

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

December 9, 2020

BRIEFING

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

CALL TO ORDER

6:02 PM, Council Chambers, 2250 Las Vegas Boulevard North,
North Las Vegas, Nevada 89030

PLEDGE OF ALLEGIANCE - BY INVITATION

Chairman Kenneth Kraft

PUBLIC FORUM

There was no public participation.

AGENDA

1. **[APPROVE PLANNING COMMISSION REGULAR MEETING AGENDA OF DECEMBER 9, 2020. \(FOR POSSIBLE ACTION\)](#)**

ACTION: APPROVED

CONSENT AGENDA

2. **[APPROVE PLANNING COMMISSION REGULAR MEETING MINUTES OF OCTOBER 14, 2020. \(FOR POSSIBLE ACTION\)](#)**

ACTION: APPROVED

BUSINESS

3. **[ZN-17-2020 COMMERCE/WASHBURN \(PUBLIC HEARING\). APPLICANT: BEAZER HOMES. REQUEST: A PROPERTY RECLASSIFICATION FROM R-E \(RANCH ESTATES DISTRICT\) TO R-1 \(SINGLE-FAMILY LOW DENSITY DISTRICT\). LOCATION: SOUTHEAST CORNER OF WASHBURN ROAD AND COMMERCE STREET. \(APN 124-34-701-005\) \(FOR POSSIBLE ACTION\)](#)**

ACTION: APPROVED; FORWARD TO CITY COUNCIL FOR FINAL CONSIDERATION

4. VAC-09-2020 COMMERCE/WASHBURN (PUBLIC HEARING). APPLICANT: BEAZER HOMES. REQUEST: TO VACATE THE NORTHERLY 30 FEET OF ROSADA WAY LOCATED APPROXIMATELY 600 FEET SOUTH OF WASHBURN ROAD, EXTENDING APPROXIMATELY 300 FEET TO THE EAST OF COMMERCE STREET. (APN 124-34-701-005) (FOR POSSIBLE ACTION)

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

1. THE VACATION SHALL RECORD CONCURRENTLY WITH OR PRIOR TO THE ASSOCIATED FINAL MAP.

5. T-MAP-10-2020 COMMERCE/WASHBURN. APPLICANT: BEAZER HOMES. REQUEST: A TENTATIVE MAP IN AN R-E (RANCH ESTATES DISTRICT), PROPOSED PROPERTY RECLASSIFICATION TO R-1 (SINGLE-FAMILY LOW DENSITY DISTRICT), TO ALLOW A 22-LOT, SINGLE-FAMILY SUBDIVISION. LOCATION: SOUTHEAST CORNER OF WASHBURN ROAD AND COMMERCE STREET. (APN 124-34-701-005) (FOR POSSIBLE ACTION)

ACTION: APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. UNLESS EXPRESSLY, AUTHORIZED THROUGH A VARIANCE, WAIVER OR ANOTHER METHOD, DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
2. THE TENTATIVE MAP SHALL COMPLY WITH ALL CONDITIONS OF APPROVAL FOR VAC-09-2020. IF VAC-09-2020 IS DENIED, T-MAP-10-2020 IS DEEMED NULL AND VOID.
3. ALL KNOWN GEOLOGIC HAZARDS SHALL BE SHOWN ON ALL SUBSEQUENT MAPS AND PLANS SUBMITTED TO THE CITY, INCLUDING THE REQUIRED CONFORMING TENTATIVE MAP AND THE CIVIL IMPROVEMENT PLANS. GEOLOGICAL HAZARDS SUCH AS FAULT LINES OR FISSURES AFFECTING RESIDENTIAL STRUCTURES MAY SUBSTANTIALLY ALTER THE TENTATIVE MAP LAYOUT AND REQUIRE THE SUBMISSION OF A REVISED TENTATIVE MAP WHICH MUST BE APPROVED BY THE CITY PRIOR TO FINAL APPROVAL OF THE CIVIL IMPROVEMENT PLANS. THE FOOTPRINT OF PROPOSED STRUCTURES SHALL BE PLOTTED ON ALL LOTS IMPACTED BY FAULTS AND/OR FISSURES AND A MINIMUM WIDTH OF FIVE (5) FEET SHALL BE PROVIDED FROM THE EDGE OF ANY PROPOSED STRUCTURE TO THE NEAREST FAULT AND/OR FISSURE.

4. APPROVAL OF A DRAINAGE STUDY IS REQUIRED PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS.
5. PROPOSED RESIDENTIAL DRIVEWAY SLOPES SHALL NOT EXCEED TWELVE PERCENT (12%).
6. ALL COMMON ELEMENTS SHALL BE LABELED AND ARE TO BE MAINTAINED BY THE HOME OWNERS' ASSOCIATION.
7. THE STREET NAMES SHALL BE IN ACCORDANCE WITH THE NORTH LAS VEGAS STREET NAMING AND ADDRESS ASSIGNMENT STANDARDS, AND MUST BE APPROVED BY THE CITY OF LAS VEGAS CENTRAL FIRE ALARM OFFICE.
8. APPROVAL OF A TRAFFIC STUDY OR TRAFFIC STUDY WAIVER IS REQUIRED PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS. PLEASE CONTACT TRAFFIC ENGINEERING AT 633-2676 TO REQUEST A SCOPE.
9. ALL DRIVEWAY GEOMETRICS SHALL BE IN COMPLIANCE WITH THE *UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS* DRAWING NUMBER 222.1.
10. 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.
11. THE PUBLIC STREET GEOMETRICS AND THICKNESS OF THE PAVEMENT SECTIONS WILL BE DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS.
12. 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. COMMERCE STREET (SIDEWALK, STREET LIGHTS)
 - b. WASHBURN ROAD (FULL HALF STREET IMPROVEMENTS)

