

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

March 10, 2021

BRIEFING

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

CALL TO ORDER

6:00 PM, Council Chambers, 2250 Las Vegas Boulevard North,
North Las Vegas, Nevada 89030

PLEDGE OF ALLEGIANCE - BY INVITATION

Chairman Kenneth Kraft

PUBLIC FORUM

There was no public participation.

AGENDA

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

ACTION: APPROVED AS AMENDED; ITEM NO. 13, ZN-01-2021 TO BE HEARD BEFORE ITEM NO. 12, SUP-04-2021

CONSENT AGENDA

2. **APPROVE PLANNING COMMISSION REGULAR MEETING MINUTES OF FEBRUARY 10, 2021. (FOR POSSIBLE ACTION)**

ACTION: APPROVED

BUSINESS

3. **ZN-34-2020 DIAMOND VALLEY ACTIVE ADULT COMMUNITY (PUBLIC HEARING). APPLICANT: LIFE RESIDENTIAL LLC. REQUEST: A PROPERTY RECLASSIFICATION FROM C-1 (NEIGHBORHOOD COMMERCIAL DISTRICT) TO A PUD / PID (PLANNED UNIT DEVELOPMENT DISTRICT / PLANNED INFILL DEVELOPMENT DISTRICT), CONSISTING OF A 59-UNIT, MULTI-FAMILY DEVELOPMENT. LOCATION: WEST OF VALLEY DRIVE, APPROXIMATELY 270 FEET SOUTH OF CRAIG ROAD. (APN 139-06-301-005) (FOR POSSIBLE ACTION)**

ACTION: APPROVED SUBJECT TO THE FOLLOWING AMENDED CONDITIONS; CONDITION NO. 3 CHANGED FROM SHALL TO SHOULD; CONDITION NO. 11 DELETED; FORWARD TO CITY COUNCIL FOR FINAL CONSIDERATION

1. UNLESS EXPRESSLY AUTHORIZED THROUGH A VARIANCE, WAIVER OR ANOTHER APPROVED METHOD, THIS DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
2. THE RESIDENCES SHALL BE LIMITED TO PERSONS 55 YEARS OF AGE AND OLDER.
3. HOURS OF OPERATION FOR ALL OUTDOOR RECREATION ACTIVITIES SHOULD BE LIMITED TO THE HOURS OF 8:00 AM TO 10:00 PM.
4. THE TREES USED FOR SCREENING THE DEVELOPMENT SHALL BE AN EVERGREEN VARIETY.
5. LIGHT POLES USED AROUND THE RECREATION AREAS SHALL BE LIMITED TO 12 FEET IN HEIGHT.
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.

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 NUMBERS 222.1.
 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.
4. WAV-02-2021 THE CINE (PUBLIC HEARING). APPLICANT: SCOTT ZELL. REQUEST: A WAIVER IN AN R-A / DC (REDEVELOPMENT AREA / DOWNTOWN CORE SUBDISTRICT) TO ALLOW 400 PARKING SPACES WHERE 503 PARKING SPACES ARE REQUIRED. LOCATION: NORTHWEST CORNER OF LAS VEGAS BOULEVARD NORTH AND HAMILTON STREET. (APN 139-23-111-004) (FOR POSSIBLE ACTION)

ACTION: APPROVED

5. SUP-02-2021 A1 ADULT DAY CARE (PUBLIC HEARING). APPLICANT: ASHOK MIRCHANDANI. REQUEST: A SPECIAL USE PERMIT IN AN R-A / DC (REDEVELOPMENT AREA / DOWNTOWN CORE SUBDISTRICT) TO ALLOW AN ADULT DAYCARE FACILITY. LOCATION: 2048 LAS VEGAS BOULEVARD, NORTH. (APN 139-23-203-018) (FOR POSSIBLE ACTION)

