

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

February 10, 2021

BRIEFING
(Virtual Meeting)

5:30 p.m., Caucus Room, 2250 Las Vegas Boulevard North,
North Las Vegas, Nevada 89030

CALL TO ORDER
(Virtual Meeting)

6:01 PM, Council Chambers, 2250 Las Vegas Boulevard North,
North Las Vegas, Nevada 89030

ROLL CALL

COMMISSIONERS PRESENT

Chairman Kraft
Vice Chairman Warner (called in at 6:07 p.m.)
Commissioner Berrett
Commissioner Calhoun
Commissioner Greer
Commissioner Guymon
Commissioner Riley

STAFF PRESENT

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

PLEDGE OF ALLEGIANCE - BY INVITATION

Chairman Kenneth Kraft

PUBLIC FORUM

There was no public participation.

AGENDA

1. APPROVE PLANNING COMMISSION REGULAR MEETING AGENDA OF FEBRUARY 10, 2021. (FOR POSSIBLE ACTION)

ACTION: APPROVED

MOTION: Commissioner Greer

AYES: Chairman Kraft, Commissioners Berrett, Calhoun, Greer, Guymon and Riley

NAYS: None

ABSTAIN: None

ABSENT: Vice Chairman Warner

CONSENT AGENDA

2. APPROVE PLANNING COMMISSION REGULAR MEETING MINUTES OF JANUARY 13, 2021. (FOR POSSIBLE ACTION)

ACTION: APPROVED

MOTION: Commissioner Calhoun

AYES: Chairman Kraft, Commissioners Berrett, Calhoun, Greer, Guymon and Riley

NAYS: None

ABSTAIN: None

ABSENT: Vice Chairman Warner

Commissioner Warner arrived at 6:07 p.m.

BUSINESS

3. ZN-29-2020 BINION 50 EAST (PUBLIC HEARING). APPLICANT: PN II, INC. REQUEST: A PROPERTY RECLASSIFICATION FROM AN R-CL (SINGLE-FAMILY COMPACT LOT RESIDENTIAL DISTRICT) TO A PUD (PLANNED UNIT DEVELOPMENT DISTRICT), CONSISTING OF A 170-LOT SINGLE-FAMILY SUBDIVISION. LOCATION: NORTHWEST CORNER OF LOSEE ROAD AND DEER SPRINGS WAY. (APNS 124-23-501-010 AND 124-23-601-020) (FOR POSSIBLE ACTION)

Planning and Zoning Manager Eastman stated that Item Nos. 3 (ZN-29-2020) and 4 (T-MAP-18-2020) were related and would be presented together but voted on separately.

He stated that ZN-29-2020 was a request to rezone a parcel from an R-CL Single-Family Compact Lot Residential District to a PUD Planned Unit Development District to allow a 170-lot single-family subdivision. He noted the intent was to change the overall density slightly and increase it by removing some homes that were original proposed for larger lots and adding smaller lots. The smaller lots would be located closer to Losee Road and near the central park site. He stated that the smaller lots would provide more housing diversity to the overall Pulte development and increase the density. Staff recommended approval of both applications.

Bob Gronauer, Kaempfer Crowell, 1980 Festival Plaza Drive, Las Vegas, represented the applicant, Pulte Homes and stated the proposed development is part of a larger development. He noted that a product change was made on the development on the eastern portion of Losee Road. He thanked staff for their efforts and requested approval of the application.

Chairman Kraft opened the public hearing and having no requests to speak, 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. 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.
3. APPROVAL OF A DRAINAGE STUDY IS REQUIRED PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS.

4. 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.
5. THE PROPERTY OWNER IS REQUIRED TO GRANT ROADWAY EASEMENTS WHERE PUBLIC AND PRIVATE STREETS INTERSECT.
6. 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.
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 NUMBERS 222.1 AND 222.
9. DEDICATION AND CONSTRUCTION OF THE FOLLOWING STREETS AND/OR HALF STREETS IS REQUIRED PER THE *MASTER PLAN OF STREETS AND/OR HIGHWAYS* AND *CITY OF NORTH LAS VEGAS MUNICIPAL CODE* SECTION 16.24.100:
 - a. LOSEE ROAD
 - b. DEER SPRINGS WAY
10. THE PUBLIC STREET GEOMETRICS AND THICKNESS OF THE PAVEMENT SECTIONS WILL BE DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS.

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. ALL OFFSITE IMPROVEMENTS MUST BE COMPLETE PRIOR TO FINAL INSPECTION OF THE FIRST HOME.

MOTION: Commissioner Greer

AYES: Chairman Kraft, Commissioners Berrett, Calhoun, Greer, Guymon and Riley

NAYS: None

ABSTAIN: None

ABSENT: None

4. **T-MAP-18-2020 BINION 50 EAST. APPLICANT: PN II, INC. REQUEST: A TENTATIVE MAP IN AN R-CL (SINGLE-FAMILY COMPACT LOT RESIDENTIAL DISTRICT), PROPOSED PROPERTY RECLASSIFICATION TO A PUD (PLANNED UNIT DEVELOPMENT DISTRICT), TO ALLOW A 170-LOT, SINGLE-FAMILY SUBDIVISION. LOCATION: NORTHWEST CORNER OF LOSEE ROAD AND DEER SPRINGS WAY. (APNS 124-23-501-010 AND 124-23-601-020) (FOR POSSIBLE ACTION)**

(Please refer to comments in Item No. 3, ZN-29-2020)

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. T-MAP 18-2020 SHALL COMPLY WITH ALL CONDITIONS FOR ZN-27-2020.

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

5. **ZN-30-2020 LONE MOUNTAIN & SIMMONS NEC (PUBLIC HEARING). APPLICANT: AMH DEVELOPMENT WEST GC, LLC. REQUEST: A PROPERTY RECLASSIFICATION FROM A PUD (PLANNED UNIT DEVELOPMENT DISTRICT) TO AN R-CL (SINGLE-FAMILY COMPACT LOT RESIDENTIAL DISTRICT). LOCATION: GENERALLY THE NORTHEAST CORNER OF LONE MOUNTAIN ROAD AND SIMMONS STREET. (APN 124-32-810-014) (FOR POSSIBLE ACTION)**

Planning and Zoning Manager Eastman stated that Item Nos. 5 (ZN-30-2020) and 6 (T-MAP-19-2020) were related and would be presented together but voted on separately. He stated that ZN-30-2020 was a request to rezone a parcel from a PUD Planned Unit Development District to an R-CL Single-Family Compact Lot Residential District for approximately 11.62 acres at the northeast corner of Lone Mountain Road and Simmons Street. He noted that the parcel was part of a Planned Unit Development and originally a portion of the commercial component. The intent was to remove the parcel from the Planned Unit Development and develop it as a separate R-CL development containing the standard 3,200 square-foot lots. He stated the density was less than what was previously proposed in the Planned Unit Development. Staff recommended approval of both applications.

Robert Cunningham, Taney Engineering, 6030 South Jones Boulevard, Las Vegas, represented the applicant and noted that the property created a good completion of the area as one of the last undeveloped parcels and created a good transition from commercial to residential.

City Clerk Raynor stated in regards to mailed public hearing notices the City received one returned notice in support of these items and two in opposition to these items.

Chairman Kraft opened the public hearing.

Mary Savage and Robert Reimer, 2604 Bahama Point Avenue, North Las Vegas, was in support of the development but wanted to see the CCRs and HOA rules remain with the property.

Tonya Clarke, 5110 Tropical Rain Street, North Las Vegas, stated she supported the development with limitations such as maximum height of two-story buildings; limiting the number of lots per acre; minimum rentals of thirty days; and wrought iron fencing between the park and development.