13. ALL NEVADA ENERGY EASEMENTS, APPURTENANCES, LINES AND POLES MUST BE SHOWN AND SHALL BE LOCATED ENTIRELY WITHIN THE PERIMETER LANDSCAPE AREA OF THIS DEVELOPMENT. DISTRIBUTION LINES, EXISTING OR PROPOSED, SHALL BE PLACED UNDERGROUND IF IMPACTED BY THE PROPOSED DEVELOPMENT OF THE PARCEL OR IF THE POLE IMPEDES UPON THE PROPER ADA CLEARANCES FOR SIDEWALK. UNDER NO CIRCUMSTANCES WILL NEW DOWN GUY WIRES BE PERMITTED.
 14. A CONFORMING TENTATIVE MAP INCORPORATING THE CONDITIONS OF APPROVAL SHALL BE SUBMITTED FOR REVIEW AND APPROVAL TO THE DEPARTMENT OF PUBLIC WORKS AND TO PLANNING & ZONING PRIOR TO SUBMITTAL OF THE FINAL MAP AND CIVIL IMPROVEMENT PLANS.
6. [SUP-39-2020 ST. MARTIN'S ANGLICAN CHURCH \(PUBLIC HEARING\). APPLICANT: ST. MARTIN'S ANGLICAN CHURCH. REQUEST: A SPECIAL USE PERMIT IN AN R-E \(RANCH ESTATES DISTRICT\) TO ALLOW A RELIGIOUS INSTITUTION. LOCATION: 821 EAST LONE MOUNTAIN ROAD. \(APN 139-02-101-007\) \(FOR POSSIBLE ACTION\)](#)

ACTION: APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. UNLESS EXPRESSLY AUTHORIZED THROUGH A VARIANCE, WAIVER OR ANOTHER APPROVED METHOD, THIS DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
2. THE CHURCH SHALL COMPLY WITH ALL CONDITIONS OF APPROVAL FOR VN-04-2020. IF VN-04-2020 IS DENIED, SUP-39-2020 IS DEEMED NULL AND VOID.
3. THE EXISTING WALL ON THE PROPERTY SHALL BE REMOVED AND REPLACED WITH A DECORATIVE SCREEN WALL OR WROUGHT IRON FENCE.
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. LONE MOUNTAIN ROAD
 - b. DONNA STREET
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 OR TRAFFIC STUDY WAIVER IS REQUIRED PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS. PLEASE CONTACT TRAFFIC ENGINEERING AT 633-2676 TO REQUEST A SCOPE. A QUEUING ANALYSIS MAY BE REQUIRED.

7. [VN-04-2020 ST. MARTIN'S ANGLICAN CHURCH \(PUBLIC HEARING\). APPLICANT: ST. MARTIN'S ANGLICAN CHURCH. REQUEST: A VARIANCE IN AN R-E \(RANCH ESTATES DISTRICT\) TO ALLOW A 22 FOOT BUILDING SETBACK WHERE A 50 FOOT BUILDING SETBACK IS REQUIRED FOR A RELIGIOUS INSTITUTION. LOCATION: 821 EAST LONE MOUNTAIN ROAD. \(APN 139-02-101-007\) \(FOR POSSIBLE ACTION\)](#)

ACTION: APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. UNLESS EXPRESSLY AUTHORIZED THROUGH A VARIANCE, WAIVER OR ANOTHER APPROVED METHOD, THIS DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
2. THE APPLICANT SHALL PROVIDE A MINIMUM OF A SIX FOOT TALL DECORATIVE SCREEN WALL AND 20 FEET OF LANDSCAPING WITH TREES 20 FEET ON CENTER AND SHRUBS TO PROVIDE 50% GROUND COVERAGE WITHIN TWO YEARS OF PLANTING ADJACENT TO ALL RESIDENTIAL PROPERTY LINES.

8. [SPR-02-2020 SCOTT ROBINSON APARTMENTS \(PUBLIC HEARING\). APPLICANT: SRB LIVING, LLC. REQUEST: A SITE PLAN REVIEW IN AN R-3 \(MULTI-FAMILY RESIDENTIAL DISTRICT\) TO ALLOW A 380-UNIT, MULTI-FAMILY DEVELOPMENT. LOCATION: NORTHWEST CORNER OF CORALIE AVENUE AND SCOTT ROBINSON BOULEVARD. \(APN 139-04-418-001\) \(FOR POSSIBLE ACTION\)](#)

ACTION: APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. UNLESS EXPRESSLY AUTHORIZED THROUGH A VARIANCE, WAIVER OR ANOTHER APPROVED METHOD, THIS DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
2. TRASH ENCLOSURE AND CARPORT COVERS ARE REQUIRED TO MATCH THE MAIN BUILDING COLORS AND MATERIALS.

3. ALL KNOWN GEOLOGIC HAZARDS SHALL BE SHOWN ON ANY PRELIMINARY DEVELOPMENT PLANS AND CIVIL IMPROVEMENT PLANS SUBMITTED TO THE CITY. SUBSEQUENT IDENTIFICATION OF ADDITIONAL HAZARDS MAY SUBSTANTIALLY ALTER DEVELOPMENT PLANS.
4. APPROVAL OF A DRAINAGE STUDY IS REQUIRED PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS. CONFORMANCE MAY REQUIRE MODIFICATIONS TO THE SITE PLAN.
5. THE SIZE AND NUMBER OF ACCESS POINTS AND THEIR LOCATIONS ARE SUBJECT TO REVIEW AND APPROVAL BY THE CITY OF NORTH LAS VEGAS TRAFFIC ENGINEER AND MUST MEET THE STANDARDS SET FORTH IN *NORTH LAS VEGAS MUNICIPAL CODE* SECTION 17.24.040; CONFORMANCE MAY REQUIRE MODIFICATIONS TO THE SITE.
6. ALL DRIVEWAY GEOMETRICS SHALL BE IN COMPLIANCE WITH THE *UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS// CONSTRUCTION OFF-SITE IMPROVEMENTS* DRAWING NUMBER 222.1 AND 225.
7. THE PROPERTY OWNER IS REQUIRED TO GRANT A ROADWAY EASEMENT FOR COMMERCIAL DRIVEWAYS.
8. 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. CORALIE AVENUE
 - b. SCOTT ROBINSON BOULEVARD (SIDEWALK)
 - c. CLAYTON STREET
9. 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.

