

**MINUTES
CITY OF NORTH LAS VEGAS
PLANNING COMMISSION REGULAR MEETING**

September 14, 2022

BRIEFING

5:30 p.m., 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

ROLL CALL

COMMISSIONERS PRESENT

Chairman Warner
Vice Chairman Calhoun
Commissioner Greer
Commissioner Kraft
Commissioner Riley

COMMISSIONERS ABSENT

Commissioner Berrett
Commissioner Guymon

STAFF PRESENT

Land Development and Community Services Director Jordan
Planning and Zoning Manager Eastman
Principle Planner McNelly
Senior Deputy City Attorney Moore
City Clerk Rodgers
Deputy City Clerk McDowell

PLEDGE OF ALLEGIANCE - BY INVITATION

Commissioner Greer

PUBLIC FORUM

There was no public participation.

AGENDA

1. Approve Planning Commission Regular Meeting Agenda of September 14, 2022. (For Possible Action)

ACTION: APPROVED AS AMENDED – ITEM 9 WAS CONTINUED TO OCTOBER 12, 2022

MOTION: Commissioner Kraft

AYES: Chairman Warner, Vice Chairman Calhoun, Commissioners Greer, Kraft, Riley

NAYS: None

ABSTAIN: None

ABSENT: Commissioners Berrett and Guymon

CONSENT AGENDA

2. Approve Planning Commission Regular Meeting Minutes of August 10, 2022. (For Possible Action)

ACTION: APPROVED

MOTION: Commissioner Greer

AYES: Chairman Warner, Vice Chairman Calhoun, Commissioners Greer, Kraft and Riley

NAYS: None

ABSTAIN: None

ABSENT: Commissioners Berrett and Guymon

BUSINESS

3. [GED-01-2022 LOSEE STATION RESORT & CASINO \(Public Hearing\). Applicant: SC SP 3 LLC. Request: A Petition to Establish a Gaming Enterprise District \(GED\) in a C-2 MPC \(General Commercial Master Planned Community District\), and an RZ13 MPC \(Residential Zone Up to 13 DU/AC Master Plan Community District\), Proposed C / RC PCD \(Commercial / Resort Casino Planned Community District\). Location: Northwest Corner of Clark County 215 and Losee Road. \(APNs 124-14-810-003, 124-14-810-004, 124-14-810-005 and 124-23-510-001\) Ward 4 \(For Possible Action\)](#)

Items number 3, 4 and 5 were discussed together and voted upon separately.

Planning and Zoning Manager Eastman stated that The applicant is requesting Planning Commission consideration to establish a new gaming enterprise district (GED) as required by NRS 463.3086 for the subject property. The subject property is 66.86+ acres and is currently zoned C-2 MPC, General Commercial Master Planned Community District and RZ13 MPC, Residential Zone up to 13 du/ac District. In addition to this GED application, the applicant has filed a zone change (ZN-22-2022) request for the property to C/RC PCD, Commercial / Resort Casino Planned Community District; a special use permit (SUP-40-2022) to allow a casino/hotel on the site, and a site plan review (SPR-05-2022) for the entire commercial site plan. The subject property, is considered Parcel 2.21 in the Villages at Tule Springs Master Planned Community. The Villages at Tule Springs Land Use designation for the parcel is Commercial / Resort Casino.

The site plan submitted with the applications depicts a casino/hotel with one additional retail/commercial pad site (tavern) to be developed in two (2) phases. Phase 1 includes a total gross floor area of approximately 255,897 square feet of casino/hotel and uses that are accessory to the casino/hotel. Accessory uses within Phase 1 include a bowling alley, restaurants (3), food hall (6), bar/music lounges (4), and banquet and meeting areas. Phase 2 of the development includes an additional 299,174 square feet of gross floor area for the casino/hotel and accessory uses. The second phase of the proposed casino/hotel includes additional casino floor area, one additional restaurant, two additional restaurants in the food hall, one additional bar, kid's quest, Movie Theater, additional non-gaming entertainment (not specified) and more banquet and meeting facilities. The hotel component of the casino/hotel will provide 600 guest rooms in three (3) towers. The first phase will contain one tower with 200 guest rooms. Phase two will contain two additional towers (17,678 square feet each) with 200 additional rooms per tower. The proposed hotel tower height is 106 feet with a 20 foot parapet. Under the Development Standards for the Villages at Tule Springs, the C/RC, Commercial / Resort Casino District (proposed zoning) allows for a maximum building height of 120 feet. The applicant has included a site plan, landscape plan, floor plans, and elevations as

exhibits. All issues and concerns pertaining to the site plan, landscape plan, floor plans, and elevations will be reviewed and addressed with the special use permit, SUP-40-2022 and site plan review, SPR-05-2022. Staff does recommend approval with modification on item number five, condition number four. Staff wanted to note that there is a portion of the west side of the site that currently does not have a proposed land development on the west side of the property that does not have a proposed land use. The City does not anticipate any adverse impacts on facilities or neighboring land uses surrounding the subject site as the proposed use should be compatible with the future development and nearby residential areas. Staff is recommending approval of the proposed use.

Rebecca Miltenberger, 100 N. City Parkway, Las Vegas represented the applicant, SC SP 3 LLC, and stated that the property would be developing this project in two phases. Phase 1 will include 3 restaurants with outdoor dining of 5,000 square feet, interior food halls, approximately 23,000 square feet of banquet space, over 48,000 square feet of casino floor with sports books, and over 12,000 square feet of entertainment space. Phase 1 will also include a pool deck with 3 resort-style pools; 1 hotel tower with 200 rooms, as well as a stand-alone tavern on the corner of Severance Lane, and Losee Road, which will be around 6,000 square feet. The tavern is an approved use for parcel 2.21 in the Tule Springs Master Plan Community. Phase 1 will also include 1,653 parking spaces.

During Phase 2, there will be additional restaurants with an outdoor dining space of 1,500 square feet, additional interior food halls, and 27,000 square feet of casino space. There will also be additional entertainment space and expansion of the pool area to add two pools which will support the two additional hotel towers which will have 200 rooms for a total of 600 rooms. The applicant is also proposing to construct a covered garage and expand parking, which will provide a total of 3,238 parking spaces. She also stated that the entirety of the development will include well-lit parking spaces with sufficient pedestrian and bicycle sidewalks. The site will also include 40 electrical vehicle charging stations. This property will be utilized for commercial resort casino uses and the zone change that the applicant is requesting is a conforming zone change with the existing Master Plan. The proposed development will have four (4) access points: two commercial driveways along Severance Lane, and two commercial driveways along Losee Road. The applicant agrees to staffs proposed condition and stated that she is available for questions.

Chairman Warner opened the public hearing.

Angela Johansson, 407 Leighann Rd, Henderson is in opposition of this project. She stated that the gaming casino should provide a severance package before being able to move forward with this project.

Ronald Portillo, Las Vegas is in opposition of this project. He stated that he wants the planning commission to do something about the severance pay that he deserves.

Mario Medina, 4852 Stephanie St, Las Vegas translated from Spanish to English for the following public speaker, Jose Jimenez.

Jose Jimenez, 3890 Cinnamonwood Way, Las Vegas stated that he worked at Fiesta Casino in Henderson for 15 years. He is in opposition of this project until the company provides employment or a severance package.

Efrain Zarate, 4112 Via Olivero Ave, Las Vegas stated that he is in opposition of this project until the company pays them a severance pay. He stated that he worked with the casino for 23 years and it is not fair what they did to him.

