

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

December 9, 2020

BRIEFING

5:30 p.m., 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

ROLL CALL

COMMISSIONERS PRESENT

Chairman Kraft
Vice Chairman Warner
Commissioner Greer
Commissioner Berrett
Commissioner Calhoun
Commissioner Shoaff
Commissioner Guymon

STAFF PRESENT

Land Development and Community Services Director Jordan
City Clerk Raynor
Senior Deputy City Attorney Moore
Planning and Zoning Manager Eastman
Principal Planner Michaels
Chief Deputy City Clerk Purcell
Public Works Development and Flood Control Manager McLaughlin

PLEDGE OF ALLEGIANCE - BY INVITATION

Chairman 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

MOTION: Commissioner Calhoun

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

NAYS: None

ABSTAIN: None

ABSENT: None

CONSENT AGENDA

2. APPROVE PLANNING COMMISSION REGULAR MEETING MINUTES OF OCTOBER 14, 2020. (FOR POSSIBLE ACTION)

ACTION: APPROVED

MOTION: Vice Chairman Warner

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

NAYS: None

ABSTAIN: Commissioners Greer and Guymon

ABSENT: None

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)

Planning and Zoning Manager Eastman noted that Item No. 3, ZN-17-2020, Item No. 4, VAC-09-2020, and Item No. 5, T-Map-10-2020 were related and would be presented together and voted on separately. He stated that ZN-17-2020 was a request to reclassify the site from an R-E Ranch Estates District to an R-1 Single-Family Low Density District on approximately 4.15 acres at the southeast corner of Washburn Road and Commerce Street. He noted that the Comprehensive Master Plan Land Use designation is Mixed-Use Neighborhood. He stated that the applicant proposed a 22-lot single-family development and that the surrounding land uses currently consisted of single-family residential subdivisions to the north, south, east and west. He noted that the proposed R-1 Single-Family Low Density District required lots with a minimum area

of 6,000 square feet which is similar to the surrounding residential lots. He stated that the applicant held a neighborhood meeting but no neighbors attended the meeting. Staff did not anticipate any adverse impacts on existing neighboring subdivisions and recommended approval. He stated that VAC-09-2020 was a request to vacate the northerly 30 feet of Rosada Way located approximately 600 feet south of Washburn Road, extending from Commerce Street approximately 300 feet to the east and was generally located along the south end of the site. He stated that previously, the City Council approved the vacation of Rosada Way to the east associated with a development of 94 single-family residential lots. He noted that the applicant's letter of intent stated that the vacation request supported the proposed tentative map to develop 22 single-family residential lots. Staff recommended approval. He noted that T-Map-10-2020 was a request for a tentative map in a proposed R-1 Single-Family Low Density District and was related to the previous items. He stated that the proposed tentative map showed single-family lots that ranged in size from a minimum of 6,000 square feet to a maximum of 9,000 square feet. The applicant proposed access to the site from two drives; one from Washburn Road and one from Commerce Street. He noted that the internal streets were proposed to be public streets 47-foot in width with a five-foot sidewalk on both sides. He stated that according to the applicant's letter of intent, the development would include five model plans with multiple elevations ranging from 1,750 square feet to 3,166 square feet. He noted that the Public Works Department has reviewed the proposed tentative map and recommended conditions that could require a redesign to the tentative map due to a fault line that appears to bisect lots making them unsuitable for residential development, specifically Lots 11, 12 and 15. Staff recommended approval subject to conditions.

Mark Bangan, The WLB Group, 3663 E. Sunset Road, Suite 204, Las Vegas, represented the applicant and concurred with staff's conditions and he was available for any additional questions.

Chairman Kraft opened the public hearing and having no callers or written comments, he closed the public hearing.

ACTION: APPROVED; FORWARD TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Greer

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

NAYS: None

ABSTAIN: None

ABSENT: None

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)

Please refer to comments in Item No. 3, ZN-17-2020.

Mark Bangan, The WLB Group, 3663 E. Sunset Road, Suite 204, Las Vegas, represented the applicant and concurred with staff's conditions and he was available for any additional questions.

Chairman Kraft opened the public hearing and having no callers or written comments, he closed the public hearing.