ACTION: APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

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

2. ALL EXISTING REQUIRED LANDSCAPING AREAS SHALL BE BROUGHT INTO COMPLIANCE WITH CODE BY ENSURING THERE IS 50% GROUND COVERAGE WITHIN TWO YEARS OF PLANTING.
 3. ALL TRAFFIC CALMING DEVICES SHALL BE CONVERTED TO SPEED HUMPS.
 4. A MAXIMUM OF 40 PEOPLE ARE ALLOWED TO USE THE DAY CARE FACILITY.
6. **SUP-03-2021 GRIDDLECAKES (PUBLIC HEARING). APPLICANT: FATEMAH EMAMZADEH. REQUEST: A SPECIAL USE PERMIT IN A C-2 (GENERAL COMMERCIAL DISTRICT) TO ALLOW AN "ON-SALE" LIQUOR LICENSE (BEER, WINE, AND SPIRIT-BASED PRODUCTS) IN CONJUNCTION WITH A RESTAURANT. LOCATION: 6584 NORTH DECATUR BOULEVARD, SUITE 140. (APN 124-19-412-003) (FOR POSSIBLE ACTION)**

ACTION: APPROVED SUBJECT TO THE FOLLOWING CONDITION:

1. UNLESS EXPRESSLY AUTHORIZED THROUGH A VARIANCE, WAIVER OR ANOTHER APPROVED METHOD, THIS DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES
7. **T-MAP-01-2021 TULE SPRINGS PARCEL 3.07. APPLICANT: TRI POINTE HOMES. REQUEST: A TENTATIVE MAP IN A PCD / R-CL (PLANNED COMMUNITY DISTRICT / MEDIUM DENSITY RESIDENTIAL DISTRICT), TO ALLOW A 117-LOT, SINGLE-FAMILY SUBDIVISION. LOCATION: GENERALLY THE NORTHEAST CORNER OF DEER SPRINGS WAY AND GLIDING EAGLE ROAD. (APN 124-21-612-099) (FOR POSSIBLE ACTION)**

ACTION: APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. UNLESS EXPRESSLY AUTHORIZED THROUGH A VARIANCE, WAIVER OR ANOTHER APPROVED METHOD, THIS DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES, INCLUDING THE SECOND AMENDED AND RESTATED DEVELOPMENT AGREEMENT FOR PARK HIGHLANDS EAST (VILLAGES AT TULE SPRINGS), AND THE VILLAGES AT TULE SPRINGS DEVELOPMENT STANDARDS AND DESIGN GUIDELINES.

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. PROPOSED RESIDENTIAL DRIVEWAY SLOPES SHALL NOT EXCEED TWELVE PERCENT (12%).
5. ALL COMMON ELEMENTS SHALL BE LABELED AND ARE TO BE MAINTAINED BY THE HOME OWNERS' ASSOCIATION.
6. 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.
7. APPROVAL OF A TRAFFIC STUDY IS REQUIRED PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS. PLEASE CONTACT TRAFFIC ENGINEERING AT 633-2676 TO REQUEST A SCOPE. A QUEUING ANALYSIS MAY BE REQUIRED.
8. ALL DRIVEWAY GEOMETRICS SHALL BE IN COMPLIANCE WITH THE *UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS* DRAWING NUMBER 222.1.

9. 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.
 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. 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." COMPLIANCE WILL REQUIRE MINOR MODIFICATIONS TO THE CURRENT LAYOUT.
8. [SUP-05-2021 WONG DETACHED DWELLING UNIT \(PUBLIC HEARING\). APPLICANT: COLTYN SIMMONS. REQUEST: A SPECIAL USE PERMIT IN AN R-1 \(SINGLE-FAMILY LOW DENSITY DISTRICT\) TO ALLOW A 797 SQUARE FOOT ACCESSORY DWELLING UNIT. LOCATION: 6006 MAGIC MESA STREET. \(APN 124-27-210-047\) \(FOR POSSIBLE ACTION\)](#)

ACTION: APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

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

2. ACCESSORY DWELLING UNIT SHALL BE PAINTED TO MATCH THE EXISTING PRINCIPAL DWELLING UNIT.
3. APPLICANT MAY USE THE EXISTING DRIVEWAY AS A TANDEM PARKING SPACE FOR THE OFF STREET PARKING REQUIREMENT.