10. A REVOCABLE ENCROACHMENT PERMIT FOR LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY IS REQUIRED, WHERE APPLICABLE.
 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.
9. WAV-03-2020 SCOTT ROBINSON APARTMENTS (PUBLIC HEARING). APPLICANT: SRB LIVING, LLC. REQUEST: A WAIVER IN AN R-3 (MULTI-FAMILY RESIDENTIAL DISTRICT) TO ALLOW FOR 685 PARKING SPACES WHERE 803 PARKING SPACES ARE REQUIRED. LOCATION: NORTHWEST CORNER OF CORALIE AVENUE AND SCOTT ROBINSON BOULEVARD. (APN 139-04-418-001) (FOR POSSIBLE ACTION)

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. APPLICANT IS REQUIRED TO HAVE SIXTY-SIX (66) BICYCLE RACKS AS STATED IN THE WAIVER REQUEST.

10. SPR-05-2020 ROME SOUTH (PUBLIC HEARING). APPLICANT: HAND PROPERTY HOLDING COMPANY. REQUEST: A SITE PLAN REVIEW IN AN R-4 (HIGH DENSITY RESIDENTIAL DISTRICT) AND A C-1 (NEIGHBORHOOD COMMERCIAL DISTRICT), PROPOSED PROPERTY RECLASSIFICATION TO R-4 (HIGH DENSITY RESIDENTIAL DISTRICT), TO ALLOW A 225-UNIT, MULTI-FAMILY DEVELOPMENT. LOCATION: SOUTH OF ROME BOULEVARD AND APPROXIMATELY 270 FEET WEST OF NORTH 5TH STREET. (APNS 124-22-801-024 AND 124-22-801-027) (FOR POSSIBLE ACTION)

ACTION: APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. UNLESS EXPRESSLY AUTHORIZED THROUGH A VARIANCE, WAIVER OR ANOTHER APPROVED METHOD, THIS DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
2. OCCUPANCY OF THE DWELLING UNITS SHALL BE RESTRICTED TO SENIOR CITIZENS AS DEFINED IN THE FEDERAL FAIR HOUSING ACT AND AMENDMENTS.
3. THE BUILDINGS, TRASH ENCLOSURES AND CARPORTS SHALL COMPLY WITH THE MULTI-FAMILY DESIGN STANDARDS.
4. ALL KNOWN GEOLOGIC HAZARDS SHALL BE SHOWN ON PRELIMINARY DEVELOPMENT PLANS AND THE CIVIL IMPROVEMENT PLANS. GEOLOGICAL HAZARDS SUCH AS FAULT LINES OR FISSURES AFFECTING RESIDENTIAL STRUCTURES MAY SUBSTANTIALLY ALTER THE SITE PLAN AND REQUIRE THE SUBMISSION OF REVISED PLANS WHICH MUST BE APPROVED BY THE CITY PRIOR TO FINAL APPROVAL OF THE CIVIL IMPROVEMENT PLANS. THE FOOTPRINT OF PROPOSED STRUCTURES SHALL BE PLOTTED ON ALL LOTS IMPACTED BY FAULTS AND/OR FISSURES AND A MINIMUM WIDTH OF FIVE (5) FEET SHALL BE PROVIDED FROM THE EDGE OF ANY PROPOSED STRUCTURE TO THE NEAREST FAULT AND/OR FISSURE.
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. APPROPRIATE CROSS ACCESS AND RECIPROCAL EASEMENT AGREEMENTS ARE REQUIRED.

7. THE SIZE AND NUMBER OF ACCESS POINTS AND THEIR LOCATIONS ARE SUBJECT TO REVIEW AND APPROVAL BY THE CITY OF NORTH LAS VEGAS TRAFFIC ENGINEER AND MUST MEET THE STANDARDS SET FORTH IN *NORTH LAS VEGAS MUNICIPAL CODE* SECTION 17.24.040; CONFORMANCE MAY REQUIRE MODIFICATIONS TO THE SITE.
8. 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.
9. THE PROPERTY OWNER IS REQUIRED TO GRANT A ROADWAY EASEMENT FOR COMMERCIAL DRIVEWAYS.
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. ROME BOULEVARD
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.

11. WAV-04-2020 ROME SOUTH (PUBLIC HEARING). APPLICANT: HAND PROPERTY HOLDING COMPANY. REQUEST: A WAIVER IN AN R-4 (HIGH DENSITY RESIDENTIAL DISTRICT) AND A C-1 (NEIGHBORHOOD COMMERCIAL DISTRICT), PROPOSED PROPERTY RECLASSIFICATION TO R-4 (HIGH DENSITY RESIDENTIAL DISTRICT), TO ALLOW 225 PARKING SPACES WHERE 440 PARKING SPACES ARE REQUIRED; TO ALLOW SIX (6) FOOT WIDE SIDE AND REAR LANDSCAPE BUFFERS WHERE A MINIMUM OF A TEN (10) FOOT WIDE LANDSCAPE BUFFER IS REQUIRED; AND TO PROVIDE TREES AT 40 FOOT ON CENTER WHERE 20 FOOT ON CENTER IS REQUIRED. LOCATION: SOUTH OF ROME BOULEVARD AND APPROXIMATELY 270 FEET WEST OF NORTH 5TH STREET. (APNS 124-22-801-024 AND 124-22-801-027) (FOR POSSIBLE ACTION)

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. OCCUPANCY OF THE DWELLING UNITS SHALL BE RESTRICTED TO SENIOR CITIZENS AS DEFINED IN THE FEDERAL FAIR HOUSING ACT AND AMENDMENTS.