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.

MOTION: Commissioner Greer

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

NAYS: None

ABSTAIN: None

ABSENT: None

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)

Please refer to comments in Item No. 3, ZN-17-2020.

Mark Bangan, The WLB Group, 3663 E. Sunset Road, Suite 204, Las Vegas, represented the applicant and concurred with staff's conditions and he was available for any additional questions.

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.

MOTION: Commissioner Greer

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

NAYS: None

ABSTAIN: None

ABSENT: None

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)

Planning and Zoning Manager Eastman noted that Item No. 6, SUP-39-2020, and, Item No. 7, VN-04-2020 were related and would be presented together and voted on separately. He stated that SUP-39-2020 was a request for a special use permit to allow a religious institution on property located at 821 East Lone Mountain Road; and VN-04-2020 was a request for a variance to allow a 22-foot building setback where a 50-foot building setback is required for a religious institution. He stated that the biggest issue was the impact on the surrounding neighbors. He noted that the proposed church was using an existing single-family home at the southwest corner of Lone Mountain Road and Donna Street. The applicant intended to convert the entire house into a church. He stated the existing home is 4,791 square feet in size on a 1.16 acre lot and provides adequate space for the proposed use. He stated that the home was a residential property and would need to be brought in compliance with Commercial Design Standards. He noted that the church will require extensive modifications to the interior and Public Works is requiring the construction of Lone Mountain Road and Donna Street. He stated that a 20-foot landscaped buffer and screen wall is required on the south and west sides of the property. Staff recommended approval of both SUP-39-2020 and VN-04-2020 subject to conditions.

Reverend Paul Nacin, 2314 Bahama Point Avenue, North Las Vegas, stated that he was the applicant and concurred with staff's recommended conditions.

Chairman Kraft opened the public hearing and having no callers or written comments, he 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 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.

MOTION: Commissioner Calhoun

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

NAYS: None

ABSTAIN: None

ABSENT: None

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)**

Please refer to comments in Item No. 6, SUP-39-2020.

Reverend Paul Nacin, 2314 Bahama Point Avenue, North Las Vegas, stated that he was the applicant and concurred with staff's recommended conditions.

Chairman Kraft opened the public hearing and having no callers or written comments, he 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 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.

MOTION: Commissioner Berrett

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

NAYS: None

ABSTAIN: None

ABSENT: None

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)**

Principal Planner Michaels noted that Item No. 8, SPR-02-2020, and, Item No. 9, WAV-03-2020 were related and would be presented together and voted on separately. She stated that the applicant requested a major site plan review for a multi-family apartment complex on the northwest corner of Coralie Avenue and Scott Robinson Boulevard. The applicant is proposing to develop a 380-unit multi-family development on approximately 18.39 acres. She stated the applicant was also requesting a waiver to allow for 685 parking spaces where 803 parking spaces are required. She stated that the applicant proposed 13 two-story buildings with elevations that contained four-sided architecture and complied with the multi-family design standards. She noted that access to the site is from Scott Robinson Boulevard with a second gated access from Clayton Street. She stated that the perimeter landscaping is correctly demonstrated with 15 feet (including the sidewalk) adjacent to Coralie Avenue and Scott Robinson Boulevard and ten feet (including the sidewalk) along Clayton Street. She noted that Public Works reviewed the submitted parking study and is in support of the proposed reduction in parking spaces. She stated that the applicant is required to provide compensating benefits when requesting a waiver from code requirements and has provided two compensating benefits; an additional 5,595 square feet of open space; and 66 bicycle parking spaces where 33 bicycle parking spaces are required. Staff recommended approval of both applications subject to conditions.

Bob Gronauer, Kaempfer Crowell, 1980 Festival Plaza Drive, Las Vegas, represented the applicant and was available for questions.

Chairman Kraft opened the public hearing and having no callers or written comments, he 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. 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.

MOTION: Vice Chairman Warner

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

NAYS: None

ABSTAIN: None

ABSENT: None

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)

Please refer to comments in Item No. 8, SPR-02-2020.