James Clarke, 5110 Tropical Rain Street, North Las Vegas, stated he was in support of the development and requested that the CCRs remain with the property.

Having no additional requests to speak, Chairman Kraft closed the public hearing.

Mr. Cunningham stated that he would discuss the issues regarding the CCRs with the developer before the application moves forward to City Council for final consideration. He noted that he was unaware of the residents' desire to have them remain with the property.

Planning and Zoning Manager Eastman explained that the CCRs and HOA regulations were a private contract between the individual homeowner and the development. He noted that the City does not get involved with HOAs or the enforcement of any CC&Rs. He stressed it would be up to the developer and the adjacent Planned Unit Development to negotiate those items. In response to a question from Chairman Kraft, Planning and Zoning Manager Eastman noted that the building heights were limited to 35 feet, which are two-story homes.

Commissioner Berrett thanked the developer for the proposed development; he requested that the developer reach out and discuss the neighbors' concerns.

ACTION: APPROVED; FORWARD TO CITY COUNCIL FOR FINAL
CONSIDERATION

MOTION: Commissioner Berrett

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

NAYS: None

ABSTAIN: None

ABSENT: None

6. **T-MAP-19-2020 LONE MOUNTAIN & SIMMONS NEC. AMH DEVELOPMENT WEST GC, LLC. REQUEST: A TENTATIVE MAP IN A PUD (PLANNED UNIT DEVELOPMENT DISTRICT), PROPOSED PROPERTY RECLASSIFICATION TO AN R-CL (SINGLE-FAMILY COMPACT LOT RESIDENTIAL DISTRICT), TO ALLOW AN 86-LOT, SINGLE-FAMILY SUBDIVISION. LOCATION: GENERALLY THE NORTHEAST CORNER OF LONE MOUNTAIN ROAD AND SIMMONS STREET. (APN 124-32-810-014) (FOR POSSIBLE ACTION)**

(Please see comments in Item No. 5, ZN-30-2020)

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; COMMUNITY CENTER; POOL AREA; MEANDERING PATHWAYS; 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. SIMMONS STREET
 - b. LONE MOUNTAIN ROAD

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

MOTION: Commissioner Calhoun

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

NAYS: None

ABSTAIN: None

ABSENT: None

7. **SPR-06-2020 THE CINE (PUBLIC HEARING). APPLICANT: SCOTT ZELL. REQUEST: A SITE PLAN REVIEW IN AN R-A/DC (REDEVELOPMENT AREA / DOWNTOWN CORE SUBDISTRICT) TO ALLOW A 262-UNIT, MULTI-FAMILY SUBDIVISION. LOCATION: NORTHWEST CORNER OF LAS VEGAS BOULEVARD NORTH AND HAMILTON STREET. (APN 139-23-111-004) (FOR POSSIBLE ACTION)**

Planning and Zoning Manager Eastman presented the item and stated the applicant requested a site plan review in an R-A/DC Redevelopment Area / Downtown Core Subdistrict to allow a 262-unit multi-family subdivision at the corner of Las Vegas Boulevard North and Hamilton Street which is across the street from City Hall. The applicant proposed a multi-family development on approximately 7.11 acres that would contain a mix of commercial and multi-family residential uses as a component of the commercial retail / entertainment center. He stated that the commercial component was approximately 10,000 – 12,000 square feet and would be in two buildings located on the south and west portion of the parcel. He noted that the seven-acre site was partially developed by Maya Cinemas and the center would be developed as commercial. He stated that the Downtown Core required any multi-family development to have first floor commercial. He noted that in December 2020 the Redevelopment Agency approved a partial waiver to allow a reduction of the commercial to 10,000 – 12,000 square feet. The Redevelopment Agency also gave the Economic Development Department the ability to modify that depending upon market conditions. He provided the Planning Commissioners with a revised memo indicating that the applicant was in compliance with those open space requirements. He noted that the site plan did not provide adequate parking for the number of dwelling units, however the applicant has applied for a waiver to allow for the reduction in the required parking which is scheduled for the March 10, 2021 Planning Commission Meeting. Staff recommended approval of the application subject to conditions

Bill Fisher, Sonoma Housing Advisors (no address given), represented the applicant and provided information regarding the development, which he felt would complement the downtown area and provide affordable rental units for working families.

Ted Egerton, 6345 South Jones Boulevard, Suite 100, Las Vegas, represented the applicant and was available to answer questions.

Mike Ballard, 2831 St. Rose Parkway, Henderson, was available for questions.

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

Commissioner Warner supported the development and agreed that the project would be a nice addition to the City.

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 1,485 SQUARE FOOT OPEN SPACE AREA SHALL BE AMENITIZED AND / OR CONVERTED TO A DOG PARK, SUBJECT TO REVIEW AND APPROVAL OF THE PLANNING & ZONING DIVISION.
3. THE 9,745 SQUARE FOOT OPEN SPACE AREA SHALL INCLUDE BENCHES OR TABLES AND CHAIRS FOR USERS OF THE COMMERCIAL COMPONENT AND THE RESIDENTS OF THE DEVELOPMENT, SUBJECT TO REVIEW AND APPROVAL OF THE PLANNING & ZONING DIVISION
4. IF WAV-02-2021 IS NOT APPROVED BY THE PLANNING COMMISSION, SPR-06-2020 SHALL BE NULL AND VOID.
5. CARPORTS SHALL BE PROVIDED TO ENSURE ONE COVERED PARKING SPACE FOR EVERY DWELLING UNIT.
6. 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.

7. APPROVAL OF A DRAINAGE STUDY IS REQUIRED PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS. CONFORMANCE MAY REQUIRE MODIFICATIONS TO THE SITE PLAN.
8. 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.
9. 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.
10. THE PROPERTY OWNER IS REQUIRED TO GRANT A ROADWAY EASEMENT FOR COMMERCIAL DRIVEWAYS.
11. THE PUBLIC STREET GEOMETRICS AND THICKNESS OF THE PAVEMENT SECTIONS WILL BE DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS.
12. THE PROPERTY OWNER IS REQUIRED TO GRANT A PUBLIC PEDESTRIAN ACCESS EASEMENT FOR SIDEWALK LOCATED WITHIN A COMMON ELEMENT, OR ON PRIVATE PROPERTY, WHEN THAT SIDEWALK IS PROVIDING PUBLIC ACCESS ADJACENT TO THE RIGHT-OF-WAY.
13. BUILDING NUMBERING SHALL BE IN ACCORDANCE WITH THE NORTH LAS VEGAS STREET NAMING AND ADDRESS ASSIGNMENT STANDARDS.
14. ALL NEVADA ENERGY EASEMENTS, APPURTENANCES, LINES AND POLES MUST BE SHOWN AND SHALL BE LOCATED ENTIRELY WITHIN THE PERIMETER LANDSCAPE AREA OF THIS DEVELOPMENT. DISTRIBUTION LINES, EXISTING OR PROPOSED, SHALL BE PLACED UNDERGROUND IF IMPACTED BY THE PROPOSED DEVELOPMENT OF THE PARCEL OR IF THE POLE IMPEDES UPON THE PROPER ADA CLEARANCES FOR SIDEWALK. UNDER NO CIRCUMSTANCES WILL NEW DOWN GUY WIRES BE PERMITTED.

15. APPROVAL OF A TRAFFIC STUDY IS REQUIRED PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS. PLEASE CONTACT TRAFFIC ENGINEERING AT 633-2676 TO REQUEST A SCOPE. A QUEUING ANALYSIS MAY BE REQUIRED.