12. SUP-34-2020 CIRCLE K AT CENTENNIAL & 5TH (PUBLIC HEARING). APPLICANT: CIRCLE K STORES, INC. REQUEST: A SPECIAL USE PERMIT IN A C-1 (NEIGHBORHOOD COMMERCIAL DISTRICT) TO ALLOW A CONVENIENCE FOOD STORE WITH GAS PUMPS. LOCATION: NORTHWEST CORNER OF NORTH 5TH STREET AND CENTENNIAL PARKWAY. (APN 124-22-801-026) (FOR POSSIBLE ACTION)

ACTION: APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

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

2. THE TRASH ENCLOSURE SHALL MATCH THE PRINCIPAL BUILDING DESIGN AND SHALL UTILIZE THE SAME MATERIALS AND COLORS AND CONTAIN A ROOF.
3. APPLICANT IS REQUIRED TO INCORPORATE ALL REQUIRED LANDSCAPING AND SIDEWALK REQUIREMENTS ADJACENT TO NORTH 5TH STREET AND CENTENNIAL PARKWAY.
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 HIGHWAYS AND/OR CITY OF NORTH LAS VEGAS MUNICIPAL CODE SECTION 16.24.100:
 - a. CENTENNIAL PARKWAY
 - b. NORTH 5TH STREET

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.
 13. THIS PROJECT SHALL COMPLY WITH THE GENERAL PROVISIONS AND CONDITIONS OF THE *CITY OF NORTH LAS VEGAS WATER SERVICE RULES AND REGULATIONS AND THE DESIGN AND CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTION SYSTEMS*.
 14. SUBMITTAL OF A HYDRAULIC ANALYSIS PER THE *UNIFORM DESIGN AND CONSTRUCTION STANDARDS (UDACS) FOR POTABLE WATER SYSTEMS* IS REQUIRED AND WILL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE UTILITIES DEPARTMENT.
13. [SUP-35-2020 CK CRAIG AND 5TH \(PUBLIC HEARING\). APPLICANT: LAND DEVELOPMENT CONSULTANTS. REQUEST: A SPECIAL USE PERMIT IN A C-2 \(GENERAL COMMERCIAL DISTRICT\) TO ALLOW A CONVENIENCE FOOD STORE WITH GAS PUMPS. LOCATION: SOUTHEAST CORNER OF NORTH 5TH STREET AND CRAIG ROAD. \(APN 139-02-302-011\) \(FOR POSSIBLE ACTION\)](#)

ACTION: APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. UNLESS EXPRESSLY AUTHORIZED THROUGH A VARIANCE, WAIVER OR ANOTHER APPROVED METHOD, THIS DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
2. THE TRASH ENCLOSURE SHALL MATCH THE PRINCIPAL BUILDING DESIGN AND SHALL UTILIZE THE SAME MATERIALS AND COLORS AND CONTAIN A ROOF.

3. APPLICANT IS REQUIRED TO INCORPORATE ALL REQUIRED LANDSCAPING AND SIDEWALK REQUIREMENTS ADJACENT TO NORTH 5TH STREET ACCORDING TO THE NORTH 5TH STREET TRAIL PLAN.
4. APPLICANT IS REQUIRED TO INSTALL THE LAS VEGAS WASH REGIONAL TRAIL SYSTEM CONNECTION ALONG CRAIG ROAD TO THE LOWER LAS VEGAS WASH CHANNEL ACCORDING TO THE LAS VEGAS WASH REGIONAL TRAIL PLAN.
5. ALL KNOWN GEOLOGIC HAZARDS SHALL BE SHOWN ON ANY PRELIMINARY DEVELOPMENT PLANS AND CIVIL IMPROVEMENT PLANS SUBMITTED TO THE CITY. SUBSEQUENT IDENTIFICATION OF ADDITIONAL HAZARDS MAY SUBSTANTIALLY ALTER DEVELOPMENT PLANS.
6. APPROVAL OF A DRAINAGE STUDY IS REQUIRED PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS. CONFORMANCE MAY REQUIRE MODIFICATIONS TO THE SITE PLAN.
7. THE SIZE AND NUMBER OF ACCESS POINTS AND THEIR LOCATIONS ARE SUBJECT TO REVIEW AND APPROVAL BY THE CITY OF NORTH LAS VEGAS TRAFFIC ENGINEER AND MUST MEET THE STANDARDS SET FORTH IN NORTH LAS VEGAS MUNICIPAL CODE SECTION 17.24.040. CONFORMANCE MAY REQUIRE MODIFICATIONS TO THE SITE.
8. 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.
9. THE PROPERTY OWNER IS REQUIRED TO GRANT A ROADWAY EASEMENT FOR COMMERCIAL DRIVEWAYS.
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.
 12. THE APPLICANT SHALL REMOVE THE EXISTING DRIVEWAY ON CRAIG ROAD AND PROVIDE A BUS TURN-OUT WITH AN EXCLUSIVE RIGHT TURN LANE INTO THE DEVELOPMENT PER UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS DRAWING NUMBER 234.4.
 13. THIS PROJECT SHALL COMPLY WITH THE GENERAL PROVISIONS AND CONDITIONS OF THE CITY OF NORTH LAS VEGAS WATER SERVICE RULES AND REGULATIONS AND THE DESIGN AND CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTION SYSTEMS.
 14. SUBMITTAL OF A HYDRAULIC ANALYSIS PER THE UNIFORM DESIGN AND CONSTRUCTION STANDARDS (UDACS) FOR POTABLE WATER SYSTEMS IS REQUIRED AND WILL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE UTILITIES DEPARTMENT.
14. [SUP-37-2020 CIRCLE K AT ANN & SIMMONS \(PUBLIC HEARING\). APPLICANT: CIRCLE K STORES, INC. REQUEST: A SPECIAL USE PERMIT IN A C-1 \(NEIGHBORHOOD COMMERCIAL DISTRICT\) TO ALLOW A CONVENIENCE FOOD STORE WITH GAS PUMPS. LOCATION: SOUTHEAST CORNER OF ANN ROAD AND SIMMONS STREET. \(APN 124-32-501-023\) \(FOR POSSIBLE ACTION\)](#)

ACTION: APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. UNLESS EXPRESSLY AUTHORIZED THROUGH A VARIANCE, WAIVER OR ANOTHER APPROVED METHOD, THIS DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
2. THE TRASH ENCLOSURE SHALL MATCH THE PRINCIPAL BUILDING DESIGN AND SHALL UTILIZE THE SAME MATERIALS AND COLORS AND CONTAIN A ROOF.