Ken Liu, 1680 S. Commerce St, Las Vegas stated that he is there to represent the Culinary Union. The applicant for this project has not provided a definite timeline for this project. Therefore, it is impossible for anyone to make an informed decision on the potential impact of the development of this casino. The company just closed two casinos in the Las Vegas area, which caused many of its employees to lose their jobs. He respectfully requests that the commission deny this project.

Senator Pat Spearman, 5575 Simmons Street, Suite 1-174, North Las Vegas stated that she is representing her constituents and thousands of workers who have been displaced. She is here today to ask for the business plan become more compatible with the needs of workers. She respectfully asks that the workers who have lost their jobs at Texas and Fiesta stations to be the first hires for this property.

Norma Flores, 106 Elm St, Henderson stated that she wants to know how the station casinos are asking for another business license when they are not providing work for their previous employees. She is asking for a severance package.

Lucy Taufan, 1211 Toledo St, Henderson stated that she has lost a lot since being let go from station casino. She is in opposition of this project and is requesting a severance package.

City Clerk Rodgers, read into the record a comment received by the City Clerk's office regarding this item. The public comment was submitted by B. Morgan Joy in opposition of this proposal to establish a gaming enterprise district.

Chairman Warner closed the public hearing.

Chairman Warner stated that his heart has been touched by what the previous public speakers have mentioned and their voices have been heard. However, the Planning Commission is very limited to what they can do.

Rebecca Miltenberger, 100 N. City Parkway, Las Vegas stated that in regards to satisfying the requirements for this project, a resort has always been contemplated on this site.

Jeffrey Welch, 1505 S. Pavilion Center Dr, Las Vegas stated that he is the Chief Legal Officer for Station Casinos. He answered Commissioner Greer's question regarding hiring long term employees at different station casinos. He stated that about one-third of the employees from Texas Station and Fiesta Henderson have been hired at different station casinos. He stated that the Station Casinos are a good employer which offer their employees great benefits and retiring options. He also stated that Station Casinos have contributed many things back to the community.

Planning and Zoning Manager Eastman answered Commissioner Kraft's question and stated there was a casino resort at this location in the Park Highlands Master Plan as there is in the Tule Springs Master Plan. He also stated that the GED and use permit have a two year period of time for a use permit. In the code, it allows the applicant the ability to request an extension of time.

Jeffrey Welch, 1505 S. Pavilion Center Dr, Las Vegas answered Commissioner Riley's question regarding SB386. He stated that how this works, when there is a position available at a Station Casino, they have to return to the previous employees of that casino and start the call-backs. This does not allow them to pull from other locations to fill the positions.

Commissioner Kraft thanked all the public speakers for speaking up about their concerns. However, the Planning Commission is a land use body and is charged with enforcing North Las Vegas Title 17. Therefore, since this parcel has always had a gaming enterprise district and previously approved, he does not have a reason to not support it.

ACTION: APPROVED; FORWARD TO CITY COUNCIL FOR FINAL
CONSIDERATION

MOTION: Commissioner Kraft

AYES: Chairman Warner, Vice Chairman Calhoun, Commissioners Greer, Kraft
and Riley

NAYS: None

ABSTAIN: None

ABSENT: Commissioners Berrett and Guymon

4. [**ZN-22-2022 LOSEE STATION RESORT & CASINO \(Public Hearing\). Applicant: SC SP 3 LLC. Request: A Property Reclassification From a C-2 MPC \(General Commercial Master Planned Community District\) and an RZ13 MPC \(Residential Zone Up to 13 DU/AC Master Plan Community District\) to a C / RC PCD \(Commercial / Resort Casino Planned Community District\). Location: Northwest Corner of Clark County 215 and Losee Road. \(APNs 124-14-810-003, 124-14-810-004, 124-14-810-005 and 124-23-510-001\) Ward 4 \(For Possible Action\)**](#)

(Please refer to comments in Item No. 3, GED-01-2022)

Rebecca Miltenberger, 100 N. City Parkway, Las Vegas represented the applicant, SC SP 3 LLC, and was available for questions.

Chairman Warner opened the public hearing.

City Clerk Rodgers, read into the record a comment received by the City Clerk's office regarding this item. The public comment was submitted by B. Morgan Joy in opposition of this proposal to reclassify from general commercial/residential to commercial/resort casino.

Commissioner Kraft stated that items 3, 4 and 5 will go to City Council and the people from the public will have another chance to speak on these items on that meeting.

Chairman Warner closed the public hearing.

ACTION: APPROVED; FOWARD TO CITY COUNCIL FOR FINAL ACTION
CONSIDERATION

MOTION: Vice Chairman Calhoun

AYES: Chairman Warner, Vice Chairman Calhoun, Commissioners Greer, Kraft
and Riley

NAYS: None

ABSTAIN: None

ABSENT: Commissioners Berrett and Guymon

5. [**SUP-40-2022 LOSEE STATION RESORT & CASINO \(Public Hearing\). Applicant: SC SP 3 LLC. Request: A Special Use Permit in a C-2 MPC \(General Commercial Master Planned Community District\), and an RZ13 MPC \(Residential Zone Up to 13 DU/AC Master Plan Community District\), Proposed C / RC PCD \(Commercial / Resort Casino Planned Community District\) to Allow a Hotel and Casino. Location: Northwest Corner of Clark County 215 and Losee Road. \(APNs 124-14-810-003, 124-14-810-004, 124-14-810-005 and 124-23-510-001\) Ward 4 \(For Possible Action\)**](#)

(Please refer to comments in Item No. 3, GED-01-2022)

Rebecca Miltenberger, 100 N. City Parkway, Las Vegas represented the applicant, SC SP 3 LLC, and was available for questions.

Ken Liu, 1680 S. Commerce St, Las Vegas stated that in regards to SB386 and before it was implemented, the company held two job fairs and did not offer jobs to people that were laid off at open properties. Currently, there is a class action law suit against Station Casinos.

Angela Johansson, 407 Leighann Rd, Henderson stated that she received a letter from Station Casino advising that they wanted to hire the former employees but because of SB386 bill they have to hire the on call employees. She also stated that the company representative can say one thing but the former employees are being told otherwise with letters received from the company.

Senator Pat Spearman, 5575 Simmons Street, Suite 1-174, North Las Vegas stated that she is representing her constituents and stated that with the SB386 bill, it does not prohibit an entity to rehire people from other properties. She will make sure she clarifies this information and will then relay the message into record.

City Clerk Rodgers, read into the record a comment received by the City Clerk's office regarding this item. The public comment was submitted by B. Morgan Joy in opposition of this request for a special use permit.

Chairman Warner closed the public hearing.

Planning and Zoning Manager Eastman stated read into record the amendment to condition number 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 unless otherwise approved by the City Traffic Engineer.