Bob Gronauer, Kaempfer Crowell, 1980 Festival Plaza Drive, Las Vegas, represented the applicant and was available for questions.

Chairman Kraft opened the public hearing and having no callers or written comments, he closed the public hearing.

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.

MOTION: Commissioner Calhoun

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

NAYS: None

ABSTAIN: None

ABSENT: None

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)**

Principal Planner Michaels noted that Item No. 10, SPR-05-2020, and, Item No. 11, WAV-04-2020 were related and would be presented together and voted on separately. She noted that a memo was received with revised elevations from the applicant. She stated that the applicant requested a major site plan review for a senior apartment complex south of Rome Boulevard and approximately 270 feet west of North 5th Street on approximately 7.13 acres. She noted that the applicant also requested a waiver of the parking requirements and perimeter landscaping. She stated that the site plan showed two three-story buildings and the revised elevations submitted complied with the design standards. She noted that the main access to the site is from Rome Boulevard with secondary emergency access through the proposed commercial to the east. She stated the perimeter landscaping is correctly demonstrated with 15 feet (including the sidewalk) adjacent to Rome Boulevard. She noted that the landscape buffer is correctly demonstrated with 15 feet (including the sidewalk) adjacent to Rome Boulevard. The landscape buffer area adjacent to the west, south and east is required to be ten feet, and the applicant is requesting a waiver to reduce the buffer to six feet and only plant trees 40-feet on center. She stated that the applicant is proposing 225 units and the site has 225 parking spaces where 440 parking spaces are required. The applicant has requested a waiver for one parking space per unit. She stated that in an upcoming Title 17 update, senior apartment parking requirements will be one parking space to one dwelling unit, but until the update is approved a waiver is required. She noted that the required open space is 90,000 square feet and the applicant proposed approximately 95,463 square feet of open space. Staff recommended approval subject to conditions.

Bob Feibleman, Nevada Hand, 295 East Warm Springs Road, Suite 101, Las Vegas, applicant, concurred with staff's recommendations and was available for any questions.

Chairman Kraft opened the public hearing and having no callers or written comments, he closed the public hearing.

Responding to concerns from Commissioner Berrett regarding parking, Mr. Feibleman stated that a parking analysis showed that there was approximately .4 to .7 vehicle ownership ratio in senior housing units and felt that a 1:1 parking ratio was more than sufficient.

Responding to a question from Commissioner Greer regarding guest parking, Mr. Feibleman stated that the 225 parking spaces would be suitable.

Land Development and Community Services Director Jordan noted that all the senior housing apartment complexes have a 1:1 ratio of parking spaces which has been the ratio since 1988.

Responding to a question from Commissioner Berrett regarding reserved parking, Mr. Feibleman noted that parking was based on a first come, first served basis. He also noted that special accommodations can be made by request.

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.

MOTION: Vice Chairman Warner

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

NAYS: None

ABSTAIN: None

ABSENT: None

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)

Please refer to comments in Item No. 10, SPR-05-2020.

Bob Feibleman, Nevada Hand, 295 East Warm Springs Road, Suite 101, Las Vegas, applicant, concurred with staff's recommendations and was available for any questions.

Chairman Kraft opened the public hearing and having no callers or written comments, he 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. OCCUPANCY OF THE DWELLING UNITS SHALL BE RESTRICTED TO SENIOR CITIZENS AS DEFINED IN THE FEDERAL FAIR HOUSING ACT AND AMENDMENTS.

MOTION: Vice Chairman Warner

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

NAYS: None

ABSTAIN: None

ABSENT: None

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)

Principal Planner Michaels presented the item and stated that the applicant requested approval of a special use permit to allow a convenience food store with gas pumps on approximately 3.77 acres located at the northwest corner of Centennial Parkway and North 5th Street. She noted that the property is zoned C-1 Neighborhood Commercial District. She stated that the proposed convenience store is approximately 5,187 square feet in size and the gas canopy contains seven fueling stations with 14 fueling positions. The applicant's letter of intent stated that the proposed facility would operate 24 hours a day, seven days a week. She noted that access to the proposed convenience store is from two proposed entrances; one on Centennial Parkway and one from North 5th Street. She stated that the proposed convenience store and gas station canopy elevations were in compliance with the commercial design standards. A landscape plan was not submitted with the application. She stated that the applicant needs to provide six feet of foundation landscaping at parking areas that are located on the sides of the building. She noted that 15 feet of landscaping including a five-foot-wide sidewalk is required along Centennial Parkway; and 25 feet of landscaping including a detached ten foot sidewalk is required along North 5th Street. She stated that the site plan complied with code required parking and staff recommended approval subject to conditions.