3. ALL KNOWN GEOLOGIC HAZARDS SHALL BE SHOWN ON ANY PRELIMINARY DEVELOPMENT PLANS AND CIVIL IMPROVEMENT PLANS SUBMITTED TO THE CITY. SUBSEQUENT IDENTIFICATION OF ADDITIONAL HAZARDS MAY SUBSTANTIALLY ALTER DEVELOPMENT PLANS.
4. APPROVAL OF A DRAINAGE STUDY IS REQUIRED PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS. CONFORMANCE MAY REQUIRE MODIFICATIONS TO THE SITE PLAN.
5. THE SIZE AND NUMBER OF ACCESS POINTS AND THEIR LOCATIONS ARE SUBJECT TO REVIEW AND APPROVAL BY THE CITY OF NORTH LAS VEGAS TRAFFIC ENGINEER AND MUST MEET THE STANDARDS SET FORTH IN *NORTH LAS VEGAS MUNICIPAL CODE* SECTION 17.24.040. CONFORMANCE MAY REQUIRE MODIFICATIONS TO THE SITE.
6. ALL DRIVEWAY GEOMETRICS SHALL BE IN COMPLIANCE WITH THE *UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS* DRAWING NUMBER 222.1 AND 225.
7. THE PROPERTY OWNER IS REQUIRED TO GRANT A ROADWAY EASEMENT FOR COMMERCIAL DRIVEWAYS.
8. 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. ANN ROAD (SIDEWALK)
 - b. SIMMONS STREET (SIDEWALK)
9. 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.

10. APPROVAL OF A TRAFFIC STUDY IS REQUIRED PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS. PLEASE CONTACT TRAFFIC ENGINEERING AT 633-2676 TO REQUEST A SCOPE. A QUEUING ANALYSIS MAY BE REQUIRED.
 11. THE EXISTING BUS TURN-OUT SHALL BE MODIFIED TO COMPLY WITH *UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS* DRAWING NUMBER 234.4 TO PROVIDE AN EXCLUSIVE RIGHT TURN LANE INTO THE DEVELOPMENT.
 12. THIS PROJECT SHALL COMPLY WITH THE GENERAL PROVISIONS AND CONDITIONS OF THE CITY OF NORTH LAS VEGAS WATER SERVICE RULES AND REGULATIONS AND THE DESIGN AND CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTION SYSTEMS.
 13. SUBMITTAL OF A HYDRAULIC ANALYSIS PER THE *UNIFORM DESIGN AND CONSTRUCTION STANDARDS (UDACS) FOR POTABLE WATER SYSTEMS* IS REQUIRED AND WILL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE UTILITIES DEPARTMENT
15. [VN-03-2020 RANGE & TROPICAL \(PUBLIC HEARING\). APPLICANT: PAULS/DREAM INDUSTRIAL RANGE ROAD, LLC. REQUEST: A VARIANCE IN AN M-2 \(GENERAL INDUSTRIAL DISTRICT\) TO ALLOW A MAXIMUM EIGHT \(8\) FOOT AND SEVEN \(7\) INCH HIGH RETAINING WALL WHERE SIX \(6\) FEET IS THE MAXIMUM HEIGHT ALLOWED. LOCATION: NORTHEAST CORNER OF RANGE ROAD AND TROPICAL PARKWAY. \(APN 123-28-201-014\) \(FOR POSSIBLE ACTION\)](#)

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.

16. SUP-36-2020 HELPING HANDS WELLNESS (PUBLIC HEARING). APPLICANT: HELPING HANDS WELLNESS CENTER, INC. REQUEST: A SPECIAL USE PERMIT IN A C-2 (GENERAL COMMERCIAL DISTRICT) TO ALLOW A MARIJUANA DISPENSARY OR RETAIL MARIJUANA STORE. LOCATION: 150 EAST CENTENNIAL PARKWAY, SUITE 114. (APN 124-22-812-002) (FOR POSSIBLE ACTION)

ACTION: APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. UNLESS EXPRESSLY AUTHORIZED THROUGH A VARIANCE, WAIVER OR ANOTHER APPROVED METHOD, THIS DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
2. THE SPECIAL USE PERMIT SHALL EXPIRE AND DEEMED NULL AND VOID IF THE APPLICANT FAILS TO FULFILL ANY AND ALL CONDITIONS, STIPULATIONS, AND LIMITATIONS WITHIN ONE (1) YEAR FROM THE PUBLIC MEETING DATE WHICH THE SPECIAL USE PERMIT WAS APPROVED

17. SUP-38-2020 VEGAS VALLEY CREMATION (PUBLIC HEARING). APPLICANT: VEGAS VALLEY CREMATION. REQUEST: A SPECIAL USE PERMIT IN AN M-2 (GENERAL INDUSTRIAL DISTRICT) TO ALLOW A CREMATORIUM. LOCATION: 4535 STATZ STREET, UNIT A. (APN 139-01-213-006) (FOR POSSIBLE ACTION)

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.

18. ZN-18-2020 GARLAND GROVE (PUBLIC HEARING). APPLICANT: RICHMOND AMERICAN HOMES OF NEVADA, LLC. REQUEST: A PROPERTY RECLASSIFICATION FROM C-2 (GENERAL COMMERCIAL DISTRICT) TO R-CL (SINGLE-FAMILY COMPACT LOT RESIDENTIAL DISTRICT). LOCATION: EAST OF CLAYTON STREET, APPROXIMATELY 580 FEET NORTH OF CRAIG ROAD. (A PORTION OF APN 139-04-201-017) (FOR POSSIBLE ACTION)

ACTION: APPROVED; FORWARD TO CITY COUNCIL FOR FINAL CONSIDERATION

19. T-MAP-12-2020 GARLAND GROVE. APPLICANT: RICHMOND AMERICAN HOMES OF NEVADA, LLC. REQUEST: A TENTATIVE MAP IN A C-2 (GENERAL COMMERCIAL DISTRICT), PROPOSED PROPERTY RECLASSIFICATION TO R-CL (SINGLE-FAMILY COMPACT LOT RESIDENTIAL DISTRICT), TO ALLOW AN 87-LOT, SINGLE-FAMILY SUBDIVISION. LOCATION: EAST OF CLAYTON STREET, APPROXIMATELY 580 FEET NORTH OF CRAIG ROAD. (A PORTION OF APN 139-04-201-017) (FOR POSSIBLE ACTION)

