

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

October 14, 2020

**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 Kraft  
Vice Chairman Warner  
Commissioner Armstrong  
Commissioner Berrett  
Commissioner Calhoun  
Commissioner Shoaff

**COMMISSIONERS ABSENT**

Commissioner Greer

**STAFF PRESENT**

Land Development and Community Services Director Jordan  
Senior Deputy City Attorney Moore  
City Clerk Raynor  
Planning Manager Eastman  
Principal Planner Michaels  
Traffic Engineer Reesman  
Chief Deputy City Clerk Purcell

**PLEDGE OF ALLEGIANCE - BY INVITATION**

Chairman Kraft

### **PUBLIC FORUM**

**Benjamin Schultz, 912 Hunters Ridge Way, North Las Vegas**, stated he was in favor of the development as proposed in Items 3, 4 and 5 and wanted to see the northwest corner of Lone Mountain Road and Allen Lane developed and cleaned up.

**Darryl Brock, 3804 Vincelli Avenue, North Las Vegas**, spoke in opposition to the planned development as submitted in Items 3, 4 and 5.

### **AGENDA**

1. **APPROVE PLANNING COMMISSION REGULAR MEETING AGENDA OF OCTOBER 14, 2020. (FOR POSSIBLE ACTION)**

ACTION: APPROVED

MOTION: Commissioner Calhoun

AYES: Chairman Kraft, Vice Chairman Warner, Commissioners Armstrong, Berrett, Calhoun and Shoaff

NAYS: None

ABSTAIN: None

ABSENT: Commissioner Greer

### **CONSENT AGENDA**

2. **APPROVE PLANNING COMMISSION REGULAR MEETING MINUTES OF SEPTEMBER 9, 2020. (FOR POSSIBLE ACTION)**

ACTION: APPROVED

MOTION: Vice Chairman Warner

AYES: Chairman Kraft, Vice Chairman Warner, Commissioners Armstrong, Berrett and Shoaff

NAYS: None

ABSTAIN: Commissioner Calhoun

ABSENT: Commissioner Greer

### **BUSINESS**

3. **AMP-10-2020 LONE MOUNTAIN/ALLEN (PUBLIC HEARING). APPLICANT: ACAK IRREVOCABLE TRUST. REQUEST: AN AMENDMENT TO THE COMPREHENSIVE MASTER PLAN TO CHANGE THE LAND USE DESIGNATION FROM RANCH ESTATES TO SINGLE-FAMILY LOW. LOCATION: GENERALLY NORTH OF LONE MOUNTAIN ROAD BETWEEN WILLIS STREET AND KENNY WAY. (APNS 124-31-802-008 THROUGH 124-31-802-011, 124-32-401-005 AND 124-32-401-006)**

Planning Manager Eastman presented Item No. 3, AMP-10-2020, Item No. 4, ZN-15-2020 and Item No. 5, T-MAP-09-2020 together but noted they would be voted on separately. He stated that AMP-10-2020 was an application to amend the Comprehensive Master Plan to change the land use designation from Ranch Estates to Single-Family Low; ZN-15-2020 was a request for a property reclassification to change the zoning designation from the Ranch Estates District to a PUD Planned Unit Development District to allow development of a 53-lot single-family development; and T-MAP-09-2020 was the proposed tentative map for the 53 lot single-family subdivision. He stated the area for development was a narrow strip of the Ranch Estates Preservation Area that connected a much larger section to the west to a smaller section to the east. He added that additional Ranch Estates Preservation Area exists to the north; to the south is an R-1 (Single-Family Low) style development and also to the northeast is an R-1 style development. He stated that staff felt that the area, as a transition area, could support a development that was a hybrid between the Ranch Estates and the R-1 style development. He noted that the site is within the Ranch Estates Rural Preservation Overlay District and that the overlay would take precedence at times. He stated that the area is designated for preservation as part of the Ranch Estates District. He noted that development would need to have the same rural characteristics as the other properties within the rural preservation area.

Manager Eastman stated that the applicant proposed 10,000 square foot lots, where 20,000 square feet was required and that previously, before the 2011 re-write of the code, the minimum Ranch Estates lot size was 15,000 square feet and the majority of the neighborhood was developed using the standard of the 15,000 square-foot lot. He stated that the proposed 10,000 square-foot lots which was a hybrid between the larger Ranch Estates and the R-1 lots. He noted that the PUD represented 53 lots that are 10,000 square feet in size with items that would be unique to blend the site in to the rest of the neighborhood including a proposed equestrian trail along Willis Street, Allen Lane and Lone Mountain Road. He stated the equestrian trail should continue down Lone Mountain Road to connect to the smaller Ranch Estates area to the east of the site. He noted that there was one lot adjacent to a City-owned well facility that meets the 10,000 square-foot lot size and lot width but that it was triangular in shape with a smaller strip along the front and was not compatible with the rest of the development. Staff felt the lot should be removed. He noted that several letters, cards, emails and petitions were received in opposition to the development.