MOTION: Commissioner Greer

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

NAYS: None

ABSTAIN: None

ABSENT: None

8. **AMP-16-2020 ORCHARD CANYON (PUBLIC HEARING). APPLICANT: RICHMOND AMERICAN HOMES. REQUEST: AN AMENDMENT TO THE COMPREHENSIVE MASTER PLAN TO CHANGE THE LAND USE DESIGNATION FROM COMMUNITY COMMERCIAL TO SINGLE-FAMILY MEDIUM. LOCATION: NORTHWEST CORNER OF TROPICAL PARKWAY AND LAMB BOULEVARD. (APN 123-30-601-015 AND A PORTION OF APNS 123-30-601-013, 123-30-601-014) (FOR POSSIBLE ACTION)**

Principal Planner Michaels stated that Item Nos. 8 (AMP-16-2020), 9 (ZN-27-2020) and 10 (T-MAP-17-2020) were related and would be presented together but voted on separately. She stated that AMP-16-2020 was a request to amend the Comprehensive Plan Land Use from Community Commercial to Single-Family Medium on property at the northwest corner of Tropical Parkway and Lamb Boulevard. She noted the applicant requested Single-Family Medium for 19.8 acres on the western portion of the 28.6 acres leaving 9.6 acres as Community Commercial. The applicant also requested to reclassify 19.8 acres of the site from C-2 General Commercial to PUD Planned Unit Development District. She provided information regarding several rezoning classifications to the site. According to the preliminary site plan, the applicant is proposing a single-family development and commercial site. She noted that the single-family development includes a minimum 5,250 square foot lots to a maximum of 11,802 square feet on 19 acres and commercial uses including a convenience store with gas pumps on the remaining 9.6 acres of the site. She stated that the preliminary plan contained two access points to the residential development; the main access to the residential is from gated access off Tropical Parkway and an emergency access for residents only from Azure Avenue. The commercial portion of the development would have two access drives; one located from Lamb Boulevard and one access from Azure Avenue. She stated that the applicant submitted four single story models for the residential portion of the site and the commercial portion would consist of approximately 100,000 square feet of available space for commercial uses. Staff recommended approval of all three applications.

Stephanie Allen, Kaempfer Crowell, 1980 Festival Plaza Drive, Las Vegas, represented the applicant and **Angela Pinley, Richmond American Homes** was also present. Ms. Allen stated that the development consisted of 98 single-family homes with a commercial component. She thanked staff and requested approval of the applications.

City Clerk Raynor noted that three public hearing responses were received in opposition to the application.

Chairman Kraft opened the public hearing.

Sylvia Clemons, 6112 Kulawea Street, North Las Vegas, was opposed to the residential development and stated that the area needed commercial/retail development. She cited problems of increased traffic in the area and the need for street improvements and roadway widening.

Having no additional requests to speak, Chairman Kraft closed the public hearing.

Ms. Allen stated that street improvements would be made as part of the development, which should address traffic issues at the corner of Tropical Parkway and Lamb Boulevard. She noted there would be additional retail along Lamb Boulevard to Azure Avenue.

Vice Chairman Warner stated there would be 20 acres of residential and 10 acres of commercial in the development. He questioned how much commercial would fit within the acreage after the convenience store with gas pumps are constructed. Ms. Allen stated there was a significant amount of retail that could be placed within the site.

Chairman Kraft advised the Commissioners that an amendment to the Master Plan required a super majority vote.

ACTION: APPROVED; FORWARD TO CITY COUNCIL FOR FINAL
CONSIDERATION

MOTION: Vice Chairman Warner

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

NAYS: None

ABSTAIN: None

ABSENT: None

9. **ZN-27-2020 ORCHARD CANYON (PUBLIC HEARING). APPLICANT: RICHMOND AMERICAN HOMES. REQUEST: A PROPERTY RECLASSIFICATION FROM A C-2 (GENERAL COMMERCIAL DISTRICT) TO A PUD (PLANNED UNIT DEVELOPMENT DISTRICT), CONSISTING OF AN APPROXIMATE 19 ACRE, 98-LOT, SINGLE-FAMILY SUBDIVISION AND A 9.6 ACRE COMMERCIAL DEVELOPMENT CONTAINING A CONVENIENCE FOOD STORE WITH GAS PUMPS. LOCATION: NORTHWEST CORNER OF TROPICAL PARKWAY AND LAMB BOULEVARD. (APNS 123-30-601-013, 123-30-601-014 AND 123-30-601-015) (FOR POSSIBLE ACTION)**

(Please refer to comments in Item No. 8, AMP-16-2020)

Chairman Kraft opened the public hearing and having no requests to speak, 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. AMENITIES SHALL BE PROVIDED WITHIN THE OPEN SPACE AREAS; AT A MINIMUM THE FOLLOWING AMENITIES SHALL BE PROVIDED: AGE APPROPRIATE PLAYGROUND EQUIPMENT WITH EPDM SURFACING; TURFED OPEN PLAY AREAS; SHADED PICNIC AREAS; AND DOG STATIONS.
3. FINAL DEVELOPMENT PLANS ARE REQUIRED FOR THE RESIDENTIAL AND COMMERCIAL.
4. C-2, GENERAL COMMERCIAL DISTRICT USES FOR THE COMMERCIAL PORTION OF THE PUD, PLANNED UNIT DEVELOPMENT ARE ALLOWED WITH A FINAL DEVELOPMENT PLAN.
5. 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.

6. APPROVAL OF A DRAINAGE STUDY IS REQUIRED PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS.
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. THE PROPERTY OWNER IS REQUIRED TO GRANT ROADWAY EASEMENTS WHERE PUBLIC AND PRIVATE STREETS INTERSECT.
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. 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. ALL DRIVEWAY GEOMETRICS SHALL BE IN COMPLIANCE WITH THE *UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS* DRAWING NUMBERS 222.1 AND 222.

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. LAMB BOULEVARD (SIDEWALK)
 - b. AZURE AVENUE
 - c. TROPICAL BOULEVARD
13. THE PUBLIC STREET GEOMETRICS AND THICKNESS OF THE PAVEMENT SECTIONS WILL BE DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS.
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.
16. ALL OFFSITE IMPROVEMENTS MUST BE COMPLETE PRIOR TO FINAL INSPECTION OF THE FIRST HOME/BUILDING.

MOTION: Commissioner Guymon

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

NAYS: None

ABSTAIN: None

ABSENT: None

10. **T-MAP-17-2020 ORCHARD CANYON. APPLICANT: RICHMOND AMERICAN HOMES. REQUEST: A TENTATIVE MAP IN A C-2 (GENERAL COMMERCIAL DISTRICT), PROPOSED PROPERTY RECLASSIFICATION TO A PUD (PLANNED UNIT DEVELOPMENT DISTRICT), TO ALLOW A 98-LOT, SINGLE-FAMILY SUBDIVISION. LOCATION: NORTHWEST CORNER OF TROPICAL PARKWAY AND LAMB BOULEVARD. (APN 123-30-601-015 AND A PORTION OF APNS 123-30-601-013, 123-30-601-014) (FOR POSSIBLE ACTION)**

(Please refer to comments in Item No. 8, AMP-16-2020)

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. COMPLY WITH ALL CONDITIONS FOR ZN-27-2020.
3. AMENITIES SHALL BE PROVIDED WITHIN THE OPEN SPACE AREAS; AT A MINIMUM THE FOLLOWING AMENITIES SHALL BE PROVIDED: AGE APPROPRIATE PLAYGROUND EQUIPMENT WITH EPDM SURFACING; SHADED RAMADA; SHADED PICNIC AREAS; AND DOG STATIONS.