ACTION: APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. UNLESS EXPRESSLY AUTHORIZED THROUGH A VARIANCE, WAIVER OR ANOTHER APPROVED METHOD, THIS DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
2. AMENITIES TO INCLUDE: OPEN TURF AREA; TOT-LOT WITH APPROPRIATE EPMD SURFACING; TRASH RECEPTACLES; SHADE TREES; BENCHES; PICNIC/BARBEQUE AREA; AND PET WASTE STATIONS OR CHANGES AS APPROVED BY THE PLANNING DIVISION.
3. ALL KNOWN GEOLOGIC HAZARDS SHALL BE SHOWN ON THE PRELIMINARY DEVELOPMENT PLAN, TENTATIVE MAP AND THE CIVIL IMPROVEMENT PLANS. GEOLOGICAL HAZARDS SUCH AS FAULT LINES OR FISSURES AFFECTING RESIDENTIAL STRUCTURES MAY SUBSTANTIALLY ALTER THE TENTATIVE MAP LAYOUT AND REQUIRE THE SUBMISSION OF A REVISED TENTATIVE MAP WHICH MUST BE APPROVED BY THE CITY PRIOR TO FINAL APPROVAL OF THE CIVIL IMPROVEMENT PLANS. THE FOOTPRINT OF PROPOSED STRUCTURES SHALL BE PLOTTED ON ALL LOTS IMPACTED BY FAULTS AND/OR FISSURES AND A MINIMUM WIDTH OF FIVE (5) FEET SHALL BE PROVIDED FROM THE EDGE OF ANY PROPOSED STRUCTURE TO THE NEAREST FAULT AND/OR FISSURE.
4. APPROVAL OF A DRAINAGE STUDY IS REQUIRED PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS.
5. PROPOSED RESIDENTIAL DRIVEWAY SLOPES SHALL NOT EXCEED TWELVE PERCENT (12%).
6. ALL COMMON ELEMENTS SHALL BE LABELED AND ARE TO BE MAINTAINED BY THE HOME OWNERS' ASSOCIATION.

7. THE STREET NAMES SHALL BE IN ACCORDANCE WITH THE NORTH LAS VEGAS STREET NAMING AND ADDRESS ASSIGNMENT STANDARDS, AND MUST BE APPROVED BY THE CITY OF LAS VEGAS CENTRAL FIRE ALARM OFFICE.
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 MAY BE REQUIRED.
9. ALL DRIVEWAY GEOMETRICS SHALL BE IN COMPLIANCE WITH THE *UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS* DRAWING NUMBER 222.1.
10. 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.
11. THE PUBLIC STREET GEOMETRICS AND THICKNESS OF THE PAVEMENT SECTIONS WILL BE DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS.
12. 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. CLAYTON STREET (SIDEWALK)
13. ALL NEVADA ENERGY EASEMENTS, APPURTENANCES, LINES AND POLES MUST BE SHOWN AND SHALL BE LOCATED ENTIRELY WITHIN THE PERIMETER LANDSCAPE AREA OF THIS DEVELOPMENT. DISTRIBUTION LINES, EXISTING OR PROPOSED, SHALL BE PLACED UNDERGROUND IF IMPACTED BY THE PROPOSED DEVELOPMENT OF THE PARCEL OR IF THE POLE IMPEDES UPON THE PROPER ADA CLEARANCES FOR SIDEWALK. UNDER NO CIRCUMSTANCES WILL NEW DOWN GUY WIRES BE PERMITTED.

14. AS DEPICTED ON THE TENTATIVE MAP, THE DEVELOPER SHALL PROVIDE A TWELVE (12) FOOT WIDE MAINTENANCE ACCESS ROAD ALONG THE SOUTH SIDE OF THE EXISTING CHANNEL AT THE NORTH END OF THE SITE. IN ADDITION TO PROVIDING MAINTENANCE ACCESS, THE ROAD IS INTENDED TO SERVE AS A DUAL USE FACILITY BY ULTIMATELY PROVIDING PEDESTRIAN ACCESS FROM CLAYTON STREET TO CAMINO AL NORTE. CONSEQUENTLY, THE DEVELOPER MUST ALSO PROVIDE MAINTENANCE ACCESS GATES AT THE TOP OF THE CHANNEL AT REGULAR FREQUENCY (TO BE DETERMINED IN THE IMPROVEMENT PLAN DESIGN PHASE) FOR EMERGENCY SWIFT WATER RESCUE AND FOR DIRECT MAINTENANCE ACCESS INTO THE CHANNEL.

20. [T-MAP-11-2020 CRAIG & CLAYTON COMMERCIAL CENTER. APPLICANT: PRE CRAIG CLAYTON LLC. REQUEST: A TENTATIVE MAP IN A C-2 \(GENERAL COMMERCIAL DISTRICT\) TO ALLOW A ONE-LOT COMMERCIAL SUBDIVISION. LOCATION: EAST OF CLAYTON STREET AND APPROXIMATELY 292 FEET NORTH OF CRAIG ROAD. \(A PORTION OF APN 139-04-201-017\) \(FOR POSSIBLE ACTION\)](#)

ACTION: APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. UNLESS EXPRESSLY AUTHORIZED THROUGH A VARIANCE, WAIVER OR ANOTHER APPROVED METHOD, THIS DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
2. WHEN SUBMITTING THE FINAL MAP TO THE DEPARTMENT OF PUBLIC WORKS FOR REVIEW, THE OWNER/DEVELOPER MUST PROVIDE A COPY OF THE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS THAT WILL ESTABLISH THE PROVISIONS FOR CROSS ACCESS, SURFACE AND/OR UNDERGROUND DRAINAGE FACILITIES, UTILITIES CROSSING PROPERTY LINES, AND THE DEVELOPMENT AND MAINTENANCE OF THE PROPERTY IMPROVEMENTS. THE DOCUMENT MUST BE RECORDED PRIOR TO THE RECORDATION OF THE FINAL MAP.
3. THIS PROJECT SHALL COMPLY WITH THE GENERAL PROVISIONS AND CONDITIONS OF THE *CITY OF NORTH LAS VEGAS WATER SERVICE RULES AND REGULATIONS* AND THE *DESIGN AND CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTION SYSTEMS*.