ACTION: APPROVED SUBJECT TO THE FOLLOWING AMENDED CONDITIONS:

1. UNLESS EXPRESSLY AUTHORIZED THROUGH A VARIANCE, WAIVER OR ANOTHER APPROVED METHOD, THIS DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
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 UNLESS OTHERWISE APPROVED BY THE CITY TRAFFIC ENGINEER.
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 PUBLIC STREET GEOMETRICS AND THICKNESS OF THE PAVEMENT SECTIONS WILL BE DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS.
7. 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. CLARK COUNTY CONCURRENCE IS REQUIRED.
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. LOSEE ROAD
 - b. SEVERANCE LANE
 - c. COLLETTE STREET

9. APPROPRIATE MAPPING IS REQUIRED TO COMBINE THE PARCELS. ALL MAPPING SHALL BE IN COMPLIANCE WITH NRS CHAPTER 278 AND THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE, AND ASSOCIATED MASTER PLANS IN EFFECT AT THE TIME OF SUBDIVISION AND/OR PARCEL MAP APPROVAL. THE PROPERTY OWNER SHALL GRANT A 5' PUE ALONG THE PROPERTY BOUNDARY ADJACENT TO PUBLIC RIGHT OF WAY.
10. THE PROPERTY OWNER IS REQUIRED TO GRANT A ROADWAY EASEMENT FOR PROPOSED COMMERCIAL DRIVEWAY(S).
11. 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.
12. RIGHT OF WAY DEDICATION AND CONSTRUCTION OF A RIGHT TURN LANE IS REQUIRED AT BOTH PROPOSED ENTRANCES ON LOSEE ROAD.
13. ADJACENT TO ANY EIGHTY (80) FOOT RIGHT-OF-WAY, A COMMON LOT AND/OR LANDSCAPE AND PEDESTRIAN ACCESS EASEMENT, WITH A MINIMUM WIDTH OF FIVE (5) FEET, SHALL BE PROVIDED BEHIND THE REQUIRED BUS TURN-OUT.
14. RIGHT OF WAY DEDICATION AND CONSTRUCTION OF A RT BUS TURN-OUT IS REQUIRED ON LOSEE ROAD SOUTH OF TH PROPOSED MAIN ENTRANCE LOCATION PER THE *UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS* DRAWING NUMBER 234.1.
15. 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.

MOTION: Commissioner Greer
AYES: Chairman Warner, Vice Chairman Calhoun, Commissioners Greer, Kraft and Riley
NAYS: None
ABSTAIN: None
ABSENT: Commissioners Berrett and Guymon

6. [SPR-05-2022 LOSEE STATION RESORT & CASINO \(Public Hearing\). Applicant: SC SP 3 LLC. Request: A Site Plan Review in a C-2 MPC \(General Commercial Master Planned Community District\) and an RZ13 MPC \(Residential Zone Up to 13 DU/AC Master Plan Community District\), Proposed C / RC PCD \(Commercial / Resort Casino Planned Community District\), to Develop a Hotel and Casino. Location: Northwest Corner of Clark County 215 and Losee Road. \(APNs 124-14-810-003, 124-14-810-004, 124-14-810-005 and 124-23-510-001\) Ward 4 \(For Possible Action\)](#)

Chairman Warner opened the public hearing.

City Clerk Rodgers, read into the record a comment received by the City Clerk's office regarding this item. The public comment was submitted by B. Morgan Joy in opposition of this request to conduct a site plan review for the purpose of developing a hotel and casino in a residential zone.

Chairman Warner closed the public hearing.

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 PERIMETER LANDSCAPE AREA ALONG SEVERANCE LANE SHALL BE TWENTY FIVE (25) FEET IN WIDTH WITH AN EIGHT (8) FOOT DETACHED SIDEWALK CENTERED WITHIN THE LANDSCAPED AREA.
3. EACH FACADE OF THE CASINO/HOTEL, PARKING STRUCTURE AND PHYSICAL PLANT SHALL BE TREATED IN SUCH A WAY THAT THEY MATCH THE FACADE OF THE HOTEL (FACING LOSEE ROAD). THE FACADE TREATMENTS SHALL INCLUDE FALSE WINDOWS, APPROPRIATE LIGHTING AND FAUX WOOD ELEMENTS. EXPOSED AND PAINTED PRECAST CONCRETE SHALL NOT BE AN ACCEPTABLE FINISH MATERIAL OR TREATMENT.

4. THIS APPLICATION COMPLY WITH THE CONDITIONS OF APPROVAL FOR SUP-40-2022.

MOTION: Commissioner Kraft
AYES: Chairman Warner, Vice Chairman Calhoun, Commissioners Greer, Kraft and Riley
NAYS: None
ABSTAIN: None
ABSENT: Commissioners Berrett and Guymon

7. [UN-22-18 REVERE & COMMERCE, SWC \(Public Hearing\). Applicant: Randy Black Jr. Request: An Extension of Time for a Special Use Permit in a C-1 \(Neighborhood Commercial District\) to Allow a Vehicle Washing Establishment. Location: Southwest Corner of Commerce Street and Revere Street. \(APN 124-22-201-004\) Ward 4 \(For Possible Action\)](#)

Item numbers 7 and 8 were discussed together and voted upon separately.

Planning and Zoning Manager Eastman stated that the proposed vehicle washing establishment is located at the northern end of the triangular shaped located at the southwest corner of Commerce Street and Revere Street, attached to a proposed convenience store. In addition to the car wash, the applicant is also proposing to construct two fast food restaurants and convenience food store with gas pumps, the fast food restaurants are permitted uses but the convenience food store with gas pumps is on this agenda for planning commission consideration (UN-23-18). The proposed site plan contains 87 off street parking spaces, where 23 are required for the convenience food store and car wash, therefore the parking requirements are met. Staff has no objections to the proposed use. The proposed use is consistent with the zoning designation, Comprehensive Plan, and should be compatible with the adjacent uses and surrounding neighborhood. Staff is recommending approval with the conditions listed.

[Melissa Eure, 1055 Whitney Ranch Dr. #210, Henderson](#) represented the applicant, Randy Black Jr., presented a map to staff and commissioners that demonstrated the property and surrounding neighborhood. She stated that recently the applicant did have a tenant and no longer has one. They do anticipate having another tenant really soon in order to start the building permit. Representative was available for questions.

Chairman Warner opened the public hearing and having no requests to speak, closed the public hearing.

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. 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.
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 *UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS* DRAWING NUMBER 222.1 AND 225.
6. THE PROPERTY OWNER IS REQUIRED TO GRANT A ROADWAY EASEMENT FOR COMMERCIAL DRIVEWAYS.
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. COMMERCE STREET
 - b. REVERE STREET
8. THE PUBLIC STREET GEOMETRICS AND THICKNESS OF THE PAVEMENT SECTIONS WILL BE DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS.

9. RIGHT-OF-WAY DEDICATION AND CONSTRUCTION OF A BUS TURN-OUT IS REQUIRED ON REVERE STREET PER THE *UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS* DRAWING NUMBER 234.1.
10. 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.
11. 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.

MOTION: Commissioner Riley
AYES: Chairman Warner, Vice Chairman Calhoun, Commissioners Greer, Kraft and Riley
NAYS: None
ABSTAIN: None
ABSENT: Commissioners Berrett and Guymon

8. [UN-23-18 REVERE & COMMERCE, SWC \(Public Hearing\). Applicant: Randy Black Jr. Request: An Extension of Time for a Special Use Permit in a C-1 \(Neighborhood Commercial District\) to Allow a Convenience Food Store with Gas Pumps. Location: Southwest Corner of Commerce Street and Revere Street. \(APN 124-22-201-004\) Ward 4 \(For Possible Action\)](#)

(Please refer to comments in Item No. 7, UN-22-18)

Melissa Eure, 1055 Whitney Ranch Dr. #210, Henderson represented the applicant, Randy Black Jr., and was available for questions.

Chairman Warner opened the public hearing and having no requests to speak, closed the public hearing.

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. 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.
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 *UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS* DRAWING NUMBER 222.1 AND 225.
6. THE PROPERTY OWNER IS REQUIRED TO GRANT A ROADWAY EASEMENT FOR COMMERCIAL DRIVEWAYS.
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. COMMERCE STREET
 - b. REVERE STREET
8. THE PUBLIC STREET GEOMETRICS AND THICKNESS OF THE PAVEMENT SECTIONS WILL BE DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS.