**Stephanie Allen, Kaempfer Crowell, 1980 Festival Plaza Drive, Las Vegas,** represented the applicant and stressed that the intent was not to pull the properties out of the Ranch Estates Rural Preservation Overlay District. She noted that she has been working on the project for more than one year and significant changes were made from the previous proposal and based on neighbor concerns. She provided a description of the property noting there were two parcels in the development. She noted there were struggles due to the shape of the parcels. She stated it was recommended that access be from Lone Mountain Road to retain the rural neighborhood and that the project was created to be compatible with the area and to front on Lone Mountain Road. She noted that the neighbors expressed their concern that the properties remain in the overlay to protect the area. She stressed the intent of the proposed development would be to keep the area rural in nature, buffer the traffic from Lone Mountain Road and correct drainage issues. She provided conditions discussed at neighborhood meetings which the residents would support the development such as:

- All single-family homes
- Minimum 10,000 square-foot lots
- Equestrian trail with three feet of landscaping, seven foot equestrian trail, five-foot sidewalk, five feet landscaping, then the curb along Lone Mountain Road, Allen Lane and Willis Street
- White three-rail fence along Lone Mountain to create a rural feel
- Disclosure regarding farm animals in the area
- No interior street lights, only coach lights on the homes
- Limiting street lights on the exterior areas complying with rural standards
- Minimum 8 foot wall along northern property line between Willis and Allen
- No poisonous plants on perimeter landscaping due to the animals in the area

Chairman Kraft opened the public hearing.

City Clerk Raynor stated that as of 3 p.m. the City Clerk's Office received 13 pieces of correspondence in regards to Item Nos. 3, 4 and 5.

A letter was submitted by Sherrie Snyder asking the Commission to seriously review the neighborhood's concerns. Attached to the letter she included a petition that was circulated on January 23, 2020 with the following signatories, stating their opposition to these items:

**Sherrie Snyder, 3728 West Verde Way, North Las Vegas**  
**Constance Snyder, 3728 West Verde Way, North Las Vegas**  
**Courtney Owens, 4016 Cotton Gum Court, North Las Vegas**  
**Eric Wexler, 3665 Calumet Farm Circle, North Las Vegas**  
**Rita Wexler, 3665 Calumet Farm Circle, North Las Vegas**  
**Paul Scott, 3788 Calumet Farm Circle, North Las Vegas**

Calvin Mahlum, 4016 Madrone Drive, North Las Vegas  
Charlene Buie, 4704 Estate Ranch Street, North Las Vegas  
Cynthia White, 4704 Estate Ranch Street, North Las Vegas  
Victoria Byes, 4850 North Kenny Way, North Las Vegas  
Ivan Caulier, 3405 West Verde Way, North Las Vegas  
Maria Ornelas, 4644 Startrain Drive, North Las Vegas  
Carlos Tapia, 3390 West Lone Mountain Road, North Las Vegas  
Jan Bowers, 4952 Grimespound Court, North Las Vegas  
Marc Johnson, 3909 West Verde Way, North Las Vegas  
Mary Johnson, 3909 West Verde Way, North Las Vegas  
Gregory McNulty, 4890 Willis Street, North Las Vegas  
Gustave Rodriguez, 3307 West Lone Mountain Road, North Las Vegas  
Jaime Medina, 3816 West Verde Way, North Las Vegas  
Matthew Fain, 4714 North Kenny Way, North Las Vegas  
Cesar Quintana, 3715 West La Madre Way, North Las Vegas  
Isai Jimenez, 3933 West La Madre Way, North Las Vegas  
Julie Shaw, 4728 Ferrell Street, North Las Vegas  
Jennifer Edmunds, 3728 Calumet Farm Circle, North Las Vegas  
Melanie Wade, 3724 Calumet Farm Circle, North Las Vegas  
Juan Jimenez, 3933 West La Madre Way, North Las Vegas  
Anncacher Khabay, 4652 Brushfire Street, North Las Vegas  
Martha Caldera, 4712 Brushfire Street, North Las Vegas  
Fred Young, 4704 Brushfire Street, North Las Vegas  
Kathy Ujifusa, 3810 West Verde Way, North Las Vegas  
Lance Ujifusa, 3810 West Verde Way, North Las Vegas  
Charles Vanlandschoot, 3806 Verde Way, North Las Vegas  
Richard Cody, 4739 Pony Express Street, North Las Vegas  
Victoria Cody, 4739 Pony Express Street, North Las Vegas  
Luis Lozoya, 4905 Allen Lane, North Las Vegas  
Omar Artale, 4325 Thicket Avenue, North Las Vegas

Of those listed in the petition, eight individuals submitted personal emails expressing opposition to the items.