4. SUBMITTAL OF A HYDRAULIC ANALYSIS PER THE *UNIFORM DESIGN AND CONSTRUCTION STANDARDS (UDACS) FOR POTABLE WATER SYSTEMS* IS REQUIRED AND WILL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE UTILITIES DEPARTMENT.
5. ALL KNOWN GEOLOGIC HAZARDS SHALL BE SHOWN ON THE CIVIL IMPROVEMENT PLANS. SUBSEQUENT IDENTIFICATION OF ADDITIONAL HAZARDS MAY SUBSTANTIALLY ALTER PROPOSED SITE PLANS NOT CONTAINING THIS INFORMATION.
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.
7. AT THE TIME OF DEVELOPMENT, 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. CLAYTON STREET (SIDEWALK)

21. [SUP-41-2020 ALDANA TIRES AND AUTO REPAIR \(PUBLIC HEARING\). APPLICANT: VICTOR M. ALDANA. REQUEST: A SPECIAL USE PERMIT IN A C-1 \(NEIGHBORHOOD COMMERCIAL DISTRICT\) TO ALLOW A VEHICLE, BOAT AND RV SERVICE FACILITY. LOCATION: 2515 WEST CRAIG ROAD. \(APN 139-05-716-004\) \(FOR POSSIBLE ACTION\)](#)

ACTION: APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. UNLESS EXPRESSLY AUTHORIZED THROUGH A VARIANCE, WAIVER OR ANOTHER APPROVED METHOD, THIS DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
2. ALL SERVICES AND STORAGE SHALL BE CONDUCTED INSIDE THE BUILDING.

22. AMP-13-2020 TROPICAL 4 (PUBLIC HEARING). APPLICANT: VAN TRUST REAL ESTATE. REQUEST: AN AMENDMENT TO THE COMPREHENSIVE MASTER PLAN TO CHANGE THE LAND USE DESIGNATION FROM COMMUNITY COMMERCIAL TO HEAVY INDUSTRIAL. LOCATION: THE NORTHEAST CORNER OF TROPICAL PARKWAY AND THE CASTLEBERRY LANE ALIGNMENT. (APNS 123-28-601-014, 123-28-601-015, 123-28-601-017, AND 123-28-601-026) (FOR POSSIBLE ACTION)

ACTION: APPROVED; FORWARD TO CITY COUNCIL FOR FINAL CONSIDERATION

23. VAC-10-2020 TROPICAL 4 (PUBLIC HEARING). APPLICANT: VAN TRUST REAL ESTATE. REQUEST: TO VACATE REISS LANE BETWEEN CASTLEBERRY LANE AND NICCO WAY. (APNS 123-28-601-004, 123-28-601-014, 123-28-601-015, AND 123-28-601-026) (FOR POSSIBLE ACTION)

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

1. SHOULD THE ORDER OF VACATION NOT RECORD WITHIN TWO YEARS FROM THE DATE OF APPROVAL, THE VACATION SHALL BE DEEMED NULL AND VOID.

24. ZN-19-2020 TROPICAL 4 (PUBLIC HEARING). APPLICANT: VAN TRUST REAL ESTATE. REQUEST: A PROPERTY RECLASSIFICATION FROM C-2 (GENERAL COMMERCIAL DISTRICT) AND O-L (OPEN LAND DISTRICT) TO M-2 (GENERAL INDUSTRIAL DISTRICT). LOCATION: THE NORTHEAST CORNER OF TROPICAL PARKWAY AND THE CASTLEBERRY LANE ALIGNMENT. (APNS 123-28-601-003, 123-28-601-004, 123-28-601-014, 123-28-601-015, 123-28-601-017, AND 123-28-601-026) (FOR POSSIBLE ACTION)

ACTION: APPROVED; FORWARD TO CITY COUNCIL FOR FINAL CONSIDERATION

25. [SUP-43-2020 THE SOURCE DISPENSARY \(PUBLIC HEARING\). APPLICANT: NEVADA ORGANIC REMEDIES, LLC. REQUEST: A SPECIAL USE PERMIT IN A C-2 \(GENERAL COMMERCIAL DISTRICT\) TO ALLOW A MARIJUANA DISPENSARY OR RETAIL MARIJUANA STORE. LOCATION: 420 EAST DEER SPRINGS WAY, SUITE 100. \(APN 124-22-613-006\) \(FOR POSSIBLE ACTION\)](#)

ACTION: APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. UNLESS EXPRESSLY AUTHORIZED THROUGH A VARIANCE, WAIVER OR ANOTHER APPROVED METHOD, THIS DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
2. THE SPECIAL USE PERMIT SHALL EXPIRE AND DEEMED NULL AND VOID IF THE APPLICANT FAILS TO FULFILL ANY AND ALL CONDITIONS, STIPULATIONS, AND LIMITATIONS WITHIN ONE (1) YEAR FROM THE PUBLIC MEETING DATE (DECEMBER 9, 2020) WHICH THE SPECIAL USE PERMIT WAS APPROVED.

26. [SUP-44-2020 2595 NORTH LAS VEGAS BLVD CENTER \(PUBLIC HEARING\). APPLICANT: SEAN NOURANI ARCHITECT. REQUEST: A SPECIAL USE PERMIT IN A C-2 \(GENERAL COMMERCIAL DISTRICT\) TO ALLOW A VEHICLE WASHING ESTABLISHMENT. LOCATION: 2595 LAS VEGAS BOULEVARD NORTH. \(APN 139-13-301-001\) \(FOR POSSIBLE ACTION\)](#)

ACTION: APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. UNLESS EXPRESSLY AUTHORIZED THROUGH A VARIANCE, WAIVER OR ANOTHER APPROVED METHOD, THIS DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
2. APPLICANT WILL NEED TO COMPLY WITH THE COLOR REQUIREMENTS OF THE COMMERCIAL DESIGN STANDARDS.
3. ALL KNOWN GEOLOGIC HAZARDS SHALL BE SHOWN ON ANY PRELIMINARY DEVELOPMENT PLANS AND CIVIL IMPROVEMENT PLANS SUBMITTED TO THE CITY. SUBSEQUENT IDENTIFICATION OF ADDITIONAL HAZARDS MAY SUBSTANTIALLY ALTER DEVELOPMENT PLANS.