Mike Scarbrough, Land Development Consultants, 11811 North Tatum Boulevard, Phoenix, Arizona, represented the applicant and stated he concurred with staff's recommendations.

Chairman Kraft opened the public hearing and having no callers or written comments, he 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 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.

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

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)

Principal Planner Michaels presented the item and stated that the applicant requested a special use permit to allow a convenience food store with gas pumps on 7.11 acres located at the southeast corner of North 5th Street and Craig Road. She noted that the property is zoned C-2 General Commercial District. She stated that the proposed convenience food store was approximately 5,200 square feet in size and the gas canopy contains seven fueling stations with 14 fueling positions. The proposed convenience food store and gas canopy elevations are in general compliance with the commercial design standards. She stated that access to the proposed convenience store is from two proposed entrances; one on North 5th Street and one on Craig Road. She noted that a landscape plan was not submitted with the application, however, the applicant will need to provide six feet of foundation landscaping at the entrance of the building and at least three feet of foundation landscaping where parking spaces are located on the sides of the building. She stated that the perimeter landscaping required along North 5th Street is 20 feet of landscaping with a ten-foot sidewalk offset ten feet from the back of the curb. She noted that there is a 30-foot-wide underground drainage easement on the perimeter of the property along Craig Road that connects to the existing flood control channel with approximately 1,200 linear feet of unfinished tail that should be constructed by the applicant within the easement area. She stated that the site plan complied with City code required parking and staff recommended approval subject to conditions.

Mike Scarbrough, Land Development Consultants, 11811 North Tatum Boulevard, Phoenix, Arizona, represented the applicant and stated he concurred with staff's recommendations.

Chairman Kraft opened the public hearing and having no callers or written comments, he 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 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.

MOTION: Commissioner Berrett

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

NAYS: None

ABSTAIN: None

ABSENT: None

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)

Principal Planner Michaels presented the item and stated that the applicant requested a special use permit to allow a convenience store with gas pumps on 4.21 acres located at the southeast corner of Ann Road and Simmons Street and is zoned C-1 Neighborhood Commercial District. She noted that the convenience store is approximately 5,187 square feet in size. Access to the proposed convenience store is from two proposed entrances; one on Ann Road and one on Simmons Street. She noted that the elevations provided by the applicant are generally in compliance with the commercial design standards. She stated that the elevations for the trash enclosure were not included, however, the trash enclosure is required to match the principal building design and contain a roof, which can be reviewed with the building permit.

She noted that the landscape plan was not submitted with the application but the applicant will need to provide six feet of foundation landscaping at the entrance of the building and at least three feet of foundation landscaping where parking spaces are located on the sides of the building. Perimeter landscaping required along Ann Road and Simmons Street is 15 feet wide including a five-foot-wide sidewalk, which can be addressed during the building permit process. She stated that the proposed site plan indicated 27 parking spaces designated for the convenience store and a patio area. The convenience store with gas pumps requires 24 parking spaces and the proposed outdoor patio area requires an additional seven parking spaces for a total of 31 parking spaces which does not meet the required parking spaces. The additional parking spaces and bicycle parking is a minor modification and can be addressed during the building permit process. Staff recommended approval subject to conditions.

Mike Scarbrough, Land Development Consultants, 11811 North Tatum Boulevard, Phoenix, Arizona, represented the applicant and stated he concurred with staff's recommendations.