The following individuals did not sign the petition but were listed in an attachment to the petition expressing opposition to the items:

Clint Walker  
Darryl Brock  
Fernando Santoyo  
William Werk

The City also received emails from the following individuals opposing approval of the three proposed items:

**Leo Wong**  
**Peter Wong**  
**Chris Blair**  
**Cynthia Fears**

The following residents were opposed to the development for reasons such as maintaining the rural preservation area; concerns regarding the future of the school district; the safety and protection of the horses and farm animals; density of the development; protection of artesian wells which supply water for the animals; protection of animals from encroachment; increased traffic; and quality of ranch life:

**Marilyn Kirkpatrick, 4747 Showdown Drive, North Las Vegas**  
**Sherrie Snyder, 3728 West Verde Way, North Las Vegas**  
**Constance Snyder, 3728 West Verde Way, North Las Vegas**  
**Fernando Santoyo, 4890 Willis Street, North Las Vegas**  
**Kathy Ujifusa, 3810 West Verde Way, North Las Vegas**  
**Fred Young, 4704 Brushfire Street, North Las Vegas**  
**Ivan Caulier, 3405 West Verde Way, North Las Vegas**  
**William Werk, 4850 North Kenny Way, North Las Vegas**  
**Victoria Byes, 4850 North Kenny Way, North Las Vegas**  
**Luis Lozoya, 4905 Allen Lane, North Las Vegas**

**Mr. Wade, 1804 Castleberry Lane, North Las Vegas**, stated he supported development and beautification of the area.

Ms. Allen thanked the residents for meeting and working with the developers and sharing their concerns. She read a petition into the record that was previously circulated by the applicant in support of the development. She clarified that homeowners in the development would be allowed to have at least one animal on the lot.

Commissioner Berrett thanked Ms. Allen for her efforts regarding the development. He stated he supported new development but it needed to be the right development for the area. He noted that the residents would support the development but were opposed to the smaller lots. He hoped that the developer could take the concerns into consideration and come back with more appropriate ranch style lots.

In response to a question from Commissioner Shoaff, Director Jordan noted that the property referred to in the center of the development near the well was City-owned property and the City did not want to sell the property. He stated he would contact Public Works to clean up the property. Commissioner Shoaff questioned if the property would be fenced off to avoid future issues and who was responsible for the street improvements. Traffic Engineer Reesman stated if the development moved forward, the developer would be responsible for half-street improvements.

Chairman Kraft thanked Ms. Allen for her presentation and thanked staff for working with the developers. He also thanked the residents for their participation. He was in support of developing vacant land and bringing in revenue but he felt that the rural preservation area should be maintained.

ACTION: DENIED

MOTION: Chairman Kraft

AYES: Chairman Kraft, Vice Chairman Warner, Commissioners Armstrong, Berrett, Calhoun and Shoaff

NAYS: None

ABSTAIN: None

ABSENT: Commissioner Greer

Director Jordan noted that since the Planning Commission denied AMP-10-2020, then the remaining items, ZN-15-2020 and T-MAP-09-2020 are not supported and should be denied.

4. **ZN-15-2020 LONE MOUNTAIN/ALLEN (PUBLIC HEARING). APPLICANT: ACAK IRREVOCABLE TRUST. REQUEST: A PROPERTY RECLASSIFICATION FROM R-E (RANCH ESTATES DISTRICT) TO A PUD (PLANNED UNIT DEVELOPMENT DISTRICT), CONSISTING OF 53 SINGLE-FAMILY LOTS. LOCATION: GENERALLY NORTH OF LONE MOUNTAIN ROAD BETWEEN WILLIS STREET AND KENNY WAY. (APNS 124-31-802-008 THROUGH 124-31-802-011, 124-32-401-005 AND 124-32-401-006)**

*Please refer to comments in Item No. 3, AMP-10-2020.*

Chairman Kraft opened the public hearing.