9. RIGHT-OF-WAY DEDICATION AND CONSTRUCTION OF A BUS TURN-OUT IS REQUIRED ON REVERE STREET PER THE *UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS* DRAWING NUMBER 234.1.
10. 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.
11. 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.

MOTION: Commissioner Greer
AYES: Chairman Warner, Vice Chairman Calhoun, Commissioners Greer, Kraft and Riley
NAYS: None
ABSTAIN: None
ABSENT: Commissioners Berrett and Guymon

9. [**ZN-17-2022 PUD FOR GHOST KITCHEN WITHIN EXISTING DAYCARE \(Public Hearing\). Applicant: Alisa Park. Request: A Property Reclassification From a PUD \(Planned Unit Development District\) to a PUD \(Planned Unit Development District\) to Allow a Ghost Kitchen Within an Existing Daycare Facility. Location: 4095 West Craig Road. \(APNs 139-06-701-004 and 139-06-701-005\) Ward 3 \(For Possible Action\)**](#)

ACTION: CONTINUED UNTIL OCTOBER 12, 2022

MOTION: Commissioner Kraft
AYES: Chairman Warner, Vice Chairman Calhoun, Commissioners Greer, Kraft and Riley
NAYS: None
ABSTAIN: None
ABSENT: Commissioners Berrett and Guymon

10. FDP-10-2022 CONWAY & WASHBURN. Applicant: Sharan Properties. Request: A Final Development Plan in a PUD (Planned Unit Development District) to Develop a 13-Lot, Single-Family Subdivision. Location: Southeast Corner of West Washburn Road and Conway Street. (APN 124-34-701-007) Ward 4 (For Possible Action)

Principal Planner McNelly stated that the proposed development is located on the southeast corner of Washburn Road and Conway Street. The subject site is 2.09 acres with a proposed density of 6.22 dwelling units per acre with an average lot size of approximately 5,020 square feet (57' x 88'). Perimeter landscaping is in compliance with code requirements. Approximately fifteen (15) feet of landscaping, which includes a five-foot wide sidewalk is proposed next to Washburn Road. The applicant is proposing to have five (5) lots fronting onto Conway Street which is a sixty (60) foot right-of-way. This is an infill project and is consistent with the neighborhood which has other homes presently fronting Conway Street. The remaining balance of the homes will be accessed through a 48-foot wide public street that connects to Washburn Road and terminates in a cul-de-sac. The public street does comply with the development standards and is providing five (5) foot wide sidewalks on both sides of the street as required. Staff recommends approval of the final development plan subject to conditions.

Jeremiah Johnson, 6030 S. Jones Blvd, Las Vegas represented the applicant, Sharan Properties, and was available for questions.

ACTION: APPROVED SUBJECT TO THE FOLLOWING CONDITIONS; FORWARD TO CITY COUNCIL FOR FINAL CONSIDERATION

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 SHALL COMPLY WITH ALL APPLICABLE CONDITIONS OF APPROVAL FOR ZN-28-2021 (ORDINANCE NO. 3107).

MOTION: Commissioner Kraft

AYES: Chairman Warner, Vice Chairman Calhoun, Commissioners Greer, Kraft and Riley

NAYS: None

ABSTAIN: None

ABSENT: Commissioners Berrett and Guymon

11. [AMP-08-2022 NORTHERN BELT ROAD. \(Public Hearing\). Applicant: Prologis LP / Candice Johnson. Request: An Amendment to the Comprehensive Master Plan to Change the Land Use Designation From Resort Commercial to Heavy Industrial. Location: Northeast Corner of North Belt Road and Interstate 15. \(APN 123-22-301-001\) Ward 1 \(For Possible Action\)](#)

Items number 11 and 12 were discussed together and voted upon separately

Principal Planner McNelly stated that According to the Comprehensive Master Plan, the characteristics and location for Heavy Industrial (proposed land use) land use are generally located within close proximity of the major transportation infrastructure of I-15 and the Union-Pacific rail line. The subject site's surrounding uses consist of the Floyd Edsall Training Center of the Nevada Army National Guard and undeveloped land. In 2011, The City participated in the development of the Floyd Edsall Training Center Joint Land Use Study (JLUS). The proposed land use of Heavy Industrial, predominately for higher intensity industrial activities including manufacturing, processing, warehousing, storage, shipping, and other uses similar in function and intensity. The proposed zoning classification is appropriate and is the best use of the parcel. Therefore, Staff supports the request to change the land use to Heavy Industrial and recommends approval.

Treasea Wolf, 6671 Las Vegas Blvd. S, Las Vegas represented the applicant, Prologis LP / Candice Johnson, and was available for questions.

Chairman Warner opened the public hearing and having no requests to speak, closed the public hearing.

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION
MOTION: Commissioner Greer
AYES: Chairman Warner, Vice Chairman Calhoun, Commissioners Greer, Kraft and Riley
NAYS: None
ABSTAIN: None
ABSENT: Commissioners Berrett and Guymon

12. [ZN-18-2022 NORTHERN BELT ROAD \(Public Hearing\). Applicant: Prologis LP / Candice Johnson. Request: A Property Reclassification From C-2 \(General Commercial District\) to M-2 \(General Industrial District\). Location: Northeast Corner of North Belt Road and Interstate 15. \(APN 123-22-301-001\) Ward 1 \(For Possible Action\)](#)

(Please refer to comments in Item No. 11, AMP-08-2022)

Treasea Wolf, 6671 Las Vegas Blvd. S, Las Vegas represented the applicant, Prologis LP / Candice Johnson, and was available for questions.

Chairman Warner opened the public hearing and having no requests to speak, closed the public hearing.

ACTION: APPROVED; FORWARD TO CITY COUNCIL FOR FINAL
CONSIDERATION

MOTION: Vice Chairman Calhoun

AYES: Chairman Warner, Vice Chairman Calhoun, Commissioners Greer, Kraft
and Riley

NAYS: None

ABSTAIN: None

ABSENT: Commissioners Berrett and Guymon

13. [ZN-23-2022 SPEEDWAY 11 \(Public Hearing\). Applicant: Prologis. Request: A Property Reclassification From O-L \(Open Land District\) to M-2 \(General Industrial District\). Location: Approximately 320 Feet East of Beesley Drive Between East Washburn Road and Fisher Avenue. \(APNs 123-34-201-012 and 123-34-201-013\) Ward 1 \(For Possible Action\)](#)

Principal Planner McNelly stated that the applicant is requesting consideration to reclassify the subject site from O-L, Open Land District to M-2, General Industrial District. The proposed reclassification is for approximately 4.25 acres located north of Washburn Road, between Beesley Drive and Mt. Hood Street. The Comprehensive Master Plan designation for the site is Heavy Industrial. The proposed property reclassification (rezoning) is consistent with the Heavy Industrial land use designation. The Comprehensive Plan has identified this area of the City as one of the major industrial locations. The site has close proximity to I-15. The proposed zoning classification is appropriate and the best use of the parcel. The City does not anticipate any adverse impacts on facilities or neighboring land uses surrounding the subject site.

Jeremiah Johnson, 6030 S. Jones Blvd, Las Vegas represented the applicant, Prologis, and was available for questions.

Chairman Warner opened the public hearing and having no requests to speak, closed the public hearing.