Chairman Kraft opened the public hearing and having no callers or written comments, he 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 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

MOTION: Commissioner Greer

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

NAYS: None

ABSTAIN: None

ABSENT: None

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. \(APN 123-28-201-014\) \(FOR POSSIBLE ACTION\)](#)

Principal Planner Michaels presented the item and stated that the applicant requested Planning Commission consideration for a maximum eight foot and seven inches high retaining wall where six feet is the maximum allowed in an M-2 General Industrial District. She noted that the retaining wall height ranges from 5.3 feet up to 8.7 feet and

back down to 4.7 feet. She stated that the request to increase the retaining wall height is due to grading the site at the minimum allowed while maintaining an outlet onto Range Road. The future development of the adjacent parcel will allow the low points to be filled in for proper drainage and then the retaining wall height will be below the six foot maximum height allowed. Staff recommended approval.

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

Chairman Kraft opened the public hearing and having no callers or written comments, he closed the public hearing.

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: Commissioner Calhoun

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

NAYS: None

ABSTAIN: None

ABSENT: None

**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)**

Planning and Zoning Manager Eastman presented the item and stated that the applicant requested a special use permit to allow a 1,910 square foot retail marijuana establishment in an existing commercial center at 150 East Centennial Parkway, Suite 114, with a proposed drive-thru operating 24 hours a day, seven days a week. He noted that the building was constructed in 2005 as part of a larger commercial center and was in compliance with the Commercial Design Standards. He stated that the existing drive-thru was originally constructed with the building but closed off while not in use. The drive-thru area may be re-opened but drive-thru queuing should not be extended into the drive isle. A survey was submitted indicating that all required distance separations have been met. Staff recommended approval subject to conditions.

Jared Kahn, 9205 West Russell Road, Suite 240, Las Vegas, represented the applicant and thanked staff for their assistance. In response to a question from Mr. Kahn, Planning and Zoning Manager Eastman stated that the Planning Commission had the final action regarding the application.

Chairman Kraft opened the public hearing and having no callers or written comments, he closed the public hearing.

ACTION: APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. UNLESS EXPPRESSLY 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.

MOTION: Commissioner Berrett

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

NAYS: None

ABSTAIN: None

ABSENT: None

**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)**

Planning and Zoning Manager Eastman presented the item and stated that the applicant requested a special use permit to allow a crematorium in a 4,500 square foot suite of an existing industrial building located at 4535 Statz Street in an M-2 General Industrial District. He noted that the site was in compliance with the parking requirements and staff recommended approval.

Bob Gronauer, Kaempfer Crowell, 1980 Festival Plaza Drive, Las Vegas, represented the applicant and was available for questions.

Chairman Kraft opened the public hearing and having no callers or written comments, he closed the public hearing.

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: Commissioner Calhoun

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

NAYS: None

ABSTAIN: None

ABSENT: None

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. \(A PORTION OF APN 139-04-201-017\) \(FOR POSSIBLE ACTION\)](#)

Principal Planner Michaels noted that Item No. 18, ZN-18-2020, Item No. 19, T-Map-12-2020, were related and would be presented together and voted on separately. She stated that the applicant requested reclassification of the subject site from a C-2 General Commercial District to an R-CL Single-Family Compact Lot Residential District on approximately 12.34 acres located east of Clayton Street and approximately 580 feet north of Craig Road. The Comprehensive Plan Land Use designation of the site is Mixed-Use Neighborhood and Mixed-Use Commercial. She noted that the purpose of the reclassification to R-CL is to provide for the development of an 87-lot single-family subdivision and the land use supports the request. She stated that the tentative map showed 3,600 square foot lots. The applicant proposed one access drive located from Clayton Street and a secondary emergency access to the site located within common element "H" which is required by the Fire Code. She noted that the applicant has provided 35,805 square feet of open space. The proposed tentative map is consistent with the land use and proposed zoning and staff recommended approval subject to conditions.

[Jennifer Lazovich, Kaempfer Crowell, 1980 Festival Plaza Drive, Las Vegas,](#) represented the applicant and was available for questions.

Chairman Kraft opened the public hearing and having no callers or written comments, he closed the public hearing.

ACTION: APPROVED; FORWARD TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Greer

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

NAYS: None

ABSTAIN: None

ABSENT: None

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)

Please refer to comments in Item No. 18, ZN-18-2020.