9. SUP-06-2021 CATTLEMAN ACCESSORY DWELLING UNIT (PUBLIC HEARING). APPLICANT: JEFFREY TERRY. REQUEST: A SPECIAL USE PERMIT IN AN R-E (RANCH ESTATES DISTRICT) TO ALLOW A 597 SQUARE FOOT ACCESSORY DWELLING UNIT. LOCATION: 4620 CATTLEMAN AVENUE. (APN 139-06-211-004) (FOR POSSIBLE ACTION)

ACTION: APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. UNLESS EXPRESSLY AUTHORIZED THROUGH A VARIANCE, WAIVER OR ANOTHER APPROVED METHOD, THIS DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
2. ACCESSORY DWELLING UNIT SHALL BE PAINTED TO MATCH THE EXISTING PRINCIPAL DWELLING UNIT.

10. ZN-03-2021 NOBLE PEAK (PUBLIC HEARING). APPLICANT: RICHMOND AMERICAN HOMES OF NEVADA, LLC. REQUEST: A PROPERTY RECLASSIFICATION FROM C-2 (GENERAL COMMERCIAL DISTRICT) TO A PUD (PLANNED UNIT DEVELOPMENT DISTRICT), CONSISTING OF A 70-LOT, TWO-FAMILY ATTACHED (DUPLEX) SUBDIVISION. LOCATION: WEST OF SCOTT ROBINSON BOULEVARD, APPROXIMATELY 581 FEET NORTH OF CRAIG ROAD. (APN 139-04-201-021) (FOR POSSIBLE ACTION)

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

1. UNLESS EXPRESSLY AUTHORIZED THROUGH A VARIANCE, WAIVER OR ANOTHER APPROVED METHOD, THIS DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
2. A FINAL DEVELOPMENT PLAN FOR THE 70-LOT ATTACHED SINGLE-FAMILY RESIDENTIAL IS REQUIRED.

3. THE FOLLOWING AMENITIES SHALL BE PROVIDED WITHIN THE OPEN SPACE AREAS: AGE APPROPRIATE PLAYGROUND EQUIPMENT WITH EPDM SURFACING; TURFED OPEN PLAY AREAS; SHADED PICNIC AREAS; AND DOG STATIONS.
4. THE LANDSCAPING THAT IS PROVIDED BETWEEN THE UNITS; THE PORCHES; AND THE GARAGE AREA SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
5. SETBACKS FOR THE LOTS ARE AS FOLLOWS:
 - FRONT SETBACK – 12-FEET
 - PORCH SETBACK – 10-FEET
 - SIDE YARD SETBACK BUILDING (INTERIOR) – 5-FEET
 - SIDE YARD SETBACK BUILDING (CORNER) – 5-FEET
 - ATTACHED BUILDING TO BUILDING SETBACK – 0-FEET
 - REAR SETBACK – GARAGE – 4-FEET
 - REAR SETBACK – LIVING – 4-FEET
6. 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.
7. APPROVAL OF A DRAINAGE STUDY IS REQUIRED PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS.
8. 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.
9. THE PROPERTY OWNER IS REQUIRED TO GRANT ROADWAY EASEMENTS WHERE PUBLIC AND PRIVATE STREETS INTERSECT.

10. 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.
11. 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.
12. 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.
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.

11. T-MAP-02-2021 NOBLE PEAK. APPLICANT: RICHMOND AMERICAN HOMES OF NEVADA, LLC. REQUEST: A TENTATIVE MAP IN A C-2 (GENERAL COMMERCIAL DISTRICT), PROPOSED PROPERTY RECLASSIFICATION TO A PUD (PLANNED UNIT DEVELOPMENT DISTRICT), TO ALLOW A 70-LOT, TWO-FAMILY ATTACHED (DUPLEX) SUBDIVISION. LOCATION: WEST OF SCOTT ROBINSON BOULEVARD, APPROXIMATELY 581 FEET NORTH OF CRAIG ROAD. (APN 139-04-201-021) (FOR POSSIBLE ACTION)

ACTION: APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. UNLESS EXPRESSLY AUTHORIZED THROUGH A VARIANCE, WAIVER OR ANOTHER APPROVED METHOD, THIS DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
2. COMPLY WITH ALL CONDITIONS FOR ZN-03-2021.