ACTION: APPROVED; FORWARD TO CITY COUNCIL FOR FINAL
CONSIDERATION

MOTION: Commissioner Riley

AYES: Chairman Warner, Vice Chairman Calhoun, Commissioners Greer, Kraft
and Riley

NAYS: None

ABSTAIN: None

ABSENT: Commissioners Berrett and Guymon

14. [T-MAP-17-2022 LINK LOGISTICS GOWAN @ COMMERCE. Applicant: B9 Gowan Road Owner LLC c/o Link Logistics Real Estate. Request: A Tentative Map in an M-2 \(General Industrial District\), to Allow a Single-Lot, Commercial Subdivision. Location: Northeast Corner of Commerce Street and Gowan Road. \(APNs 139-10-601-001 and 139-10-601-002\) Ward 2 \(For Possible Action\)](#)

Principal Planner McNelly stated that the applicant is requesting approval of a tentative map to combine two existing undeveloped parcels into a single-lot commercial subdivision on approximately 37.57 acres. The site is located at the northeast corner of Commerce Street and Gowan Road and is bordered by Gilmore Ave to the north and Goldfield Street to the east. The subject parcels are presently undeveloped with a zoning classification of M-2, General Industrial District and a land use designation of Heavy Industrial. The proposed tentative map is consistent with the land use and zoning for the subject site. Consequently, staff has no objections to the request as the tentative map warrants approval.

Taylor Erdmann, 6671 S. Las Vegas Blvd., Las Vegas represented the applicant, Link Logistics Real Estate, and was available for questions.

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. 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 NUMBER 222.1.
6. 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. GOWAN ROAD (SIDEWALK/STREETLIGHTS)
 - b. COMMERCE STREET
 - c. GILMORE AVENUE
 - d. GOLDFIELD STREET
7. 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.
8. RIGHT OF WAY DEDICATION AND CONSTRUCTION OF A RTC BUS TURN-OUT IS REQUIRED ON COMMERCE STREET NORTH OF GOWAN ROAD PER THE *UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS* DRAWING NUMBER 234.1.
9. THE PUBLIC STREET GEOMETRICS AND THICKNESS OF THE PAVEMENT SECTIONS WILL BE DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS.
10. THE PROPERTY OWNER IS REQUIRED TO GRANT A ROADWAY EASEMENT FOR COMMERCIAL DRIVEWAY(S).
11. ANY EXISTING ROADWAY EASEMENTS NOT NEEDED FOR THE PROJECT MAY BE VACATED.
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.

MOTION: Commissioner Riley
AYES: Chairman Warner, Vice Chairman Calhoun, Commissioners Greer, Kraft and Riley
NAYS: None
ABSTAIN: None
ABSENT: Commissioners Berrett and Guymon

15. [T-MAP-18-2022 SEDONA RANCH COMMERCIAL. Applicant: MEQ-SEDONA, LLC. Request: A Tentative Map in a PUD \(Planned Unit Development District\), to Allow a Single-Lot, Commercial Subdivision. Location: Northwest Corner of North 5th Street and Ann Road. \(APN 124-27-801-009\) Ward 4 \(For Possible Action\)](#)

Principal Planner McNelly stated that the applicant is requesting approval of tentative map to create a single-lot commercial subdivision on approximately 4.1 acres. The subject parcel is part of the Sedona Ranch Planned Unit Development and is located at the northwest corner of Ann Road and North 5th Street. The project is presently under construction as a neighborhood commercial development. The proposed tentative map is consistent with the land use and zoning for the subject site. Consequently, staff has no objections to the request as the tentative map warrants approval subject to the conditions of approval listed below.

Patricia Ticano, 3203 E. Warm Springs, Las Vegas represented the applicant, MEQ-SEDONA, LLC. , and was available for questions.

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. 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/RECIPROCAL PARKING, 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.
3. ALL EXISTING EASEMENTS SHALL BE SHOWN ON THE FINAL MAP.

MOTION: Commissioner Riley
AYES: Chairman Warner, Vice Chairman Calhoun, Commissioners Greer, Kraft and Riley
NAYS: None
ABSTAIN: None
ABSENT: Commissioners Berrett and Guymon

16. FDP-13-2022 CRAIG & ALLEN APARTMENTS. Applicant: Morgan Stonehill, LLC. Request: A Final Development Plan in a PUD / PID (Planned Unit Development / Planned Infill Development District), to Allow a 159-Unit, Multi-Family Development. Location: Generally Located East of the Southeast Corner of Craig Road and Allen Lane. (APN 139-05-301-009) Ward 4 (For Possible Action)

Planning and Zoning Manager Eastman that the applicant is requesting consideration of a final development plan to develop a 159-unit multi-family housing with an overall density of 23.6 dwelling units per acre. The subject property consists of one (1) parcel that is approximately 6.74 acres and located within a PUD / PID, Planned Unit Development / Planned Infill Development District. The Comprehensive Plan Land Use designation for the subject site is Mixed-Use Commercial. The site is located approximately 540 feet east of the southeast corner of Craig Road and Allen Lane. The subject property consists of one (1) parcel that is approximately 6.74 acres and located within a PUD / PID, Planned Unit Development / Planned Infill Development District. The applicant is required to provide 400 square feet per unit of open space which is a minimum of 63,600 square feet. The final development plan provides 66,160 square feet of open space. Architecturally, the proposed multi-family dwellings appear to be in compliance with the multi-family design standards. The applicant provided a landscape plan as a component of the final development plan. The applicant is required to provide twenty (20) feet of landscaping including the existing five-foot wide sidewalk next to Craig Road. The final development plan shows a thirty (30) foot planting area including the existing sidewalk provided adjacent to Craig Road. However, the landscape plan only shows ten (10) feet of landscaping within this area. The entire perimeter landscape area adjacent to Craig Road should be planted with 24"-box trees with twenty (20) feet on center spacing and 50% ground coverage (excluding trees). The final development appears to generally be in compliance with ZN-22-2017 (Ordinance No. 3062). Staff recommends approval of the final development plan subject to conditions.

Jennifer Lazovich, 1980 Festival Plaza Dr., Las Vegas represented the applicant, Morgan Stonehill, LLC, and was available for questions.

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 APPLICANT SHALL COMPLY WITH ALL APPLICABLE CONDITIONS OF APPROVAL FOR ZN-05-2022 (ORDINANCE NO. 3117).
3. PEDESTRIAN ACCESS GATES WITH FIVE (5) FOOT WIDE SIDEWALK CONNECTIONS TO ALLEN LANE, CRAIG ROAD AND THE COMMERCIAL CENTER SHALL BE PROVIDED.

MOTION: Vice Chairman Calhoun

AYES: Chairman Warner, Vice Chairman Calhoun, Commissioners Greer, Kraft and Riley

NAYS: None

ABSTAIN: None

ABSENT: Commissioners Berrett and Guymon

17. FDP-11-2022 HOMEWOOD SUITES CRAIG H8. Applicant: Sun West Commercial LLC. Request: A Final Development Plan in a PUD (Planned Unit Development District) to Develop a Hotel. Location: Generally Located 330 Feet North of Craig Road and 250 Feet East of Bruce Street. (APN 139-02-612-014) Ward 2 (For Possible Action)

Planning and Zoning Manager Eastman stated that the subject site is part of an overall larger PUD, Planned Unit Development that consists of single-family, multi-family, and commercial uses. The boundaries of the PUD extend from Craig Road to Lone Mountain Road, and from Donna Street to Lawrence Street. The Comprehensive Master Plan Land Use designation for the subject site is Community Commercial. The proposed hotel will consist of 125 rooms and a swimming pool. According to the site plan, the proposed hotel is located next to an existing hotel along Bruce Street. The hotel is setback approximately 106 feet from the northerly property line adjacent to the existing residential homes. Access to the subject site will include two (2) driveways connecting to the existing internal private drive for the commercial component of the PUD, Planned Unit Development. The existing internal private drive provides direct access to Bruce Street and Lawrence Street. The required parking for a hotel is .75 spaces per room. The proposed site plan contains approximately 104 parking spaces where approximately 94 parking spaces are required. The applicant did not provide elevations for the trash enclosure. The submitted landscape plan includes a buffer along the northern property line that ranges from approximately thirty (30) feet to fifty-three (53) feet in width where a minimum of twenty (20) feet is required to buffer the existing residential properties. The landscape buffer is located within a public utility easement. The final development appears to be generally in compliance with ZN-17-90 (Ordinance No. 1226) and the special use permit (SUP-20-2021). Staff recommends approval of the final development plan subject to conditions.