MOTION: Commissioner Calhoun

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

NAYS: None

ABSTAIN: None

ABSENT: None

11. **FDP-04-2020 LONE MOUNTAIN AND LOSEE. APPLICANT: RICHMOND AMERICAN HOMES. REQUEST: A FINAL DEVELOPMENT PLAN IN A PUD (PLANNED UNIT DEVELOPMENT DISTRICT) TO DEVELOP 51 SINGLE-FAMILY HOMES. LOCATION: NORTHWEST CORNER OF LONE MOUNTAIN ROAD AND LOSEE ROAD. (A PORTION OF APN 124-35-803-006) (FOR POSSIBLE ACTION)**

Principal Planner Michaels presented the item and stated that the applicant requested approval for a final development plan that would consist of 51 single-family dwelling units on property located on the northwest corner of Lone Mountain Road and Losee Road.

She noted that the site is 8.53 acres in size with a proposed density of approximately 5.9 units per acre and was previously approved as a Planned Unit Development by the City Council on April 15, 2020 with Ordinance No. 3010. According to the plan, the typical lot size is 3,600 square feet. She stated there is one access drive from Losee Drive and an emergency access easement at the southwest cul-de-sac on Kinworthy Street as required by the Fire Department. The internal streets are public streets with a width of 47 feet including five-foot sidewalks on both sides. She noted that the perimeter landscaping, open space and elevations are in compliance with the required standards. Staff recommends approval subject to conditions.

Stephanie Allen, Kaempfer Crowell, 1980 Festival Plaza Drive, Las Vegas, represented the applicant and **Angela Pinley, Richmond American Homes** was also present. Ms. Allen was available for questions and requested approval of the application.

ACTION: APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. UNLESS EXPRESSLY AUTHORIZED THROUGH A VARIANCE, WAIVER OR ANOTHER APPROVED METHOD, THIS DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
2. THE APPLICANT SHALL COMPLY WITH ALL APPLICABLE CONDITIONS OF APPROVAL FOR ZN-40-19 (ORDINANCE NO. 3010).

MOTION: Vice Chairman Warner

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

NAYS: None

ABSTAIN: None

ABSENT: None

12. **ZN-22-17 (PZ68640) SEDONA (PUBLIC HEARING). APPLICANT: SEDONA RANCH INVESTMENT PARTNERS, LLC. REQUEST: AN AMENDMENT TO AN EXISTING PUD (PLANNED UNIT DEVELOPMENT DISTRICT), TO ALLOW A 257-LOT SINGLE-FAMILY SUBDIVISION AND A 2.6 ACRE COMMERCIAL DEVELOPMENT CONTAINING A CONVENIENCE FOOD STORE WITH GAS PUMPS. LOCATION: NORTHEAST CORNER OF ANN ROAD AND NORTH 5TH STREET. (APNS 124-26-401-003 AND 124-26-401-004) (FOR POSSIBLE ACTION)**

Principal Planner Michaels noted that Item Nos. 12 (ZN-22-17) and 13 (T-MAP-20-2020) were related and would be presented together but voted on separately. She stated that the applicant requested consideration to amend the existing Planned Unit Development District to allow a reduction to the commercial parcel (Parcel 3.2), remove

the multi-family residential in Parcel 3.1 and replace with single-family residential. Also, the applicant intended to reduce the lot sizes in Parcel 3.1 and Parcel 3.3 from 3,600 square feet to 3,045 square feet. She noted that the property was reclassified from R-E, Ranch Estates District to a Planned Unit Development District on August 16, 2017 by the City Council. ZN-22-17 was approved for approximately 123 acres of single-family lots, 12 acres of multi-family residential and 22 acres of commercial development. On June 19, 2019 an amendment was approved by the City Council allowing the removal of 19.1 acres of commercial development and adding 16.5 acres of single-family and 2.6 acres of multi-family residential development. She stated that Parcel 3.2 was currently approved as 5.3 acres and the applicant is requesting a reduction to 2.6 acres and proposing a 5,200 square foot convenience food store with gas pumps and a carwash. She stated that the applicant would be required to comply with the parking requirements for the carwash since they did not provide the square footage of the carwash. The site plan for the commercial did not show the required foundation landscaping or parking lot landscaping which can be reviewed at the time of the final development plan. The elevations appear to be in compliance with the commercial design standards. She stated that the applicant requested a left-in and left-out along Donna Street and North 5th Street for the commercial proposed on Parcel 3.2. Public Works had no objections to the request noting however that the residential driveway at North 5th Street shall be left-in only as stated in the original Ordinance. She noted that Parcel 3.1 was previously approved for ten acres to allow for a 250-unit multi-family residential complex. The applicant is requesting to add 2.7 acres from Parcel 3.2 to Parcel 3.1, remove the 250-unit multi-family residential and proposed to construct 93 3,045 square foot lots on the parcel which is supported by staff. Staff also supported the reduction of lot sizes on Parcel 3.3 from 3,600 square feet to 3,045 square feet and increasing the unit count from 121 units to 164 units. Staff recommended approval subject to the amended conditions in the revised memo.

Bob Gronauer, Kaempfer Crowell, 1980 Festival Plaza Drive, Las Vegas, represented the applicant and **Chris Armstrong, Sedona Ranch Investment Partners, 11411 Southern Highlands Parkway, Las Vegas** was available by telephone for any questions. Mr. Gronauer provided background information on the project that originally was the property, which contained the pig farm. He gave information regarding the annexing of the property, condition of the land and the unique location of the property within the North 5th Transit Corridor.

Chairman Kraft opened the public hearing and having no requests to speak, closed the public hearing. City Clerk Raynor noted that one public hearing response was received in support of the application.

In response to questions from Commissioner Berrett, Mr. Gronauer noted that the price range of the homes would be in the low \$300s to start and with options and fees could be approximately mid \$300s. He noted there would be street parking available in the development. Mr. Armstrong noted the proximity of the car wash to the adjacent residential and stated that the car wash was no longer a part of the application.

Principal Planner Michaels noted that Condition No. 3(g) regarding the car wash would be removed.

Commissioner Berrett requested that Parcel Nos. 3.4 and 3.5 remain consistent with the other parcels with single-family development.

ACTION: APPROVED SUBJECT TO THE FOLLOWING AMENDED CONDITIONS;
RECOMMENDED CONDITION NO. 3(g) BE REMOVED; FORWARD TO
CITY COUNCIL FOR FINAL CONSIDERATION:

1. UNLESS EXPRESSLY AUTHORIZED THROUGH A VARIANCE, WAIVER, OR ANOTHER METHOD, DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
2. THE COMMERCIAL COMPONENTS SHALL CONFORM TO THE C-2 DISTRICT STANDARDS AND THE COMMERCIAL DESIGN STANDARDS.
3. ONLY PERMITTED USES OF THE C-2 DISTRICT SHALL BE ALLOWED. USES REQUIRING A SPECIAL USE PERMIT MAY ALSO BE PERMITTED IF A SPECIAL USE PERMIT IS APPROVED BY THE PLANNING COMMISSION OR CITY COUNCIL AS PRESCRIBED BY THE ZONING ORDINANCE. HOWEVER, THE FOLLOWING USES ARE ALLOWED AS PRINCIPALLY PERMITTED USES:
 - a. BANKS
 - b. HEALTH AND FITNESS CENTER
 - c. CHILD CARE FACILITIES
 - d. SEASONAL AGRICULTURAL SALES (FARMER'S MARKETS, ETC.)
 - e. ACCESSORY USES PROVIDED FOR IN TITLE 17, SECTION 17.20.040 MAY BE ALLOWED AS PRESCRIBED ACCORDING TO TABLE 17.20-4.
 - f. CONVENIENCE FOOD STORE WITH GAS PUMPS ON PARCEL 3.2
4. THE INCINERATION, SCREENING, SORTING, PROCESSING AND STOCKPILING OF ON-SITE MATERIALS AND ALL RELATED USES, EQUIPMENT AND ACTIVITY RELATED TO THE "CLEAN-UP" OF THE FUNCTIONING RC FARMS AND FOOD WASTE MAY BE PERMITTED SUBJECT TO THE FOLLOWING:

