APPROVED WITH CONDITIONS, Condition No. 4 has been removed:
Planning and Zoning:

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. Each dwelling should have an exterior color that is earth tone, warm pastel or neutral colors and should not be the same color scheme as the adjacent home to west or east of the proposed site.
3. All mechanical equipment must be screened from view of right-of way.
4. ~~A landscape plan and irrigation plan is required with the building permit.~~

8. [SUP-33-2022 NELSON RESIDENCE #2 \(PUBLIC HEARING\). APPLICANT: RAUL AVENDANO. REQUEST: A SPECIAL USE PERMIT IN AN R-2 \(SINGLE-FAMILY MEDIUM DENSITY DISTRICT\) TO ALLOW A SINGLE-FAMILY RESIDENCE. LOCATION: 1308 EAST NELSON AVENUE. \(APN 139-14-810-072\) WARD 1. \(FOR POSSIBLE ACTION\)](#)

ERIK CERNA, 9414 FORT MACCARTHUR ST., LAS VEGAS on behalf of the applicant.

ACTION: APPROVED WITH CONDITIONS, Condition No. 4 has been removed:
Planning and Zoning:

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. Each dwelling should have an exterior color that is earth tone, warm pastel or neutral colors and should not be the same color scheme as the adjacent home to west or east of the proposed site.

3. All mechanical equipment must be screened from view of right-of way.

~~4. A landscape plan and irrigation plan is required with the building permit.~~

9. SUP-34-2022 TERRIBLE HERBST (PUBLIC HEARING). APPLICANT: HERBST DEVELOPMENT. REQUEST: A SPECIAL USE PERMIT IN AN M-2 (GENERAL INDUSTRIAL DISTRICT) TO ALLOW A CONVENIENCE FOOD STORE WITH GAS PUMPS WITH AN "OFF-SALE" BEER-WINE-SPIRIT BASED PRODUCTS LICENSE. LOCATION: NORTHEAST CORNER OF INTERSTATE 15 AND LAS VEGAS BOULEVARD NORTH. (APN 122-09-210-002) WARD 1. (FOR POSSIBLE ACTION)

JEFF FREUND, 6780 S. FORT APACHE RD. #110, LAS VEGAS on Behalf of the applicant.

ACTION: APPROVED WITH CONDITIONS, Condition No. 4 has been removed:

Planning and Zoning:

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 can process a Beer-Wine-Spirit Based "Off-Sale" liquor license in conjunction with the convenience food store and must comply with all applicable requirements outlined within both Title 5 and Title 17 of the Municipal Code for the City of North Las Vegas.

3. The gas canopies shall match the materials, accents and color scheme of the convenience food store.

~~4. The applicant shall install 20 feet of landscaping adjacent to Las Vegas Boulevard and the north, east and south perimeter property boundary. The required landscape shall provide a 30% ground coverage within two (2) years of planting.~~

Public Works:

5. 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.

6. Approval of a drainage study is required prior to submittal of the civil improvement plans. Conformance may require modifications to the site plan.
 7. 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 and Uniform Standard Drawings for Public Works' Construction Off-Site Improvements Drawing Number 222.1. Conformance may require modifications to the site.
 8. All driveway geometrics shall be in compliance with the applicable Uniform Standard Drawings for Public Works' Construction Off-Site Improvements Drawing Numbers.
 9. 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.
 10. The property owner is required to grant a roadway easement for commercial driveway(s).
10. [T-MAP-14-2022 CAREY & CONCORD. APPLICANT: AMBLESIDE PROPERTIES LLLP ATTN: RAHOUL SHARAN. REQUEST: A TENTATIVE MAP IN AN R-1 \(SINGLE-FAMILY LOW DENSITY DISTRICT\), TO ALLOW A 9-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION. LOCATION: GENERALLY 100 FEET EAST OF THE NORTHEAST CORNER OF NORTH STREET AND CAREY AVENUE. \(APN 139-16-802-003\) WARD 2. \(FOR POSSIBLE ACTION\)](#)

JEREMIAH JOHNSON, 6030 S JONES BLVD., LAS VEGAS on behalf of the applicant.

**ACTION: APPROVED WITH CONDITIONS:
Planning and Zoning:**

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. All nine (9) dwelling units shall have automatic fire sprinkler systems installed, subject to review and approval of Building and Safety Fire Prevention.