Jennifer Lazovich, Kaempfer Crowell, 1980 Festival Plaza Drive, Las Vegas, represented the applicant 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. 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.

MOTION: Commissioner Greer

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

NAYS: None

ABSTAIN: None

ABSENT: None

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)

Principal Planner Michaels presented the item and stated that the applicant requested consideration for a single-lot commercial subdivision on a portion of APN 139-04-201-017. She noted that the site is currently one parcel but the parcel has been divided into three lots and is waiting for its own parcel number. The entire site is approximately 27.24 acres and is generally located 290 feet north of the northeast intersection of Craig Road and Clayton Street. She noted that the proposed uses have not been identified. She stated that this section of Craig Road is one of the more intense commercial areas within the City and a single-lot commercial development is appropriate. Staff recommended approval subject to conditions.

Brian Salinas, Lochsa Engineering, 6345 South Jones Boulevard, Las Vegas, represented the applicant and concurred with staff's recommendations.

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)

MOTION: Commissioner Berrett

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

NAYS: None

ABSTAIN: None

ABSENT: None

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. \(APN 139-05-716-004\) \(FOR POSSIBLE ACTION\)](#)

Principal Planner Michaels presented the item and stated that the applicant requested a special use permit to allow a vehicle, boat and RV service facility at 2515 West Craig Road with operating hours Monday through Saturday from 7 a.m. to 9 p.m. and Sunday 10 a.m. to 6 p.m. She noted that the site is zoned C-1 Neighborhood Commercial District. She stated that all the services would be conducted within the building including the storage of vehicles. She stated that the required parking for a vehicle

service facility with 3,748 square feet of area is 11 parking spaces and the submitted plan indicates there are 40 parking spaces which meets the code requirements. She noted that the building was constructed in 2006 and complied with all commercial design standards. The applicant is not proposing any modifications to the exterior of the building. She stated that the site appears to be in compliance with landscaping requirements per code. Staff recommended approval subject to conditions.

Jose Arevalo, 3440 North Rancho Drive, Las Vegas, stated he was the applicant and he was available for questions.

Chairman Kraft opened the public hearing.

Jeff Alpert, 3828 Fuselier Drive, North Las Vegas, stated there were errors on the background information posted on the City's website. He stated there was no marijuana establishment to the south of the proposed use as indicated in the documents. He noted that there were only two access areas not three as stated in the applicant's letter of intent; one from Craig Road and one from Coleman Street and no access from Fuselier Drive. He also noted that the map indicated the street to the east as Cameron Street and should be Coleman Street. He expressed concerns regarding the possible overnight storage of boats and recreational vehicles.

Principal Planner Michaels noted that the language used in the Municipal Code states boats and recreational vehicles but there will only be passenger vehicles at the location.

Chairman Kraft closed the public hearing.

Responding to a question from Commissioner Berrett, Mr. Arevalo confirmed that no vehicles would be stored outside the facility overnight.

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

MOTION: Commissioner Berrett

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

NAYS: None

ABSTAIN: None

ABSENT: None

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)

Principal Planner Michaels noted that Item No. 22, AMP-13-2020, Item No. 23, VAC-10-2020, and Item No. 24, ZN-19-2020 were related and would be presented together and voted on separately. She stated that the applicant requested consideration to reclassify the site from C-2 General Commercial District and O-L Open Land District to M-2 General Industrial District; amend the land use from Community Commercial to Heavy Industrial on approximately 14.41 acres generally located at the northeast corner of Tropical Parkway and the Castleberry Lane alignment. She stated that other parcels have been brought in with the same request and received approval. She stated the applicant also requested vacation of Reiss Lane between Castleberry Lane and Nicco Way and is approximately 600 Feet in length and 60 feet in width for a total size of 37,350 square feet. She noted that the vacated portion of Reiss Lane will be incorporated into the applicant's property. The vacation request will help with the intent to develop the properties as one large industrial development. Staff recommended approval of the applications subject to conditions.

Bob Gronauer, Kaempfer Crowell, 1980 Festival Plaza Drive, Las Vegas, represented the applicant on Item Nos. 22, 23 and 24 and provided background on Van Trust Real Estate and their developments. He concurred with staff's recommendations and was available for questions.