- a. ALL PROCESSING AS INDICATED ABOVE SHALL NOT OCCUR WITHIN 250 FEET OF ANY PERIMETER PROPERTY LINE, OR DEVELOPED RESIDENTIAL WITHIN THE DEVELOPMENT.
- b. ALL PROCESSED MATERIALS MUST BE REMOVED FROM THE SITE.
- c. HOURS OF OPERATION WILL BE ALLOWED BETWEEN 6 A.M. AND 6 P.M., MONDAY THROUGH FRIDAY. FURTHERMORE, HOURS OF OPERATION SHALL BE LIMITED TO 7 A.M. THROUGH 6 P.M. ON SATURDAY, SUNDAY, AND HOLIDAYS. HOWEVER, SHOULD THE CITY RECEIVE COMPLAINTS REGARDING THESE ACTIVITIES, THE HOURS AND DAYS OF OPERATION COULD BE ALTERED BY THE DIRECTOR OF PUBLIC WORKS OR THEIR DESIGNEE.
- d. THE INCINERATION OF MATERIALS SHALL BE PROHIBITED ON SATURDAYS, SUNDAYS, AND HOLIDAYS.
- e. ROCK CRUSHING SHALL BE PROHIBITED.
- f. STOCKPILES MUST NOT EXCEED SIX (6) FEET IN HEIGHT AND MUST BE LOCATED AT LEAST 100 FEET AWAY FROM ALL PROPERTY LINES AND RIGHTS-OF-WAY. FOR STOCKPILES IN PLACE LONGER THAN THREE (3) MONTHS, A SEPARATE PERMIT IS REQUIRED FROM PUBLIC WORKS
- g. THE CITY OF NORTH LAS VEGAS RESERVES THE RIGHT TO MONITOR STATED "CLEAN-UP" ACTIVITIES TO ENSURE SAFE AND SANITARY MEASURES ARE IN PLACE. SUCH ACTIVITIES SHALL NOT CREATE A NUISANCE TO EXISTING HOMEOWNERS.
- h. INCINERATION EQUIPMENT MUST BE APPROVED BY THE SOUTHERN NEVADA HEALTH DISTRICT AND CLARK COUNTY DEPARTMENT OF AIR QUALITY AND COMPLY WITH ALL EMISSION AND ODOR REQUIREMENTS.

5. LOWER DENSITY SINGLE-FAMILY MAY BE DEVELOPED WITHIN THE AREAS DESIGNATED AS MULTI-FAMILY. HOWEVER, SHOULD THAT OCCUR, THE MINIMUM LOT SIZE MUST BE 3,600 SQUARE FEET, WITH A MINIMUM LOT WIDTH OF 40 FEET. FURTHERMORE, APPROPRIATE OPEN SPACE, PERIMETER LANDSCAPING, AND TRAIL CONNECTIONS MUST ALSO BE PROVIDED AND SHOWN ON THE TENTATIVE MAP.
6. ALL PERIMETER LANDSCAPED AREAS NEXT TO ANN ROAD, COMMERCE STREET, EL CAMPO GRANDE AVENUE, GOLDFIELD STREET, DONNA STREET, AND BRUCE STREET MUST INCORPORATE DETACHED SIDEWALKS WITHIN THE PERIMETER LANDSCAPING.
7. THE SINGLE-FAMILY COMPONENTS SHALL CONFORM TO THE FOLLOWING:
 - a. BUILDING SETBACKS AND HEIGHT SHALL CONFORM TO THE STANDARDS OF THE R-CL DISTRICT.
 - b. THE MINIMUM LOT SIZE AND DIMENSIONS SHALL GENERALLY CONFORM TO THE TYPICAL STANDARDS SHOWN ON THE PRELIMINARY DEVELOPMENT PLAN
 - c. TRAIL CONNECTIONS SHALL BE PROVIDED FOR EACH COMPONENT AS SHOWN ON THE PRELIMINARY DEVELOPMENT PLAN. FURTHERMORE, ADDITIONAL TRAIL CONNECTIONS FOR P-2.1 AND P-3.3 SHALL BE DEVELOPED TO PROVIDE ACCESS TO ANN ROAD IN CLOSE PROXIMITY TO THE ADJACENT COMMERCIAL COMPONENTS. ALL TRAIL CONNECTIONS SHALL BE SHOWN ON THE RESPECTIVE TENTATIVE MAP.
 - d. OPEN SPACE SHALL GENERALLY COMPLY WITH THE TABLE SHOWN ON THE PRELIMINARY DEVELOPMENT PLAN.
 - e. EACH COMPONENT SHALL COMPLY WITH THE OPEN SPACE REQUIREMENTS, PERIMETER LANDSCAPING, AND CORNER SIDE YARD LANDSCAPING FOR THE PARTICULAR COMPONENT AS SHOWN ON THE PRELIMINARY DEVELOPMENT PLAN.

- f. PERIMETER WALLS SHALL BE CONSTRUCTED AS DEPICTED ON THE PRELIMINARY LANDSCAPING PLANS SUBMITTED AS PART OF THIS APPLICATION.
- g. DETAILED LANDSCAPING PLANS SHALL BE SUBMITTED FOR EACH PHASE OF DEVELOPMENT IN CONJUNCTION WITH THE FINAL MAP FOR EACH PHASE OF DEVELOPMENT. FURTHERMORE, EACH LANDSCAPING PLAN SHALL GENERALLY COMPLY WITH THE PRELIMINARY LANDSCAPING PLAN SUBMITTED AS PART OF THIS APPLICATION.
- h. INDIVIDUAL NEIGHBORHOOD SIGNAGE SHALL BE SUBMITTED FOR PLANNING COMMISSION REVIEW AND APPROVAL WITH EACH FINAL DEVELOPMENT PLAN.
- i. OPEN SPACE AND TRAIL AMENITIES SHALL BE SHOWN WITH THE ASSOCIATED FINAL DEVELOPMENT PLANS. FURTHERMORE, AT A MINIMUM EACH COMPONENT SHALL CONTAIN THE FOLLOWING AMENITIES:
 - (1) ONE, COVERED TOT LOT WITH PLAY STRUCTURE FOR CHILDREN AND EDM RESILIENT FALL PROTECTION OR ONE SHADED RAMADA WITH A MINIMUM DIMENSION OF 12' X 12', OR A SPLASH PAD.
 - (2) OPEN PLAY TURF AREA.
 - (3) PICNIC TABLES, BENCHES, DOG STATIONS, AND BAR-B-QUE AREA(S).
 - (4) PERIMETER LANDSCAPED AREAS SHALL CONTAIN BENCHES AND DOG STATIONS.
- 8. THE MULTI-FAMILY COMPONENTS SHALL CONFORM TO THE R-3 DISTRICT STANDARDS AND MULTI-FAMILY STANDARDS.
 - a. THE MAXIMUM DENSITY SHALL NOT EXCEED 25 DWELLING UNITS PER ACRE.
- 9. PARCEL 3.2 IS REDUCED TO 2.6 ACRES TO ACCOMMODATE A CONVENIENCE FOOD STORE WITH GAS PUMPS.