David Logsdon, 3203 E Warm Springs Rd, Las Vegas represented the applicant, Morgan Stonehill, LLC, and was available for questions.

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 APPLICANT SHALL COMPLY WITH ALL APPLICABLE CONDITIONS OF APPROVAL FOR ZN-17-90 AND SUP-20-2021.
3. THE WAINSCOTING SHALL BE A STACKED STONE VENEER TO MATCH THE BUILDINGS IN REMAINDER OF THE COMMERCIAL CENTER.
4. THE STACKED STONE VENEER SHALL ENCASE THE SUPPORT COLUMNS OF THE CANOPY/CARPORT AT THE MAIN CUSTOMER ENTRANCE.
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. 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.
8. 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. WITHIN THE LANDSCAPE BUFFER ALONG THE NORTHERN PROPERTY LINE, TREES SHALL BE PLANTED WITHIN FIVE FEET OF THE SOUTHERN EDGE OF THE LANDSCAPE BUFFER.

10. WITHIN THE PUBLIC UTILITY EASEMENTS (INCLUDING PUE DOCUMENT #: 20111110-0002005), THE PROPERTY OWNER SHALL CONTINUALLY MAINTAIN ALL PROPERTY IMPROVEMENTS WITHOUT LIMITATION, INCLUDING ALL LANDSCAPE IMPROVEMENTS AND ALL SURFACE IMPROVEMENTS. TO THE EXTENT THE CITY DISTURBS THE SOIL FOR MAINTENANCE/REPAIR OF THE FACILITY, THE CITY SHALL RETURN THE SOIL TO THE SURFACE GRADE, BUT THE CITY SHALL NOT RESTORE THE LANDSCAPE, IRRIGATION AND SURFACE IMPROVEMENTS, WHICH RESTORATION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

MOTION: Commissioner Greer

AYES: Chairman Warner, Vice Chairman Calhoun, Commissioners Greer, Kraft and Riley

NAYS: None

ABSTAIN: None

ABSENT: Commissioners Berrett and Guymon

18. [SUP-36-2022 TERRIBLE HERBST @ ANN & VALLEY CONVENIENCE STORE \(Public Hearing\). Applicant: Dominique Doumani with Doumani Development, LLC. Request: A Special Use Permit in a C-1 \(Neighborhood Commercial District\) to Allow a Convenience Food Store with Gas Pumps and an "Off-Sale" Beer-Wine-Spirit Based Products License. Location: Northwest Corner of Ann Road and Valley Drive. \(APN 124-30-401-021\) Ward 3 \(For Possible Action\)](#)

Item numbers 18 and 19 were discussed together and voted upon separately

Planning and Zoning Manager Eastman stated that the subject site is 3.88 acres in size. The proposed convenience food store with gas pumps will be located at northwest corner of Ann Road and Valley Drive. The subject site's Comprehensive Master Plan land use designation is Neighborhood Commercial. The proposed site plan also includes a vehicle washing establishment which will be reviewed under a different special use permit (SUP-38-2022) also on tonight's Planning Commission agenda for consideration. Access to the site is proposed from two (2) entrances: one (1) from Ann Road (100-foot right-of-way) and one (1) from Valley Drive (80-foot right-of-way). The perimeter landscape areas adjacent to any street should be at least 15 feet in width including sidewalks. Typically, sidewalks are not allowed to be adjacent to the street in

commercial areas however, there are existing sidewalks adjacent to both Ann Road and Valley Drive. There is another row of parking spaces adjacent to the perimeter landscape area along Valley Drive. At the northern end of this row of parking is the terminus for the sidewalk and utility equipment which will prevent the required six (6) feet of landscaping at the end of the parking row. There is enough space to shift the row of parking south six (6) feet to accommodate the required parking at the northern end. The proposed use is compatible with the surrounding neighborhood. Staff recommends approval subject to conditions.

Benjamin Girardin, 7373 Peak Dr., Las Vegas represented the applicant, Doumani Development, LLC. , and was available for questions.

Chairman Warner opened the public hearing.

Julie Monteiro, 5648 Ancient Agora St., North Las Vegas stated that she has been a resident in this area for many years and is opposed to this application. She is concerned about the health risks this new project may bring to the area.

Benjamin Girardin, 7373 Peak Dr., Las Vegas answered the public speakers concerns and stated the gas pumps have come a long way since the 1970's and are safe.

Julie Monteiro, 5648 Ancient Agora St., North Las Vegas answered Commissioner Calhoun's question and stated that instead of another gas station, they can build a community center or restaurants for the neighborhood.

Planning and Zoning Manager Eastman answered Commissioner Kraft questions and stated that in 2019 the City changed both the land use and zoning of the site to Neighborhood commercial. In addition, the Planning Commission had also approved a special use permit for this site to be a gas station with a convenient food store.

Commissioner Kraft expressed his concern regarding the project and the size of the parcel.

Chairman Warner closed the public hearing.

ACTION: APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. THAT, UNLESS EXPRESSLY AUTHORIZED THROUGH A VARIANCE, WAIVER OR ANOTHER APPROVED METHOD, THIS DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
2. TWO (2) OFFSET ROWS OF TREES SHALL BE PROVIDED AT 10 FEET ON CENTER WITHIN THE LANDSCAPED BUFFER ALONG THE NORTH PROPERTY LINE.

3. THE PARKING ROW FRONTING VALLEY DRIVE SHALL BE SHIFTED A MINIMUM OF SIX (6) FEET TO THE SOUTH TO PROVIDE A MINIMUM OF SIX FEET OF LANDSCAPING BETWEEN THE PARKING ROW AND THE ENTRY DRIVE.
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. CONFORMANCE MAY REQUIRE MODIFICATIONS TO THE SITE PLAN.
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. THE PROPERTY OWNER IS REQUIRED TO GRANT A ROADWAY EASEMENT FOR COMMERCIAL DRIVEWAY(S).
8. THE PROPERTY OWNER IS REQUIRED TO GRANT A PUBLIC PEDESTRIAN ACCESS EASEMENT FOR SIDEWALK LOCATED WITHIN A COMMON ELEMENT WHEN THAT SIDEWALK IS PROVIDING PUBLIC ACCESS ADJACENT TO THE RIGHT-OF-WAY AND A MINIMUM WIDTH OF FIVE (5) FEET SHALL BE PROVIDED BEHIND THE REQUIRED BUS TURN-OUT.
9. WHEN SUBMITTING THE 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/RECIPROCAL PARKING, 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 CIVIL IMPROVEMENT PLANS.

MOTION: Vice Chairman Calhoun
AYES: Chairman Warner, Vice Chairman Calhoun, Commissioners Greer, Kraft and Riley
NAYS: None
ABSTAIN: None
ABSENT: Commissioners Berrett and Guymon

19. [SUP-38-2022 TERRIBLE HERBST @ ANN & VALLEY CAR WASH \(Public Hearing\). Applicant: Dominique Doumani with Doumani Development, LLC. Request: A Special Use Permit in a C-1 \(Neighborhood Commercial District\) to Allow a Vehicle Washing Establishment. Location: Northwest Corner of Ann Road and Valley Drive. \(APN 124-30-401-021\) Ward 3 \(For Possible Action\)](#)

(Please refer to comments in Item No. 18, SUP-36-2022)

Benjamin Girardin, 7373 Peak Dr., Las Vegas represented the applicant, Doumani Development, LLC. , and was available for questions.