Public Works:

3. All known geologic hazards shall be shown on the preliminary development plan, tentative map and the civil improvement plans. Geological hazards such as fault lines or fissures affecting residential structures may substantially alter the tentative map layout and require the submission of a revised tentative map which must be approved by the City prior to final approval of the civil improvement plans. The footprint of proposed structures shall be plotted on all lots impacted by faults and/or fissures and a minimum width of five (5) feet shall be provided from the edge of any proposed structure to the nearest fault and/or fissure.
4. Approval of a drainage study is required prior to submittal of the civil improvement plans.
5. 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 may require modifications to the site.
6. All driveway geometrics shall be in compliance with the Uniform Standard Drawings for Public Works' Construction Off-Site Improvements Drawing Number 222.
7. Proposed residential driveway slopes shall not exceed twelve percent (12%).
8. Approval of a traffic study or traffic study waiver 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.
9. Dedication and construction of the following streets and/or half streets is required per the Master Plan of Streets and/or Highways and City of North Las Vegas Municipal Code section 16.24.100:
 - a. Carey Avenue
10. All off-site improvements must be completed prior to final inspection of the first building.
11. All common elements shall be labeled and are to be maintained by the Home Owners Association.

12. 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.

13. Prior to submittal of the project's technical drainage study, the applicant shall provide a dimensioned lot fit analysis including driveway locations for the homes proposed on Lots 8 and 9 to confirm that all applicable standards are attained. Modifications to the site plan may be required.

11. [T-MAP-13-2022 GRAND TETON - DECATUR RETAIL. APPLICANT: INTERCAPITAL ASSET MANAGEMENT - STAN WASSERKRUG. REQUEST: A TENTATIVE MAP IN A C-1 MPC \(NEIGHBORHOOD COMMERCIAL MASTER PLANNED COMMUNITY DISTRICT\), TO ALLOW A 1-LOT, COMMERCIAL SUBDIVISION. LOCATION: SOUTHEAST CORNER OF DECATUR BOULEVARD AND GRAND TETON DRIVE. \(APN 124-18-110-009\) WARD 3. \(FOR POSSIBLE ACTION\)](#)

LUCY STEWART, 1930 VILLAGE CTR., #3-577 LAS VEGAS, on Behalf of the applicant.

ACTION: APPROVED WITH CONDITIONS
Planning and Zoning:

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances, including the Valley Vista Master Planned Community Design Standards and Guidelines.

Public Works:

2. 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.

3. Clark County Regional Flood Control District (CCRFCD) concurrence with the results of the drainage study is required prior to approval of the civil improvement plan when developing the property.

4. The property owner is required to grant a roadway easement for commercial driveway(s).
5. The size and number of driveways and their locations are subject to review and approval by the City Traffic Engineer and must meet the standards set forth in North Las Vegas Municipal Code section 17.24.040 and Clark County Area Uniform Standard Drawing number 222.1, including throat depths.
6. When submitting the final map 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 upon approval of the final map.

12. T-MAP-15-2022 215 & PECOS. APPLICANT: LEGACY AK, LLC. REQUEST: A TENTATIVE MAP IN A C-2 (GENERAL COMMERCIAL DISTRICT), TO ALLOW A 2-LOT, COMMERCIAL SUBDIVISION. LOCATION: SOUTHWEST CORNER OF PECOS ROAD AND ROME BOULEVARD. (APNS 124-24-701-005 AND 124-24-701-006) WARD 4. (FOR POSSIBLE ACTION)

JEREMIAH JOHNSON, 6030 S JONES BLVD., LAS VEGAS on behalf of the applicant.

**ACTION: APPROVED WITH AMENDED CONDITIONS:
Planning and Zoning:**

~~1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances, including the Valley Vista Master Planned Community Design Standards and Guidelines.~~

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.

Public Works:

2. 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.

3. Approval of a drainage study is required prior to submittal of the civil improvement plans. Conformance may require modifications to the site plan.
4. 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 may require modifications to the site.
5. All driveway geometrics shall be in compliance with the applicable *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Numbers.
6. The roadway section geometrics depicted on the Tentative Map are incorrect. The public street geometrics, width of over-pave and thickness of the pavement sections will be determined by the Department of Public Works.
7. 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. Rome Blvd.
 - b. Palmer St.
 - c. Pecos Rd.
 - d. Deer Springs Way
8. Full intersection improvements, including pavement transitions, are required at the intersection of Pecos Road and Deer Springs Way (Shelley Berkley Way).
9. Construction of a RTC bus turn-out is required on Pecos Road per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 234.1.
10. Right of way dedication and construction of a RTC bus turn-out is required on Deer Springs Way east of Palmer Street per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 234.1.
11. Construction of a right turn lane is required on Deer Springs Way at Pecos Road.

12. 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.
 13. When submitting the final map and associated 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 upon approval of the final map.
 14. The property owner is required to grant a roadway easement for commercial driveway(s).
 15. A revocable encroachment permit for landscaping within the public right of way is required.
 16. Prior to any onsite development, 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.
13. [T-MAP-16-2022 215 & PECOS. APPLICANT: LEGACY AK, LLC. REQUEST: A TENTATIVE MAP IN A C-2 \(GENERAL COMMERCIAL DISTRICT\), TO ALLOW A 1-LOT COMMERCIAL SUBDIVISION. LOCATION: NORTHWEST CORNER OF PECOS ROAD AND DEER SPRINGS BOULEVARD. \(APN 124-24-601-001\) WARD 4. \(FOR POSSIBLE ACTION\)](#)

JEREMIAH JOHNSON, 6030 S JONES BLVD., LAS VEGAS on behalf of the applicant.