The following residents stated their opposition to the proposed development and the need to keep the zoning as Ranch Estates:

**Fred Young, 4704 Brushfire Street, North Las Vegas**  
**Ivan Caulier, 3405 West Verde Way, North Las Vegas**  
**William Werk, 4850 North Kenny Way, North Las Vegas**

**Sherrie Snyder, 3728 West Verde Way, North Las Vegas**  
**Luis Lozoya, 4905 Allen Lane, North Las Vegas**

Chairman Kraft closed the public hearing.

ACTION: DENIED

MOTION: Commissioner Berrett

AYES: Chairman Kraft, Vice Chairman Warner, Commissioners Armstrong, Berrett, Calhoun and Shoaff

NAYS: None

ABSTAIN: None

ABSENT: Commissioner Greer

5. **T-MAP-09-2020 LONE MOUNTAIN/ALLEN. APPLICANT: ACAK IRREVOCABLE TRUST. REQUEST: A TENTATIVE MAP IN AN R-E (RANCH ESTATES DISTRICT), PROPOSED PROPERTY RECLASSIFICATION TO A PUD (PLANNED UNIT DEVELOPMENT DISTRICT), TO ALLOW A 53-LOT, SINGLE-FAMILY SUBDIVISION. LOCATION: GENERALLY NORTH OF LONE MOUNTAIN ROAD BETWEEN WILLIS STREET AND KENNY WAY. (APNS 124-31-802-008 THROUGH 124-31-802-011, 124-32-401-005 AND 124-32-401-006)**

*Please refer to comments made in Item No. 3, AMP-10-2020*

ACTION: DENIED

MOTION: Vice Chairman Warner

AYES: Chairman Kraft, Vice Chairman Warner, Commissioners Armstrong, Berrett, Calhoun and Shoaff

NAYS: None

ABSTAIN: None

ABSENT: Commissioner Greer

6. **SUP-29-2020 COLLISION WORKS LV (PUBLIC HEARING). APPLICANT: RICK QUAGLIATO. REQUEST: A SPECIAL USE PERMIT IN AN M-2 (GENERAL INDUSTRIAL DISTRICT) TO ALLOW A VEHICLE, BOAT, AND RV REPAIR FACILITY. LOCATION: 697 CORINTHIAN WAY. (APN 139-14-201-009)**

Planning Manager Eastman presented the item and stated that the applicant requested a Special Use Permit to allow a vehicle, boat and RV service facility in an M-2 General Industrial District located at 697 Corinthian Way. He stated the proposed use will occupy an existing building that was built in 2000 and complied with the Design Standards at that time. He noted that the existing landscaping would need to be



refreshed and the barbed wire fencing would need replacing. He closed saying staff recommended approval subject to conditions.

**Rick Quagliato, 6308 Canyon Ridge Drive, Las Vegas**, stated he was the applicant and requested approval of the application.

Chairman Kraft opened the public hearing. There being no callers or written comments, the public hearing was closed.

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 SERVICES SHALL BE CONDUCTED INSIDE THE BUILDING.
3. ALL EXISTING RAZOR WIRE AND BARBED WIRE SHALL BE REMOVED FROM ALL FENCING ON THE PROPERTY.
4. EXISTING LANDSCAPED AREAS SHALL BE WEEDED. SHRUBS AND GROUND COVER SHALL BE ADDED TO PROVIDE A 50% GROUND COVER WITHIN TWO YEARS.
5. THE GATES SHALL BE ENHANCED WITH METAL MESH TO PROVIDE ADEQUATE SCREENING FOR VEHICLES ON THE NORTH SIDE OF THE SITE.

MOTION: Commissioner Berrett

AYES: Chairman Kraft, Vice Chairman Warner, Commissioners Armstrong, Berrett, Calhoun and Shoaff

NAYS: None

ABSTAIN: None

ABSENT: Commissioner Greer

7. **SUP-32-2020 FATAL LLC (PUBLIC HEARING). APPLICANT: FATAL LLC. REQUEST: A SPECIAL USE PERMIT IN AN M-2 (GENERAL INDUSTRIAL DISTRICT) TO ALLOW A VEHICLE, BOAT, AND RV REPAIR FACILITY. LOCATION: 3040 NORTH SIMMONS STREET, SUITES 101-103. (APN 139-17-510-044)**

Planning Manager Eastman presented the item and stated the applicant requested a Special Use Permit to allow a vehicle, boat and RV service facility, specifically vehicle repair, located at 3040 Simmons Street in an M-2 General Industrial District. He noted

that the site was a suite located in an existing building built in 2003 and complied with all industrial design standards at that time. He noted there was sufficient parking and the landscaping needed to be refreshed. He closed saying staff recommended approval subject to conditions.