Chairman Kraft opened the public hearing and having no callers or written comments, he closed the public hearing. He advised the Planning Commissioners that amendments to the Master Plan required a super majority vote for approval.

ACTION: APPROVED; FORWARD TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Vice Chairman Warner

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

NAYS: None

ABSTAIN: None

ABSENT: None

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)

Please refer to comments in Item No. 22, AMP-13-2020.

Bob Gronauer, Kaempfer Crowell, 1980 Festival Plaza Drive, Las Vegas, represented the applicant on Item Nos. 22, 23 and 24 and provided background on Van Trust Real Estate and their developments. He concurred with staff's recommendations and was available for questions.

Chairman Kraft opened the public hearing and having no callers or written comments, he closed the public hearing.

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.

MOTION: Vice Chairman Warner

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

NAYS: None

ABSTAIN: None

ABSENT: None

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)

Please refer to comments in Item No. 22, AMP-13-2020.

Bob Gronauer, Kaempfer Crowell, 1980 Festival Plaza Drive, Las Vegas, represented the applicant on Item Nos. 22, 23 and 24 and provided background on Van Trust Real Estate and their developments. He concurred with staff's recommendations and was available for questions.

Chairman Kraft opened the public hearing and having no callers or written comments, he closed the public hearing.

ACTION: APPROVED; FORWARD TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Calhoun

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

NAYS: None

ABSTAIN: None

ABSENT: None

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)

Planning and Zoning Manager Eastman presented the item and stated that the applicant requested a special use permit to allow a 2,575 square foot retail marijuana store in a C-2 General Commercial District located in an existing commercial center at 420 East Deer Springs Way, Suite 100. The proposed hours of operation are Monday through Sunday from 8:00 a.m. to 11:00 p.m. He stated that the building was constructed in 2019 and meets the Commercial Design Standards. The applicant is not proposing any exterior modifications to the building. He noted that all distance separations and parking requirements have been met. Staff recommended approval subject to conditions.

Ryan Arnold, 2620 Regatta Drive, Suite 102, Las Vegas, represented the applicant and thanked staff for their efforts and support.

Chairman Kraft opened the public hearing and having no callers or written comments, he 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 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.

MOTION: Vice Chairman Warner

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

NAYS: None

ABSTAIN: None

ABSENT: None

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)

Planning and Zoning Manager Eastman noted that Item No. 26, SUP-44-2020, Item No. 27, SUP-45-2020, and Item No. 28, SUP-46-2020 were related and would be presented together and voted on separately. He stated that SUP-44-2020 was a request for a special use permit to allow a vehicle washing establishment; SUP-45-2020 was a request for a special use permit to allow a vehicle, boat and RV service facility; and SUP-46-2020 was a request for a special use permit to allow a mini-storage facility and are all located at 2595 Las Vegas Boulevard North which is a currently undeveloped parcel. He stated that the applicant proposed to build a car wash and auto service facility on the front portion of the site adjacent to Las Vegas Boulevard, and a mini-warehouse facility in the rear of the site. He noted that the proposed uses were in compliance with the surrounding neighborhood. He stated there was an adjacent residential development to the north and west of the site with Cartier Avenue running from the neighborhood into the proposed site. Staff recommended that the applicant put in a cul-de-sac and allow an emergency access gate for emergency services. He noted that the applicant would also need to comply with the commercial design standards for building colors which can be reviewed at the time of the building permit process. He also noted that the buildings may need to be shifted to avoid interfering with the utility easement. Staff recommended approval of all items.

Sean Nourani, Architect, 2115 West Crescent Avenue, Suite 261, Anaheim, California, applicant, stated that he concurred with staff's recommendations.

Chairman Kraft opened the public hearing and having no callers or written comments, he 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. 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.

MOTION: Commissioner Greer

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

NAYS: None

ABSTAIN: None

ABSENT: None

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. \(APN 139-13-301-001\) \(FOR POSSIBLE ACTION\)](#)

Please refer to comments in Item No. 26, SUP-44-2020.

Sean Nourani, Architect, 2115 West Crescent Avenue, Suite 261, Anaheim, California, applicant, stated that he concurred with staff's recommendations.