Chairman Warner opened the public hearing and having no requests to speak, closed the public hearing.

ACTION: APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

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

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. 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.

5. THE PROPERTY OWNER IS REQUIRED TO GRANT A ROADWAY EASEMENT FOR COMMERCIAL DRIVEWAY(S).
6. THE PROPERTY OWNER IS REQUIRED TO GRANT A PUBLIC PEDESTRIAN ACCESS EASEMENT FOR SIDEWALK LOCATED WITHIN A COMMON ELEMENT WHEN THAT SIDEWALK IS PROVIDING PUBLIC ACCESS ADJACENT TO THE RIGHT-OF-WAY AND A MINIMUM WIDTH OF FIVE (5) FEET SHALL BE PROVIDED BEHIND THE REQUIRED BUS TURN-OUT.
7. WHEN SUBMITTING THE 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/RECIPROCAL PARKING, 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 CIVIL IMPROVEMENT PLANS.

MOTION: Chairman Warner

AYES: Chairman Warner, Vice Chairman Calhoun, Commissioners Greer, Kraft and Riley

NAYS: None

ABSTAIN: None

ABSENT: Commissioners Berrett and Guymon

20. [SUP-39-2022 U-HAUL \(Public Hearing\). Applicant: U-Haul Company of Nevada. Request: A Special Use Permit in a C-2 \(General Commercial District\) to Allow an Expansion to an Existing Mini Warehouse Facility. Location: 160 West Craig Road. \(APN 139-03-601-007\) Ward 2 \(For Possible Action\)](#)

Planning and Zoning Manager Eastman stated that the applicant is requesting a special use permit to allow an expansion to an existing mini warehouse facility within a C-2, General Commercial District. The proposed expansion adds one additional 45,578 square foot building. The applicant is proposing to store U-Box containers that are approximately 5 x 8 x 8 each in size. The site is approximate 9.22 acres and contains a 39-foot high three-story indoor mini warehouse building. The proposed 55-foot high building is mainly constructed of metal insulated panels with brick veneer painted similar to the existing mini warehouse building. The architectural features include a green metal awning over the entrance, windows and roll up metal doors painted green to

match the awning. The metal exterior panels will need to be textured to more closely match the stucco finished look to comply with the commercial design standards and painted to match the existing mini warehouse building. The applicant is proposing to add 10 parking spaces with this expansion for a total of 74 parking spaces. The expanded use requires 46 customer parking spaces and the site is in compliance with the parking requirements. Staff has no objections to the proposed mini-warehouse expansion. Staff is recommending approval of the proposed use.

Misha Ray, 1980 Festival Plaza Dr., Las Vegas represented the applicant, U-Haul Company of Nevada , and was available for questions.

Chairman Warner opened the public hearing

Misha Ray, 1980 Festival Plaza Dr., Las Vegas answered Commissioner Calhoun's question and stated that access to the site is from two (2) existing driveways along Craig Road and a proposed drive aisle from North Commerce Street. She also stated that the applicant does not own the property along North Commerce Street and does not have a cross-access agreement for the proposed driveway but are currently working with the church that owns this portion.

Steven Deutsch, 5880 Grechetto Ct., Las Vegas represented the applicant, U-Haul Company of Nevada , and answered Commissioner Calhoun's question and stated that they have been working with the church and are close to reaching an agreement.

Jennifer Lazovich, 1980 Festival Plaza Dr., Las Vegas represented the applicant, U-Haul Company of Nevada, and stated that stated that condition number 4 allows for the applicant to provide a copy of the agreement once it has been reached.

Chairman Warned closed the public hearing.

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 METAL EXTERIOR PANEL SHALL BE TEXTURED AND PAINTED TO MATCH THE EXISTING MINI-WAREHOUSE BUILDING.

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. THE SITE PLAN PROVIDED BY THE APPLICANT SHOWS PROPOSED ACCESS FROM COMMERCE STREET ACROSS APN 139-03-610-002. THE OWNER SHALL PROVIDE A COPY OF A RECORDED AGREEMENT THAT ADDRESSES CROSS ACCESS AND PAVED ACCESS TO THE DEPARTMENT OF PUBLIC WORKS UPON SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS.
5. APPROVAL OF A DRAINAGE STUDY IS REQUIRED PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS. CONFORMANCE MAY REQUIRE MODIFICATIONS TO THE SITE PLAN.
6. 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.
7. 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

MOTION: Commissioner Riley
AYES: Chairman Warner, Vice Chairman Calhoun, Commissioners Greer, Kraft and Riley
NAYS: None
ABSTAIN: None
ABSENT: Commissioners Berrett and Guymon

21. FDP-16-2022 CIRCLE K AT ANN & 5TH. Applicant: Circle K Stores Inc. Request: A Final Development Plan in a PUD (Planned Unit Development District) to Allow a New 5,200-Square-Foot Convenience Food Store with Gas Pumps. Location: Northeast Corner of Ann Road and North 5th Street. (APN 124-26-401-008) Ward 4 (For Possible Action)

Planning and Zoning Manager Eastman stated that the subject site is 1.68 acres located at northeast corner of Ann Road & North 5th Street. The gas canopy contains six (6) fueling stations with 12 fueling positions. The Comprehensive Master Plan land use designation is Mixed-Use Neighborhood. The subject site is named Parcel 3.2 of the Sedona Ranch development. According to the submitted site plan the applicant is providing 34 parking spaces for the site. The applicant provided building elevations for the convenience food store and the gas canopy. Staff recommends approval of the final development plan subject to conditions.

Jodi Hamill, 11811 N. Tatum Blvd., Phoenix AZ represented the applicant, Circle K Stores Inc., and was available for questions.

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 APPLICANT SHALL COMPLY WITH ALL APPLICABLE CONDITIONS OF APPROVAL FOR ZN-22-2017 (ORDINANCE NO. 3062).
3. A CORNICE ELEMENT MATCHING THE ROOFLINE OF THE CONVENIENCE FOOD STORE SHALL BE ADDED TO THE GAS CANOPY ROOFLINE ON ALL ELEVATIONS.
4. TREES SHALL BE PLANTED EIGHTEEN (18) FEET ON CENTER WITHIN THE LANDSCAPE BUFFERS ALONG THE NORTH AND EAST PROPERTY LINES.
5. MODIFIED LANDSCAPE DIAMONDS SHALL BE SPACED EVERY THREE PARKING SPACES ALONG THE PARKING ADJACENT TO THE WEST, NORTH AND EAST ELEVATIONS OF THE BUILDING. EACH MODIFIED LANDSCAPE ISLAND SHALL INCLUDE A MINIMUM OF ONE 24"-BOX TREE AND TWO SHRUBS.

6. STREET TREES PLANTED BETWEEN THE CURB AND SIDEWALK ALONG NORTH 5TH STREET SHALL MATCH THE NORTH 5TH STREET LANDSCAPE CORRIDOR EXHIBIT – TREES TYPES, SPACING AND PATTERN.