10. PARCEL 3.1 IS INCREASED TO 12.7 ACRES IN AREA AND CONTAINS A MAXIMUM OF 93 LOTS PARCEL 3.3 MAY CONTAIN A MAXIMUM OF 164 LOTS. ALL LOTS ON PARCELS 3.1 AND 3.3 SHALL BE A MINIMUM OF 3,045 SQUARE FEET IN AREA WITH A MINIMUM OF LOT WIDTH OF 35 FEET.
11. THE APPLICANT IS REQUIRED TO CONSTRUCT A BUS TURNOUT WITHIN THE EXCLUSIVE RIGHT TURN LANE FOR THE PROPOSED COMMERCIAL PARCEL ON N. 5TH STREET PER *CLARK COUNTY AREA UNIFORM STANDARD DRAWING* NUMBER 234.4.
12. PER THE *MASTER PLAN OF STREETS AND HIGHWAYS* NORTH 5TH STREET IS THE MAIN ARTERIAL CONNECTING THE NORTHERN BELTWAY TO DOWNTOWN; INCIDENTALLY, ACCESS POINTS ARE LIMITED TO MAINTAIN AN OPTIMUM LEVEL OF SERVICE WHILE ACCOMMODATING SIGNIFICANT TRAFFIC VOLUMES AND TRANSIT, IN ACCORDANCE WITH THE *NORTH 5TH STREET TRANSIT SUPPORTIVE CONCEPT PLAN*. APPROVED DRIVEWAY LOCATIONS ALONG NORTH 5TH STREET, BETWEEN ANN ROAD AND EL CAMPO GRANDE AVENUE, SHALL BE RIGHT-IN / RIGHT-OUT.
13. NORTH 5TH STREET SHALL BE DESIGNED IN ACCORDANCE WITH THE *CITY OF NORTH LAS VEGAS UNIFORM STANDARD DRAWINGS FOR NORTH 5TH STREET IMPROVEMENTS* WHICH INCLUDES A RAISED MEDIAN WITHIN NORTH 5TH STREET FROM ANN ROAD TO EL CAMPO GRANDE AVE. THE MEDIAN SHALL BE CONSTRUCTED PER *CLARK COUNTY AREA UNIFORM STANDARD DRAWING* NUMBERS 218 AND 219 "A" TYPE ISLAND CURB; THE MEDIAN SHALL BE LANDSCAPED IN COMPLIANCE WITH THE NORTH 5TH STREET STANDARDS.
14. ALL DEVELOPMENT ALONG NORTH 5TH STREET SHALL PROVIDE A TWENTY FOOT LANDSCAPE AND PEDESTRIAN ACCESS EASEMENT/COMMON ELEMENT ADJACENT TO THE RIGHT-OF-WAY.

15. DEDICATION AND CONSTRUCTION OF THE FOLLOWING STREETS AND/OR HALF STREETS IS REQUIRED PER THE *MASTER PLAN OF STREETS AND HIGHWAYS AND/OR CITY OF NORTH LAS VEGAS MUNICIPAL CODE SECTION 16.24.100*:
 - a. COMMERCE STREET
 - b. GOLDFIELD STREET
 - c. DONNA STREET
 - d. BRUCE STREET
 - e. ANN ROAD
 - f. EL CAMPO GRANDE AVENUE
 - g. NORTH 5TH STREET
16. THE CIVIL IMPROVEMENTS REQUIRED OF THE DEVELOPER WILL MAINTAIN FULL MOVEMENT AT THE INTERSECTION OF EL CAMPO GRANDE AVENUE AND NORTH 5TH STREET; HOWEVER, AS NORTH 5TH STREET IS A LIMITED ACCESS ARTERIAL, THE CITY OF NORTH LAS VEGAS RESERVES THE RIGHT TO RESTRICT THIS ACCESS POINT TO RIGHT-IN/RIGHT-OUT IN THE FUTURE.
17. RIGHT-OF-WAY DEDICATION FOR A CAT BUS TURN-OUT IS REQUIRED ON COMMERCE STREET NEAR ANN ROAD PER THE *UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS* DRAWING NUMBER 234.1 OR 234.4.
18. RIGHT-OF-WAY DEDICATION AND CONSTRUCTION OF A FLARED INTERSECTION, INCLUDING A RIGHT TURN LANE, IS REQUIRED AT ANN ROAD AND COMMERCE STREET PER THE *UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS* DRAWING NUMBER 201.1 AND 245.1, OR AS OTHERWISE APPROVED BY THE CITY TRAFFIC ENGINEER.
19. RIGHT-OF-WAY DEDICATION AND CONSTRUCTION OF A FLARED INTERSECTION, INCLUDING A RIGHT TURN LANE IS REQUIRED AT ANN ROAD AND NORTH 5TH STREET PER THE *UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS* DRAWING NUMBER 201.1 AND 245.1.

20. RIGHT-OF-WAY DEDICATION AND CONSTRUCTION OF A FLARED INTERSECTION IS REQUIRED AT NORTH 5TH STREET AND ANN ROAD PER THE *UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS* DRAWING NUMBER 201.1 AND 245.1.
21. THE PUBLIC STREET GEOMETRICS, WIDTH OF OVER-PAVE AND THICKNESS OF THE PAVEMENT SECTIONS WILL BE DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS.
22. 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.
23. THE SIZE AND NUMBER OF DRIVEWAYS 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.
24. APPROVAL OF A DRAINAGE STUDY IS REQUIRED PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS.
25. CLARK COUNTY REGIONAL FLOOD CONTROL DISTRICT (CCRFCD) CONCURRENCE WITH THE RESULTS OF THE DRAINAGE STUDY IS REQUIRED PRIOR TO APPROVAL OF THE CIVIL IMPROVEMENT PLANS.
26. ALL KNOWN GEOLOGIC HAZARDS MUST 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 BUILDING LOCATIONS AND REQUIRE THE SUBMISSION OF REVISED MAPS/PLANS REQUIRING APPROVAL 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.

27. INTERIOR LOCAL RESIDENTIAL STREETS SHALL BE DESIGNED PER *CLARK COUNTY AREA UNIFORM STANDARD DRAWING* NO. 206.S1 OPTION A (SIDEWALKS ON BOTH SIDES OF THE STREET).
28. ALL RESIDENTIAL DRIVEWAY GEOMETRICS SHALL BE IN COMPLIANCE WITH THE *UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS* DRAWING NUMBER 222.
29. PROPOSED RESIDENTIAL DRIVEWAY SLOPES SHALL NOT EXCEED TWELVE PERCENT (12%).
30. APPROPRIATE SUBDIVISION AND/OR PARCEL MAPPING IS REQUIRED TO COMPLETE THIS PROJECT. ALL MAPPING SHALL BE IN COMPLIANCE WITH NRS CHAPTER 278 AND THE *CITY OF NORTH LAS VEGAS MUNICIPAL CODE* AND ASSOCIATED MASTER PLANS IN EFFECT AT THE TIME OF SUBDIVISION AND/OR PARCEL MAP APPROVAL.
31. THE DEPARTMENT OF PUBLIC WORKS HAS NO OBJECTION TO PROCESSING THE REQUESTED PARCEL MAPS TO CREATE BUILDER SIZED PARCELS (NOMINAL 20 + ACRES) EXCEPT FOR MAPS ASSOCIATED WITH APN 124-26-401-004. TO PROCESS MAP(S) FOR THIS PARCEL THE APPLICANT SHALL PROVIDE CIVIL IMPROVEMENT PLANS (BONDED AND APPROVED) FOR THE PERIMETER STREETS AND INFRASTRUCTURE SURROUNDING APN 124-26-401-001 (1.99 ACRES), 124-26-401-002 (2.34 ACRES) AND 124-26-401-003 (4.75 ACRES), THE REMAINING SIX HUNDRED SIXTY (660+/-) FEET OF NORTH 5TH STREET FRONTAGE AND WESTERLY SIX HUNDRED SIXTY (660+/-) FEET OF ANN ROAD ADJACENT TO APN 124-26-401-004.
32. A CONSTRUCTION PHASING PLAN, DEPICTING ONSITE DEVELOPMENT AND SUPPORTING OFFSITE IMPROVEMENTS, AS WELL AS CONSTRUCTION ACCESS ROUTES, SHALL BE PROVIDED BY THE DEVELOPER. APPROVAL OF THE PHASING PLAN BY THE DEPARTMENT OF PUBLIC WORKS IS REQUIRED PRIOR TO SUBMITTING ONSITE CIVIL IMPROVEMENT PLANS FOR REVIEW.