**Melanie Cooper, 3904 Internet Avenue, North Las Vegas**, stated she was the applicant and requested approval of the application.

Chairman Kraft opened the public hearing. There being no callers or written comments, the public hearing was closed.

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 SERVICES AND STORAGE SHALL BE CONDUCTED INSIDE THE BUILDING.
3. OUTDOOR AND OVERNIGHT VEHICLE STORAGE SHALL BE PROHIBITED.
4. EXISTING LANDSCAPED AREAS SHALL BE WEEDED. SHRUBS AND GROUND COVER ADDED TO PROVIDE A 50% GROUND COVER WITHIN TWO YEARS.

MOTION: Vice Chairman Warner

AYES: Chairman Kraft, Vice Chairman Warner, Commissioners Armstrong, Berrett, Calhoun and Shoaff

NAYS: None

ABSTAIN: None

ABSENT: Commissioner Greer

8. **SUP-33-2020 BAYLAKE & BELLINGTON (PUBLIC HEARING). APPLICANT: WEST MILLARD, LLC. REQUEST: A SPECIAL USE PERMIT IN AN M-2 (GENERAL INDUSTRIAL DISTRICT) TO ALLOW A VEHICLE, BOAT, AND RV REPAIR FACILITY. LOCATION: NORTHEAST CORNER OF BAY LAKE TRAIL AND BELLINGTON ROAD. (APNS 139-12-510-032 AND 139-12-510-033)**

Principal Planner Michaels presented the item and stated the applicant requested a Special Use Permit to allow a vehicle, boat and RV service facility (private repair facility) which will not be open to the public but will repair and service the company's vehicles.

She noted that the hours of operation will be Monday through Friday from 7 a.m. to 5 p.m. and Saturdays when necessary. She stated that the building was 3,000 square feet and provided parking in compliance with code requirements. The perimeter landscaping was also in compliance with code requirements. She noted that there would be an outdoor storage facility enclosed by a six-foot block wall and wrought iron gates. She stated that the gates would need to be enhanced to screen the yard from view of the right-of-way. She closed saying staff recommended approval subject to conditions.

**Shannon Cooper, Taney Engineering, 6030 South Jones Boulevard, Las Vegas,** represented the applicant and concurred with staff's recommendations.

Chairman Kraft opened the public hearing. There being no callers or written comments, the public hearing was closed.

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 SERVICES SHALL BE CONDUCTED INSIDE THE BUILDING.
3. EXISTING LANDSCAPED AREAS SHALL HAVE ALL WEEDS AND ALL DEBRIS REMOVED.
4. THE GATES SHALL BE ENHANCED WITH METAL MESH TO PROVIDE ADEQUATE SCREENING FOR VEHICLE ON THE WEST AND SOUTH SIDE OF THE SITE.

MOTION: Commissioner Berrett

AYES: Chairman Kraft, Vice Chairman Warner, Commissioners Armstrong, Berrett, Calhoun and Shoaff

NAYS: None

ABSTAIN: None

ABSENT: Commissioner Greer

**9. SPR-04-2020 LAKE MEAD WEST APARTMENTS (PUBLIC HEARING). APPLICANT: FORESIGHT COMPANIES, LTD. REQUEST: A SITE PLAN REVIEW IN AN R-3 (MULTI-FAMILY RESIDENTIAL DISTRICT) TO ALLOW A 156-UNIT MULTI-FAMILY DEVELOPMENT. LOCATION: BETWEEN LAKE MEAD BOULEVARD AND CORAN LANE, APPROXIMATELY 970 FEET WEST OF SIMMONS STREET. (APNS 139-20-202-009 AND 139-20-202-010)**

Principal Planner Michaels presented the item and stated that the applicant requested a major site plan review for a 156-unit gated multi-family apartment complex on approximately 7.84 acres. She noted that the community would provide affordable housing to households earning 50% and 60% of the median income. She stated that the development would provide primary and pediatric care, after school and summer school programs, a food pantry and other services for residents only. The proposed development would be a three story building with a combination of 1, 2 and 3 bedroom units. She stated that the main access would be from Lake Mead Boulevard with a second gated access from Coran Lane for residents only. She noted that the applicant provided adequate parking and each unit would have one covered parking space. Seventy-five percent of the required open space has been provided within one useable area and complies with the open space standards. She stated that the Clark County Department of Aviation has submitted a memorandum recommending the application be denied due to the proposed development being in the AE-60 and AE-65 Air Terminal Environs Overlay District. The proposed multi-family residential would be subject to noise from aircraft in addition to being directly below flight patterns. The applicant will be required to provide a 35 Db sound attenuation within the construction of the building. She stated staff recommended approval subject to conditions.