12. SUP-04-2021 BELT & NELLIS (PUBLIC HEARING). APPLICANT: EPIC DEVELOPMENT. REQUEST: A SPECIAL USE PERMIT IN AN O-L (OPEN LAND DISTRICT), PROPOSED PROPERTY RECLASSIFICATION TO M-2 (GENERAL INDUSTRIAL DISTRICT), TO ALLOW A BATCH PLANT (CONCRETE OR ASPHALT). LOCATION: NORTH OF BELT ROAD, BETWEEN CLARK COUNTY 215 AND THE UNION PACIFIC RAILROAD. (APN 123-20-000-003) (FOR POSSIBLE ACTION)

ACTION: APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. UNLESS EXPRESSLY AUTHORIZED THROUGH A VARIANCE, WAIVER OR ANOTHER APPROVED METHOD, THIS DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
2. THE SITE PLAN SHALL BE AMENDED TO COMPLY WITH ALL ZONING ORDINANCE REQUIREMENTS INCLUDING BUT NOT LIMITED TO:
 - a. PROVIDE 10 FEET OF PERIMETER LANDSCAPING ALONG BELT ROAD, SAID LANDSCAPING SHALL INCLUDE 24-INCH BOX TREES PLANTED 20 FEET ON CENTER AND SHRUBS / GROUND COVER TO PROVIDE 50% GROUND COVERAGE WITH TWO YEARS OF PLANTING.

- b. ALL PARKING AND VEHICLE STORAGE AREAS SHALL BE ON A CONCRETE OR ASPHALTIC CONCRETE SURFACE.
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. 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.
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 WILL REQUIRE MODIFICATIONS TO THE CURRENT SITE PLAN THAT WAS SUBMITTED.
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 ROADWAY EASEMENT(S) FOR COMMERCIAL DRIVEWAYS.
9. DEDICATION AND CONSTRUCTION OF THE FOLLOWING STREETS AND/OR HALF STREETS IS REQUIRED PER THE MASTER PLAN OF STREETS AND HIGHWAYS AND/OR CITY OF NORTH LAS VEGAS MUNICIPAL CODE SECTION 16.24.100:
 - a. NORTH BELT ROAD

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.

13. [ZN-01-2021 BELT & NELLIS \(PUBLIC HEARING\). APPLICANT: EPIC DEVELOPMENT. REQUEST: A PROPERTY RECLASSIFICATION FROM O-L \(OPEN LAND DISTRICT\) TO M-2 \(GENERAL INDUSTRIAL DISTRICT\). LOCATION: NORTH OF BELT ROAD, BETWEEN CLARK COUNTY 215 AND THE UNION PACIFIC RAILROAD. \(APN 123-20-000-003\) \(FOR POSSIBLE ACTION\)](#)

ACTION: APPROVED; FORWARD TO CITY COUNCIL FOR FINAL CONSIDERATION

14. [ZN-02-2021 TROPICAL SPEEDWAY COMMERCE CENTER II \(PUBLIC HEARING\). APPLICANT: VLMK ENGINEERING AND DESIGN. REQUEST: A PROPERTY RECLASSIFICATION FROM O-L \(OPEN LAND DISTRICT\) TO M-2 \(GENERAL INDUSTRIAL DISTRICT\). LOCATION: NORTHWEST CORNER OF TROPICAL PARKWAY AND BEESLEY DRIVE. \(APNS 123-27-201-019 THROUGH 123-27-201-022\) \(FOR POSSIBLE ACTION\)](#)

ACTION: APPROVED; FORWARD TO CITY COUNCIL FOR FINAL CONSIDERATION

STAFF ITEMS

Land Development and Community Services Director Jordan thanked the City Clerk's Office staff for all their assistance providing support for the Planning Commission meeting.

COMMISSION ITEMS

There were no items.

PUBLIC FORUM

There was no public participation.

ADJOURNMENT

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