33. INTERIOR STREETS IN EXCESS OF FIVE HUNDRED (500) FEET SHALL CONFORM TO THE MINIMUM CURVILINEAR STREET REQUIREMENTS AS OUTLINED IN *CITY OF NORTH LAS VEGAS MUNICIPAL CODE* SECTION 16.20.050.
34. ALL COMMON ELEMENTS SHALL BE LABELED AND ARE TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
35. 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.
36. THE PROPERTY OWNER IS REQUIRED TO GRANT A PEDESTRIAN ACCESS EASEMENT FOR SIDEWALK LOCATED WITHIN A COMMON ELEMENT WHEN THAT SIDEWALK IS PROVIDING PUBLIC ACCESS ADJACENT TO THE RIGHT-OF-WAY.
37. A REVOCABLE ENCROACHMENT PERMIT FOR LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY IS REQUIRED.
38. ALL LOTS SHALL COMPLY WITH THE *CITY OF NORTH LAS VEGAS MUNICIPAL CODE* SECTION 16.20.02.B WHICH STATES: "THE SIDE LINES OF LOTS SHALL BE APPROXIMATELY AT RIGHT ANGLES TO THE STREET UPON WHICH THE LOT FACES, OR APPROXIMATELY RADIAL IF THE STREET IS CURVED."
39. 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.

40. COMMERCIAL DRIVEWAYS FRONTING ANY RESIDENTIAL COLLECTOR (60') STREETS WITHIN THIS DEVELOPMENT SHALL BE PROHIBITED.

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

13. **T-MAP-20-2020 SEDONA. SEDONA RANCH INVESTMENT PARTNERS, LLC. REQUEST: A TENTATIVE MAP IN A PUD (PLANNED UNIT DEVELOPMENT DISTRICT) TO ALLOW A 257-LOT, SINGLE-FAMILY SUBDIVISION. LOCATION: GENERALLY THE NORTHEAST CORNER OF ANN ROAD AND NORTH 5TH STREET. (APNS 124-26-401-003 AND 124-26-401-004) (FOR POSSIBLE ACTION)**

(Please see comments in Item No. 12, ZN-22-17)

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 COMPLY WITH ALL CONDITIONS OF APPROVAL FOR ORDINANCE NO. 3062 (ZN-22-17)
3. AMENITIES SHALL BE PROVIDED WITHIN THE OPEN SPACE AREAS; AT A MINIMUM THE FOLLOWING AMENITIES SHALL BE PROVIDED: AGE APPROPRIATE PLAYGROUND EQUIPMENT WITH EPDM SURFACING; SHADED RAMADA; SHADED PICNIC AREAS; AND DOG STATIONS.

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

14. SUP-50-2020 NV ENERGY RYAN TEMP MODULAR OFFICES (PUBLIC HEARING). APPLICANT: NEVADA POWER COMPANY DBA NV ENERGY. REQUEST: A SPECIAL USE PERMIT IN AN M-2 (GENERAL INDUSTRIAL DISTRICT) TO ALLOW FOUR (4) TEMPORARY BUILDINGS. LOCATION: WEST OF LOSEE ROAD, APPROXIMATELY 360 FEET NORTH OF MENDENHALL DRIVE. (APN 139-02-601-002) (FOR POSSIBLE ACTION)

Principal Planner Michaels presented the item and stated that the applicant requested approval of a special use permit to allow four temporary modular buildings on a site located at 2215 Lone Mountain Road while the main building is undergoing an interior remodel. The proposed temporary buildings include a 3,600 square foot office building, a 2,160 square foot storage building, a 1,440 square foot storage building, and an ADA portable restroom building. She noted that the temporary buildings would be located at the rear of the property behind an existing block wall and would be used less than one year. Staff recommended approval of the application subject to conditions.

Kris Kpiyaachariya, KGA Architecture, 9075 West Diablo Drive, Suite 300, Las Vegas, represented the applicant and provided additional information regarding the modular buildings locations and emergency access.

Alan Ghisletta, NV Energy, 6226 West Sahara Avenue, Las Vegas, applicant, was available for any questions.

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

ACTION: APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

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

3. APPROVAL OF A DRAINAGE STUDY OR DRAINAGE STUDY WAIVER IS REQUIRED PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS. CONFORMANCE MAY REQUIRE MODIFICATIONS TO THE SITE PLAN.

MOTION: Vice Chairman Warner

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

NAYS: None

ABSTAIN: None

ABSENT: None

15. **SUP-51-2020 GREEN VALLEY GROCERY (PUBLIC HEARING). APPLICANT: MIDJIT MARKET, LLC DBA GREEN VALLEY GROCERY. 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 CENTENNIAL PARKWAY AND PECOS ROAD. (APN 124-24-810-002) (FOR POSSIBLE ACTION)**

Principal Planner Michaels stated that Item Nos. 15 (SUP-51-2020) and 16 (SUP-52-2020) were related and would be presented together but voted on separately. She noted that both applications were for Green Valley Grocery who requested special use permits for a convenience store with gas pumps and a vehicle-washing establishment located at the northwest corner of Centennial Parkway and Pecos Road. She stated that the property was 1.18 acres and zoned C-1 Neighborhood Commercial District. The Comprehensive Land Use for the site is Community Commercial. She stated that the proposed convenience store is approximately 4,000 square feet and located on the norther portion of the site. The gas canopy contains eight fueling stations with 16 fueling positions. She noted that the proposed vehicle-washing establishment is 801 square feet and would be attached to the convenience food store. Access to the proposed convenience store is from two proposed entrances; one on Centennial Parkway and one from Pecos Road. The access to the vehicle-washing establishment is from Pecos Road. Staff recommended approval subject to conditions.

Stephanie Allen, 1980 Festival Plaza Drive, Las Vegas, represented the applicant and stated the site was near the Veteran's Hospital and a much needed service in that area.

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

Commissioner Berrett expressed support of the development, which he stated was a good location for the services. He requested an RV dump area due to the site's proximity to the freeway.

ACTION: APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. UNLESS EXPRESSLY AUTHORIZED THROUGH A VARIANCE, WAIVER OR ANOTHER APPROVED METHOD, THIS DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
2. THE PERIMETER LANDSCAPING REQUIRED ALONG CENTENNIAL PARKWAY AND PECOS ROAD IS 15 FEET WIDE INCLUDING A FIVE (5) FOOT WIDE SIDEWALK CENTERED WITHIN THE LANDSCAPING.
3. THE REQUIRED VEHICLE STACKING FOR A GAS PUMP ISLAND IS A MINIMUM OF TWO (2) VEHICLES.
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 IF 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. 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.