**Robert Cunningham, Taney Engineering, 6030 South Jones Boulevard, Las Vegas**, represented the applicant and was available for questions.

Chairman Kraft opened the public hearing. There being no callers or written comments, Chairman Kraft closed the public hearing.

City Clerk Raynor read a letter received from **Ms. Alicia Berroyer, 3471 Anderson Lane, North Las Vegas** into the record opposing the application and requesting that the Planning Commission follow the recommendations of the FAA and deny the request.

In response to a question from Commissioner Berrett regarding the noise concerns, Mr. Cunningham noted that the applicant was required to provide a 35 decibel sound attenuation within the construction of the building and will be enforced by the Building Division upon submittal of the plans. Mr. Cunningham also responded to Commissioner Berrett's concerns regarding security and noted he would discuss the possibility of 24-hour security with the applicant. Commissioner Berrett expressed support of the proposed development but recommended increased security to avoid potential issues in

the future. He recommended continuing the item for 30 days to discuss the security issue. Principal Planner Michaels noted that the applicant's letter of intent did indicate 24-hour roaming security on the premises. Director Jordan stated that adding a condition for guarded gates would be difficult for staff to enforce.

**Muhammad Chaudh, Foresight Companies, 6061 South Fort Apache Road, Suite 140, Las Vegas**, stated if the City wanted the gates to be guarded, it could be accommodated. He addressed the issue of lighting and ensuring that blind spots would be reviewed.

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 SERVICES PROVIDED ONSITE (FOOD PANTRY; AFTER SCHOOL CARE; MEDICAL SERVICES; COMPUTER LAB; EXERCISE ROOM AND ACTIVITY HALL) SHALL BE FOR RESIDENTS ONLY.
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. 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. CONFORMANCE MAY REQUIRE MODIFICATIONS TO THE SITE.

6. 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.
7. 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.
8. THE PROPERTY OWNER IS REQUIRED TO GRANT A ROADWAY EASEMENT FOR COMMERCIAL DRIVEWAYS.
9. THE PROPOSED DRIVEWAY ON CORAN LANE SHALL NOT BE ALLOWED TO HAVE A GUEST CALL BOX INSTALLED DUE TO LACK OF QUEUE LENGTH.
10. THE PUBLIC STREET GEOMETRICS AND THICKNESS OF THE PAVEMENT SECTIONS WILL BE DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS.
11. 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. CORAN LANE
  - b. LAKE MEAD BOULEVARD (SIDEWALK)
12. 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.
13. BUILDING NUMBERING SHALL BE IN ACCORDANCE WITH THE NORTH LAS VEGAS STREET NAMING AND ADDRESS ASSIGNMENT STANDARDS.

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. 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 Berrett

AYES: Chairman Kraft, Vice Chairman Warner, Commissioners Berrett, Calhoun and Shoaff

NAYS: Commissioner Armstrong

ABSTAIN: None

ABSENT: Commissioner Greer

10. **SUP-28-2020 MAMA'S KITCHEN #2 (PUBLIC HEARING). APPLICANT: MAMA'S KITCHEN #2. REQUEST: A SPECIAL USE PERMIT IN A C-2 (GENERAL COMMERCIAL DISTRICT) TO ALLOW AN "ON-SALE" LIQUOR LICENSE (BEER, WINE, AND SPIRIT-BASED PRODUCTS) IN CONJUNCTION WITH A RESTAURANT. LOCATION: 3011 WEST LAKE MEAD BOULEVARD, SUITE 100. (APN 139-20-210-003)**

Principal Planner Michaels presented the item and stated that the applicant requested a Special Use Permit to allow an "on-sale" beer and wine in conjunction with an existing restaurant located at 3011 West Lake Mead Boulevard in a C-1, Neighborhood Commercial District. She noted that the restaurant occupies a 1,010 square foot suite with a 795 square-foot additional patio area. She stated the applicant has submitted a survey plat indicating the proposed establishment complies with the 400-foot separation requirement from any school, park, daycare and/or church. She noted there are no exterior modifications proposed to the building or patio area and the site is part of a commercial center and complies with the parking requirements. She stated staff recommended approval subject to conditions.