4. APPROVAL OF A DRAINAGE STUDY IS REQUIRED PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS. CONFORMANCE MAY REQUIRE MODIFICATIONS TO THE SITE PLAN.
5. THE SIZE AND NUMBER OF ACCESS POINTS AND THEIR LOCATIONS ARE SUBJECT TO REVIEW AND APPROVAL BY THE CITY OF NORTH LAS VEGAS TRAFFIC ENGINEER AND MUST MEET THE STANDARDS SET FORTH IN *NORTH LAS VEGAS MUNICIPAL CODE* SECTION 17.24.040. CONFORMANCE MAY REQUIRE MODIFICATIONS TO THE SITE.
6. ALL DRIVEWAY GEOMETRICS SHALL BE IN COMPLIANCE WITH THE *UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS* DRAWING NUMBER 222.1 AND 225.
7. THE PROPERTY OWNER IS REQUIRED TO GRANT A ROADWAY EASEMENT FOR COMMERCIAL DRIVEWAYS.
8. THE PUBLIC STREET GEOMETRICS AND THICKNESS OF THE PAVEMENT SECTIONS WILL BE DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS.
9. 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.
10. APPROVAL OF A TRAFFIC STUDY IS REQUIRED PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS. PLEASE CONTACT TRAFFIC ENGINEERING AT 633-2676 TO REQUEST A SCOPE. A QUEUING ANALYSIS MAY BE REQUIRED.
11. CARTIER AVENUE SHALL TERMINATE IN A CUL-DE-SAC THAT MEETS FIRE SAFETY REQUIREMENTS. NO ACCESS SHALL BE GRANTED FROM CARTIER AVENUE TO THIS PROPOSED COMMERCIAL DEVELOPMENT WITH THE EXCEPTION OF EMERGENCY ACCESS ONLY.

27. [SUP-45-2020 2595 NORTH LAS VEGAS BLVD CENTER \(PUBLIC HEARING\). APPLICANT: SEAN NOURANI ARCHITECT. REQUEST: A SPECIAL USE PERMIT IN A C-2 \(GENERAL COMMERCIAL DISTRICT\) TO ALLOW A VEHICLE, BOAT AND RV SERVICE FACILITY. LOCATION: 2595 LAS VEGAS BOULEVARD NORTH. \(APN 139-13-301-001\) \(FOR POSSIBLE ACTION\)](#)

ACTION: APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. UNLESS EXPRESSLY AUTHORIZED THROUGH A VARIANCE, WAIVER OR ANOTHER APPROVED METHOD, THIS DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
2. APPLICANT WILL NEED TO COMPLY WITH THE COLOR REQUIREMENTS OF THE COMMERCIAL DESIGN STANDARDS.
3. ALL SERVICES SHALL BE CONDUCTED WITHIN THE BUILDING, ANY OVERNIGHT STORAGE OF VEHICLES MUST BE WITHIN THE 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. 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.
 12. CARTIER AVENUE SHALL TERMINATE IN A CUL-DE-SAC THAT MEETS FIRE SAFETY REQUIREMENTS. NO ACCESS SHALL BE GRANTED FROM CARTIER AVENUE TO THIS PROPOSED COMMERCIAL DEVELOPMENT WITH THE EXCEPTION OF EMERGENCY ACCESS ONLY.
28. [SUP-46-2020 2595 NORTH LAS VEGAS BLVD CENTER \(PUBLIC HEARING\). APPLICANT: SEAN NOURANI ARCHITECT. REQUEST: A SPECIAL USE PERMIT IN A C-2 \(GENERAL COMMERCIAL DISTRICT\) TO ALLOW A MINI-WAREHOUSING ESTABLISHMENT. LOCATION: 2595 LAS VEGAS BOULEVARD NORTH. \(APN 139-13-301-001\) \(FOR POSSIBLE ACTION\)](#)

ACTION: APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

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

2. 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 *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. THE PUBLIC STREET GEOMETRICS AND THICKNESS OF THE PAVEMENT SECTIONS WILL BE DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS.
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. APPROVAL OF A TRAFFIC STUDY IS REQUIRED PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS. PLEASE CONTACT TRAFFIC ENGINEERING AT 633-2676 TO REQUEST A SCOPE. A QUEUING ANALYSIS MAY BE REQUIRED.

10. CARTIER AVENUE SHALL TERMINATE IN A CUL-DE-SAC THAT MEETS FIRE SAFETY REQUIREMENTS. NO ACCESS SHALL BE GRANTED FROM CARTIER AVENUE TO THIS PROPOSED COMMERCIAL DEVELOPMENT WITH THE EXCEPTION OF EMERGENCY ACCESS ONLY.

29. [ZOA-03-2020 CNLV ZONING ORDINANCE AMENDMENT \(PUBLIC HEARING\). APPLICANT: CITY OF NORTH LAS VEGAS. REQUEST: AN AMENDMENT TO TITLE 17 \(ZONING ORDINANCE\) TO AMEND VARIOUS PROVISIONS INCLUDING BUT NOT LIMITED TO PROCEDURES, PERMITTED USES, PARKING, AND DEFINITIONS AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO. \(FOR POSSIBLE ACTION\)](#)

ACTION: APPROVED AS AMENDED; FORWARD TO CITY COUNCIL FOR FINAL CONSIDERATION

[STAFF ITEMS](#)

Land Development and Community Services Director Jordan expressed his appreciation to Planning and Zoning Manager Eastman and Principal Planner Michaels for their efforts moving things forward and implementing online submissions; thanked City Clerk Raynor and Chief Deputy City Clerk Purcell for their assistance with the virtual meetings; and thanked the Planning Commissioners for their flexibility with the various types of meetings this year. He thanked former Commissioner Armstrong for her service on the Planning Commission and thanked Commissioner Shoaff for his service and wished him well on his future move. He wished everyone a very Merry Christmas and Happy New Year.

[COMMISSION ITEMS](#)

Chairman Kraft welcomed Commissioner Marisa Guymon. He thanked staff for keeping things moving during this difficult year and wished everyone Happy Holidays.

[PUBLIC FORUM](#)

There was no public participation.

[ADJOURNMENT](#)

Chairman Kraft adjourned the meeting at 7:55 p.m.