Chairman Kraft opened the public hearing and having no callers or written comments, he 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. 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.

MOTION: Commissioner Berrett

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

NAYS: None

ABSTAIN: None

ABSENT: None

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. \(APN 139-13-301-001\) \(FOR POSSIBLE ACTION\)](#)

Please refer to comments made in Item No. 26, SUP-44-2020.

Sean Nourani, Architect, 2115 West Crescent Avenue, Suite 261, Anaheim, California, applicant, stated that he concurred with staff's recommendations.

Chairman Kraft opened the public hearing and having no callers or written comments, he 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. 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.

MOTION: Vice Chairman Warner

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

NAYS: None

ABSTAIN: None

ABSENT: None

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)

Planning and Zoning Manager Eastman presented the item and stated the request was made by the City to amend various provisions in Title 17, Zoning Ordinance to help streamline the development process, eliminate unused sections and clarify sections within the code. He noted that the ordinance contained 22 sections and will add a 23rd section. Staff proposed changes to the procedures regarding rezonings and waivers. He stated that currently, if a rezoning request was denied by the Planning Commission it only proceeded to the City Council if appealed. Rezoning requests with a recommendation for approval are automatically forwarded to the City Council for final action. Rezoning requests for Planned Unit Development, Planned Infill Development and all Comprehensive Land Use Amendments are forward to the City Council for final action with a recommendation by the Planning Commission for approval or denial. The proposed modification of all rezoning applications will be treated in a similar manner with the Planning Commission as a recommending body and forwarded to the City Council for final action. He stated that changes to the procedures for waivers would make the Planning Commission the decision making body. He noted that normally, waivers accompany Site Plan Reviews or Tentative Maps. The modification will allow developers to start projects more quickly. He stated there were numerous changes made to the permitted use table to help clarify and reduce duplication within the Municipal Code. He reviewed other modifications that were being made to the ordinance that would eliminate conflicts and discrepancies to the Municipal Code. He

stated that the proposed additional section dealt with increasing the light pole height in Apex from 30 feet to 50 feet to better meet the conditions in the Apex area which is designed for heavy industrial buildings and developments. He noted that the maximum building height in the Apex Overlay District is 60 feet so the increased height for the light poles would remain in conformity to the buildings.

Chairman Kraft opened the public hearing and having no callers or written comments, he closed the public hearing.

In response to a question from Commissioner Calhoun, Planning and Zoning Manager Eastman stated that setbacks were determined by districts and specific uses. He provided several examples for a better understanding of how setbacks were determined in different areas.

Commissioner Berrett thanked Planning and Zoning Manager Eastman for the time spent and his efforts on the proposed ordinance. He expressed concern regarding the removal of the 500-foot separation requirement for full liquor off-sale uses (liquor stores). Planning and Zoning Manager Eastman stated that the specific language referred to liquor stores and the reason for the change was reflected by the actions of the Planning Commission and City Council when waivers from the distance requirements were approved. Staff felt eliminating the requirement for liquor stores was warranted. The change would not affect any of the other separation requirements such as taverns and bars.

Land Development and Community Services Director Jordan stated none of the other jurisdictions had separation requirements from residential and the change would bring the City's Municipal Code in alignment with the other jurisdictions.

In response to a question from Commissioner Calhoun, Planning and Zoning Manager Eastman confirmed that the Planning Commission vote would be reflected in the reports for the City Council meeting.

Commissioner Berrett expressed concern regarding the 1:1 ratio for parking at apartment complexes. Planning and Zoning Manager Eastman stated that the ratio was for senior housing developments only and would not affect parking standards for any other multi-family or apartment developments.

ACTION: APPROVED; FORWARD TO CITY COUNCIL FOR FINAL
CONSIDERATION

MOTION: Commissioner Calhoun

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

NAYS: None

ABSTAIN: None

ABSENT: None

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 Marissa 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.

APPROVED: January 13, 2021

/s/ Kenneth Kraft

Kenneth L. Kraft, Chairman

/s/ Catherine A. Raynor

Marie E. Purcell, CMC, Chief Deputy City Clerk