MOTION: Commissioner Kraft
AYES: Chairman Warner, Vice Chairman Calhoun, Commissioners Greer, Kraft and Riley
NAYS: None
ABSTAIN: None
ABSENT: Commissioners Berrett and Guymon

22. [SUP-37-2022 CIRCLE K AT CRAIG & LAMB \(Public Hearing\). Applicant: Circle K Stores Inc. Request: A Special Use Permit in a C-2 \(General Commercial District\) to Allow a Convenience Food Store with Gas Pumps and an “Off-Sale” Beer-Wine-Spirit Based Products License. Location: Southwest Corner of Craig Road and Lamb Boulevard. \(APNs 140-06-611-006 and 140-06-714-006\) Ward 1 \(For Possible Action\)](#)

Planning and Zoning Manager Eastman stated that the same comments and conditions from the previous item (FDP-16-2022) will apply to SUP-37-2022. Staff has no objections to the proposed use for a convenience food store with gas pumps and the Beer-Wine-Spirit Based “Off-Sale” liquor license. The proposed use is consistent with the C-2, General Commercial District designation. The proposed use is compatible with the existing uses and the surrounding neighborhood. Staff recommends approval subject to conditions.

Jodi Hamill, 11811 N. Tatum Blvd., Phoenix AZ represented the applicant, Circle K Stores Inc., and was available for questions.

Chairman Warner opened the public hearing and having no requests to speak, closed the public hearing.

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 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. 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 AND *UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS* DRAWING NUMBER 222.1. 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 PUBLIC STREET GEOMETRICS AND THICKNESS OF THE PAVEMENT SECTIONS WILL BE DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS.
8. 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 WILL BE REQUIRED. NDOT CONCURRENCE IS REQUIRED.
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. CRAIG RD.
 - b. LAMB BLVD. (SIDEWALK & STREETLIGHTS)

10. RIGHT-OF-WAY DEDICATION AND CONSTRUCTION OF A RTC BUS TURN-OUT AND EXCLUSIVE RIGHT TURN LANE IS REQUIRED ON LAMB BLVD. PER THE *UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS* DRAWING NUMBER 234.4.
11. ADJACENT TO ANY EIGHTY (80) FOOT RIGHT-OF-WAY, A COMMON LOT AND/OR LANDSCAPE AND PEDESTRIAN ACCESS EASEMENT, WITH A MINIMUM WIDTH OF FIVE (5) FEET, SHALL BE PROVIDED BEHIND THE REQUIRED BUS TURN-OUT.
12. A REVOCABLE ENCROACHMENT PERMIT FOR LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY IS REQUIRED, IF APPLICABLE
13. 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.
14. APPROPRIATE MAPPING IS REQUIRED TO COMBINE THE PARCELS. ALL MAPPING SHALL BE IN COMPLIANCE WITH NRS CHAPTER 278 AND THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE, AND ASSOCIATED MASTER PLANS IN EFFECT AT THE TIME OF SUBDIVISION AND/OR PARCEL MAP APPROVAL.
15. 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.

MOTION: Commissioner Greer
AYES: Chairman Warner, Vice Chairman Calhoun, Commissioners Greer, Kraft and Riley
NAYS: None
ABSTAIN: None
ABSENT: Commissioners Berrett and Guymon

23. 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)

Planning and Zoning Manager that this item was continued at the August 10, 2022 Planning Commission meeting at the request of the applicant. Since that time, the applicant's representative has met with City Staff to discuss the parking requirements and modifications necessary to the building for the proposed use. The applicant intends to add parking to the rear of the building adjacent to the man doors to meet parking requirements. The Fire Prevention Division has reviewed the proposed application including the floor plan and provided an informational memo. The memo indicates that a change in occupancy will be necessary for the proposed use in the industrial building. The change in occupancy will require a thorough inspection of the building and numerous modifications to the building including, at a minimum the addition of a one-hour fire rated wall, within the building to create the 8,000 square foot health and fitness center area. Additionally, upgrades to the buildings fire sprinkler system may be necessary to meet the required building, fire and life safety codes. Staff recommends approval subject to conditions.

Lora Wren, 520 S. 4th St., Las Vegas represented the applicant, Forward Tee LLC., and was available for questions.

Chairman Warner opened the public hearing and having no requests to speak, closed the public hearing.

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 APPLICANT SHALL REMOVE ALL NON-PERMITTED SIGNAGE AND OBTAIN SIGN PERMITS FOR ANY LEGAL AND ALLOWABLE SIGNAGE

MOTION: Commissioner Riley

AYES: Chairman Warner, Vice Chairman Calhoun, Commissioners Greer, Kraft and Riley

NAYS: None

ABSTAIN: None

ABSENT: Commissioners Berrett and Guymon

24. 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)

Planning and Zoning Manager stated the City is proposing some amendments to Title 17 the Zoning Code to help support the Southern Nevada Water Authority's commitment to reducing water use throughout the Las Vegas Valley. The two proposed changes to the Zoning Ordinance will reduce landscaped turf areas within the City, create a maximum pool size for new pools built for a residential home and eliminate the development of new golf courses. The three proposed amendments are to encourage water saving measures within the City and support the commitment valley-wide to reduce water usage. The proposed changes will limit the use of turf to cemeteries, schools, parks (public and private), and recreation areas within multi-family developments. The second alters the permitted use table to no longer allow the development of golf courses within the City. Staff recommends approval.

Chairman Warner opened the public hearing and having no requests to speak, closed the public hearing.

Planning and Zoning Manager answered Commissioner Calhoun's question and stated that under the proposal, the only new turf would be for recreational purposes such as parks. New turf would not be allowed in a resident's backyard.

ACTION: APPROVED; FORWARD TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Chairman Warner

AYES: Chairman Warner, Vice Chairman Calhoun, Commissioners Greer, Kraft and Riley

NAYS: None

ABSTAIN: None

ABSENT: Commissioners Berrett and Guymon

25. ZOA-05-2022 CNLV (Public Hearing). Applicant: City of North Las Vegas. Request: An Amendment to Title 17 (Zoning Ordinance) to Amend Residential Pool Sizes, and Providing for Other Matters Properly Related Thereto. Citywide (For Possible Action)

Planning and Zoning Manager stated that the City is proposing some amendments to Title 17 the Zoning Code to help support the Southern Nevada Water Authority's commitment to reducing water use throughout the Las Vegas Valley. The proposed change to the Zoning Ordinance will create a maximum pool size for new pools built for a residential home. The proposed changes do not affect pool sizes in public or private parks nor do they limit the size of a pool within a multi-family open space area. The proposed modification is the same as regulations adopted by Clark County and endorsed by the Las Vegas Valley Water District and the Southern Nevada Water Authority. The proposed changes also mirror the modifications the City is proposing within Title 13, Public Services which establishes rules of services for the City's Utilities Department. According to the Southern Nevada Water Authority, the average size for an individual residential pool is approximately 475 square feet. The valley-wide initiative is proposing a maximum pool size of 600 square feet. The 600 square foot size is larger than 75 % of the pools within the Las Vegas Valley. Staff recommends approval.

Chairman Warner opened the public hearing and having no requests to speak, closed the public hearing.

ACTION: APPROVED; FORWARD TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Vice Chair Calhoun

AYES: Chairman Warner, Vice Chairman Calhoun, Commissioners Greer, Kraft and Riley

NAYS: None

ABSTAIN: None

ABSENT: Commissioners Berrett and Guymon

STAFF ITEMS

Staff had nothing to report.

PUBLIC FORUM

There was no public participation.

COMMISSION ITEMS

Commissioners had nothing to report

ADJOURNMENT

The meeting was adjourned at 8:15 PM.

APPROVED: October 12, 2022

/s/ George H. Warner
George H. Warner, Chairman

/s/ Daisy Rivera
Daisy Rivera, Deputy City Clerk II