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

16. **SUP-52-2020 GREEN VALLEY GROCERY (PUBLIC HEARING). APPLICANT: MIDJIT MARKET, LLC DBA GREEN VALLEY GROCERY. REQUEST: A SPECIAL USE PERMIT IN A C-1 (NEIGHBORHOOD COMMERCIAL DISTRICT) TO ALLOW A VEHICLE WASHING ESTABLISHMENT. LOCATION: NORTHWEST CORNER OF CENTENNIAL PARKWAY AND PECOS ROAD. (APN 124-24-810-002) (FOR POSSIBLE ACTION)**

(Please refer to comments in Item No. 15, SUP-51-2020)

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

ACTION: APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. UNLESS EXPRESSLY AUTHORIZED THROUGH A VARIANCE, WAIVER OR ANOTHER APPROVED METHOD, THIS DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
2. THE PERIMETER LANDSCAPING REQUIRED ALONG CENTENNIAL PARKWAY AND PECOS ROAD IS 15 FEET WIDE INCLUDING A FIVE (5) FOOT WIDE SIDEWALK CENTERED WITHIN THE LANDSCAPING.

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 IF 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. 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.
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.

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

17. SUP-56-2020 MAVERIK (PUBLIC HEARING). APPLICANT: MAVERIK. REQUEST: A SPECIAL USE PERMIT IN AN M-3 (HEAVY INDUSTRIAL DISTRICT) TO ALLOW A CONVENIENCE FOOD STORE WITH GAS PUMPS. LOCATION: SOUTHEAST CORNER OF LAKE MEAD BOULEVARD AND LOSEE ROAD. (APN 139-22-701-006) (FOR POSSIBLE ACTION)

Planning and Zoning Manager Eastman stated that Item Nos. 17 (SUP-56-2020) and 18 (SUP-57-2020) were related and would be presented together but voted on separately. He stated that SUP-56-2020 was a request for a special use permit to allow a convenience food store with gas pumps in an M-3, Heavy Industrial District; and SUP-57-2020 was a request for a special use permit to allow an "off-sale" beer wine and spirit-based products liquor license without the 400-foot separation from a religious institution. Both applications are for the site located at the southeast corner of Lake Mead Boulevard and Losee Road. He stated that the applicant's intent was to take the 5.75-acre site and combine it with the neighboring lot and subdivide it into smaller pieces. He stated the proposed Maverik would occupy approximately five acres of the site. There are two access points from Losee Road with no access from Lake Mead Boulevard proposed. He noted there are two gas canopies proposed; one located to the north of the store near Lake Mead Boulevard with eight fueling stations for passenger vehicles; and a second located to the south designed for trucks and recreation vehicles containing five fueling stations. The proposed convenience store is 6,489 square feet and contains a deli with a small dining area inside the store and an outdoor patio area. He noted that landscape plans were submitted but the entire area should be landscaped. The sidewalk along Lake Mead Boulevard has a small gap that should be repaired. He stated there is a row of buildings located on the west side of Losee Road within the City of Las Vegas and contains a church which is less than 400 feet from the establishment and requires a special use permit since it does not meet the separation requirement. Staff recommended approval of the applications subject to conditions.

Doug Meldrum, 185 South State Street, Salt Lake City, Utah, applicant, provided company information regarding Maverik and was available for questions.

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

City Clerk Raynor stated in regards to mailed public hearing notices the City received one returned notice in support of Item No. 17.

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. APPROVAL OF A TRAFFIC STUDY IS REQUIRED PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS. PLEASE CONTACT TRAFFIC ENGINEERING AT 633-2676 TO REQUEST A SCOPE. A QUEUING ANALYSIS MAY BE REQUIRED.
5. THE 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 WILL REQUIRE MODIFICATIONS TO THE CURRENT SITE PLAN THAT WAS SUBMITTED.
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 ROADWAY EASEMENT(S) 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. APPROPRIATE SUBDIVISION AND/OR PARCEL MAPPING IS REQUIRED TO COMBINE THE PARCELS. ALL MAPPING SHALL BE IN COMPLIANCE WITH NRS CHAPTER 278 AND THE *CITY OF NORTH LAS VEGAS MUNICIPAL CODE*, AND ASSOCIATED MASTER PLANS IN EFFECT AT THE TIME OF MAP APPROVAL. THE SUBJECT MAP SHALL BE SUBMITTED FOR REVIEW CONCURRENTLY WITH THE ASSOCIATED CIVIL IMPROVEMENT PLANS FOR THE PROJECT.

MOTION: Commissioner Greer

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

NAYS: None

ABSTAIN: None

ABSENT: None

18. **SUP-57-2020 MAVERIK (PUBLIC HEARING). APPLICANT: MAVERIK. REQUEST: A SPECIAL USE PERMIT IN AN M-3 (HEAVY INDUSTRIAL DISTRICT) TO ALLOW AN "OFF-SALE" (BEER, WINE, AND SPIRIT-BASED PRODUCTS) LIQUOR LICENSE WITHOUT THE 400 FOOT SEPARATION FROM A RELIGIOUS INSTITUTION. LOCATION: SOUTHEAST CORNER OF LAKE MEAD BOULEVARD AND LOSEE ROAD. (APN 139-22-701-006) (FOR POSSIBLE ACTION)**

(Please refer to comments in Item No. 17, SUP-57-2020)

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

City Clerk Raynor stated in regards to mailed public hearing notices the City received one returned notice in support of Item No. 18.

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. APPROVAL OF A TRAFFIC STUDY IS REQUIRED PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS. PLEASE CONTACT TRAFFIC ENGINEERING AT 633-2676 TO REQUEST A SCOPE. A QUEUING ANALYSIS MAY BE REQUIRED.
5. THE 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 WILL REQUIRE MODIFICATIONS TO THE CURRENT SITE PLAN THAT WAS SUBMITTED.
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 ROADWAY EASEMENT(S) 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. APPROPRIATE SUBDIVISION AND/OR PARCEL MAPPING IS REQUIRED TO COMBINE THE PARCELS. ALL MAPPING SHALL BE IN COMPLIANCE WITH NRS CHAPTER 278 AND THE *CITY OF NORTH LAS VEGAS MUNICIPAL CODE*, AND ASSOCIATED MASTER PLANS IN EFFECT AT THE TIME OF MAP APPROVAL. THE SUBJECT MAP SHALL BE SUBMITTED FOR REVIEW CONCURRENTLY WITH THE ASSOCIATED CIVIL IMPROVEMENT PLANS FOR THE PROJECT.

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

STAFF ITEMS

Land Development and Community Services Director Jordan stated that the March 10, 2021 Planning Commission Meeting would be held in-person with the public attending.

City Clerk Raynor noted that social distancing requirements would be followed. She also noted that although the City Council and Planning Commission meetings would be open to the public, City Hall would remain closed to the public for services until further notice. She stated that call-in numbers and Google Meets would continue for those that would rather attend the meetings virtually.

COMMISSION ITEMS

Chairman Kraft stated that additional information regarding the meeting would be forthcoming. Vice Chairman Warner provided memories of the pig farm, which is where the Sedona Ranch development would be constructed. He thanked Mr. and Mrs. Combs for their 50 years of service operating the farm.

PUBLIC FORUM

There was no public participation.

ADJOURNMENT

Chairman Kraft adjourned the meeting at 7:48 p.m.

APPROVED: **March 10, 2021**

Kenneth L. Kraft, Chairman

Marie E. Purcell, CMC, Chief Deputy City Clerk