ACTION: APPROVED WITH AMENDED CONDITIONS:
Planning and Zoning:

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.

2. A sidewalk eight (8) in width offset from the curb with five (5) feet of landscaping is required along Deer Springs Way.

Public Works:

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. Conformance may require modifications to the site plan.

5. 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 may require modifications to the site.

6. All driveway geometrics shall be in compliance with the applicable Uniform Standard Drawings for Public Works' Construction Off-Site Improvements Drawing Numbers.

7. The roadway section geometrics depicted on the Tentative Map are incorrect. The public street geometrics, width of over-pave and thickness of the pavement sections will be determined by the Department of Public Works.

~~8. — 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. — Statz St.~~
- ~~b. — Palmer St.~~
- ~~c. — Pecos Rd.~~
- ~~d. — Deer Springs Way~~

8. 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. Statz St.
- b. Pecos Rd.
- c. Deer Springs Way

9. Full intersection improvements, including pavement transitions, are required at the intersection of Pecos Road and Deer Springs Way (Shelley Berkley Way).
10. Construction of a RTC bus turn-out is required on Deer Springs Way west of Pecos Road per the Uniform Standard Drawings for Public Works' Construction Off-Site Improvements Drawing Number 234.1.
11. Right of way dedication and construction of a RTC bus turn-out is required on Deer Springs Way west of Palmer Street per the Uniform Standard Drawings for Public Works' Construction Off-Site Improvements Drawing Number 234.1.
12. Construction of a right turn lane is required on Pecos Road at Deer Springs Way.
13. 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.
14. When submitting the final map and associated 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 upon approval of the final map.
15. The property owner is required to grant a roadway easement for commercial driveway(s).
16. A revocable encroachment permit for landscaping within the public right of way is required.
17. Prior to any onsite development, 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.

14. [SUP-26-2022 CAR WASH \(PUBLIC HEARING\). APPLICANT: BLUE SPEED, LLC. REQUEST: A SPECIAL USE PERMIT IN A C-1 \(NEIGHBORHOOD COMMERCIAL DISTRICT\) TO ALLOW A VEHICLE WASHING ESTABLISHMENT. LOCATION: GENERALLY LOCATED ON THE NORTHWEST CORNER OF CHEYENNE AVENUE AND MARTIN L. KING BOULEVARD. \(APN 139-09-401-012\) WARD 2. \(FOR POSSIBLE ACTION\) \(CONTINUED JULY 13, 2022\)](#)

RANJIT GILL, 11509 HARRINGTON ST., BAKERSFIELD, CA on behalf of the applicant.

ACTION: APPROVED WITH CONDITIONS:
Planning and Zoning:

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. All signage for the subject site, including wall signage shall comply with Title 17 requirements.
3. Textured paint shall be used on the metal siding proposed at the entrance and exit of the car wash.
4. The maximum height for any portion of the building shall not exceed 24 feet.
5. A twenty (20) foot landscaped buffer shall be provided along the north and west property lines. In addition, two (2) offset rows of trees shall be provided at 10 feet on center.
6. The landscape planter along the south end of the parking adjacent to the vacuum parking spaces shall be a minimum of five (5) in width.
7. Hours of operation shall be limited to 7:00 a.m. to 9:00 p.m.

Public Works:

8. All known geologic hazards shall be shown on the site plan and the civil improvement plans. Subsequent identification of additional hazards may substantially alter the original site plan.
9. Approval of a drainage study is required prior to submittal of the civil improvement plans.

10. 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.

11. 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 may require modifications to the site.

12. All driveway geometrics shall be in compliance with the Uniform Standard Drawings for Public Works = Construction Off-Site Improvements Drawing Numbers 225 and 222.1.

13. The property owner is required to grant a roadway easement for commercial driveway(s).

14. 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.

15. [**ZOA-04-2022 CNLV \(PUBLIC HEARING\). APPLICANT: CITY OF NORTH LAS VEGAS. REQUEST: AN AMENDMENT TO TITLE 17 \(ZONING ORDINANCE\) TO MODIFY THE TURF REQUIREMENTS, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO. CITYWIDE. \(FOR POSSIBLE ACTION\) \(CONTINUED JULY 13, 2022\)**](#)

ACTION: CONTINUED UNTIL SEPTEMBER 14, 2022

[**STAFF ITEMS**](#)

Land Development and Community Services Director Jordan had nothing to report.

[**COMMISSION ITEMS**](#)

There were no commission items.

PUBLIC FORUM

Public comment cards were submitted by the following individuals, however there was no public participation:

ROBERT STRAWDER, 540 FORK MESA CT., HENDERSON

MARQUEZ STRAWDER-EAGLES, 2971 JUNIPER HILLS BLVD., LAS VEGAS

ADJOURNMENT

The meeting was adjourned at 6:28 PM.