**Nathan Taylor, 8414 West Farm Road, Las Vegas**, represented the applicant and was available for questions.

Chairman Kraft opened the public hearing. There being no callers or written comments, the public hearing was closed.

ACTION: APPROVED SUBJECT TO THE FOLLOWING CONDITION:

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

MOTION: Vice Chairman Warner

AYES: Chairman Kraft, Vice Chairman Warner, Commissioners Armstrong, Berrett, Calhoun and Shoaff

NAYS: None

ABSTAIN: None

ABSENT: Commissioner Greer

**11. SUP-30-2020 7 ELEVEN (PUBLIC HEARING). APPLICANT: SIENA HOLDING MANAGEMENT CO., LLC. REQUEST: A SPECIAL USE PERMIT IN A C-2 (GENERAL COMMERCIAL DISTRICT) TO ALLOW A CONVENIENCE FOOD STORE WITH GAS PUMPS. LOCATION: SOUTHWEST CORNER OF CRAIG ROAD AND ARCATA WAY. (APN 139-02-302-009)**

Principal Planner Michaels presented the item and stated that the applicant requested a Special Use Permit to allow a convenience food store with fuel pumps on approximately 7.13 acres located in a C-2 General Commercial District. She noted that the site plan indicated the proposed convenience store is 3,112 square feet and contains eight fueling stations for passenger vehicles. She stated access to the site as proposed has two entrances; one from Craig Road; and one from Arcata Way. She shared that the required perimeter landscaping along Craig Road is 20 feet with a five-foot sidewalk and along Arcata Way is 15 feet with a five-foot sidewalk. She noted that the proposed site plan appears to provide foundation landscaping but that it is not adequate and will be reviewed with the building permit. She stated the proposed use is consistent with the C-2 General Commercial District and the Mixed-Use Commercial land use classification and is compatible with the surrounding area. She closed saying staff recommended approval subject to conditions.

**Mitchell Ogron, 10655 Park Run Drive, Suite 160, Las Vegas**, represented the applicant and was available for questions.



Chairman Kraft opened the public hearing. There being no callers or written comments, the public hearing was closed.

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. GAS CANOPY COLUMNS SHALL MATCH THE PRINCIPAL BUILDING COLORS.
3. TRASH ENCLOSURE EXTERIOR FINISH SHALL MATCH THE CONVENIENCE FOOD STORE BUILDING.
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. 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.
7. 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.
8. THE PROPERTY OWNER IS REQUIRED TO GRANT A ROADWAY EASEMENT FOR COMMERCIAL DRIVEWAYS.

9. THE PUBLIC STREET GEOMETRICS AND THICKNESS OF THE PAVEMENT SECTIONS WILL BE DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS.
10. 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. ARCATA WAY (SIDEWALK)
11. ALL NEVADA ENERGY EASEMENTS, APPURTENANCES, LINES AND POLES MUST BE SHOWN AND SHALL BE LOCATED ENTIRELY WITHIN THE PERIMETER LANDSCAPE AREA OF THIS DEVELOPMENT. DISTRIBUTION LINES, EXISTING OR PROPOSED, SHALL BE PLACED UNDERGROUND IF IMPACTED BY THE PROPOSED DEVELOPMENT OF THE PARCEL OR IF THE POLE IMPEDES UPON THE PROPER ADA CLEARANCES FOR SIDEWALK. UNDER NO CIRCUMSTANCES WILL NEW DOWN GUY WIRES BE PERMITTED.
12. APPROVAL OF A TRAFFIC STUDY IS REQUIRED PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS. PLEASE CONTACT TRAFFIC ENGINEERING AT 633-2676 TO REQUEST A SCOPE. A QUEUING ANALYSIS MAY BE REQUIRED.

MOTION: Chairman Kraft

AYES: Chairman Kraft, Vice Chairman Warner, Commissioners Armstrong, Berrett, Calhoun and Shoaff

NAYS: None

ABSTAIN: None

ABSENT: Commissioner Greer

12. **SUP-31-2020 LOSEE INDUSTRIAL PARK (PUBLIC HEARING). APPLICANT: REBEL MOTORSPORTS LLC. REQUEST: A SPECIAL USE PERMIT IN AN M-2 (GENERAL INDUSTRIAL DISTRICT) TO ALLOW A VEHICLE, BOAT, OR RECREATIONAL VEHICLE SALES, AND RENTAL LOT. LOCATION: 2710 LOSEE ROAD, SUITE 3. (APN 139-14-302-003)**

Principal Planner Michaels presented the item and stated that the applicant requested a Special Use Permit to allow a vehicle, boat or recreational vehicle sales and rental facility. The applicant is proposing to buy and sell vehicles which will be stored in a showroom within the building and not outside. She noted the hours of operation are seven days a week from 9 a.m. to 7 p.m. and stated there will be approximately 15 to 20 vehicles in the showroom at any given time and with no repairs or washing services

done onsite. She stated that the building was constructed in 1997 and the applicant's suite contains 10,142 square feet of office and warehouse space with adequate parking on site. She stated that the applicant will need to additional landscaping to bring the site into compliance and that staff recommends approval subject to conditions.

Chairman Kraft opened the public hearing. There being no callers or written comments, the public hearing was closed.

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. VEHICLES FOR SALE SHALL BE STORED WITHIN THE SHOWROOM AREA. OUTDOOR DISPLAY OF VEHICLES IS PROHIBITED.
3. THE APPLICANT SHALL ADD SHRUBS AND GROUNDCOVER TO THE EXISTING PERIMETER LANDSCAPING TO PROVIDE 50% GROUNDCOVER WITHIN TWO (2) YEARS OF PLANTING.

MOTION: Vice Chairman Warner

AYES: Chairman Kraft, Vice Chairman Warner, Commissioners Armstrong, Berrett, Calhoun and Shoaff

NAYS: None

ABSTAIN: None

ABSENT: Commissioner Greer

13. **VN-02-2020 SONORA RANCH (PUBLIC HEARING). APPLICANT: DR HORTON, INC. REQUEST: A VARIANCE IN AN R-CL (SINGLE-FAMILY COMPACT LOT RESIDENTIAL DISTRICT) TO ALLOW A MAXIMUM TEN (10) FOOT HIGH RETAINING WALL WHERE SIX (6) FEET IS THE MAXIMUM HEIGHT ALLOWED; AND TO ALLOW A WALL HEIGHT OF 16 FEET WHERE EIGHT (8) FEET IS THE MAXIMUM HEIGHT ALLOWED. LOCATION: APPROXIMATELY 250 FEET NORTH OF CRAIG ROAD AND APPROXIMATELY 780 FEET EAST OF CAMINO AL NORTE. (APN 139-04-610-003)**

Principal Planner Michaels presented the item and stated that the applicant requested consideration for a maximum ten foot high retaining wall and a wall height of 16 feet. She noted that the applicant's letter of intent states that the request to increase the retaining wall height is due to grading and elevations required for the sewer on the project site. She stressed that minimum sewer slopes have been used within the project design to raise the elevation for the site by several feet to allow the sewer

design. She noted that the code allowed for retaining walls that need to be increased in height due to elevation issues and that they be stepped by splitting the wall into sections and planting landscaping in the areas between the wall. She added that the wall is located next to a channel and adjacent to Craig Ranch Regional Park and that stepping the wall in this location would make it difficult for the homeowner to maintain the landscaping. She closed saying staff recommended approval subject to conditions.

**Stephanie Allen, Kaempfer Crowell, 1980 Festival Plaza Drive, Las Vegas,** represented the applicant and was available for questions.

Chairman Kraft opened the public hearing. There being no callers or written comments, the public hearing was closed.

ACTION: APPROVED SUBJECT TO THE FOLLOWING CONDITION:

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

MOTION: Vice Chairman Warner

AYES: Chairman Kraft, Vice Chairman Warner, Commissioners Armstrong, Berrett, Calhoun and Shoaff

NAYS: None

ABSTAIN: None

ABSENT: Commissioners Greer

### **STAFF ITEMS**

Land Development and Community Services Director Jordan stated that due to the Veteran's Day holiday, the next Planning Commission meeting will be held on Thursday, November 12, 2020 at 6:00 p.m. He thanked City Clerk Raynor and Chief Deputy City Clerk Purcell for their hard work and assistance with the virtual meetings. He also thanked the Planning Commissioners for their service and working with the community on planning items.

### **COMMISSION ITEMS**

Chairman Kraft thanked City Clerk Raynor and City Clerk staff for all their efforts and assistance with the virtual meetings. He expressed his appreciation to the public for their participation in the meeting.

**PUBLIC FORUM**

There was no public participation,

**ADJOURNMENT**

Chairman Kraft adjourned the meeting at 8:25 p.m.

APPROVED: **December 9, 2020**

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Kenneth L. Kraft, Chairman

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Marie E. Purcell, CMC, Chief Deputy City Clerk