

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

April 14, 2021

**BRIEFING**

5:32 PM, Council Chamber, 2250 Las Vegas Boulevard North,  
North Las Vegas, Nevada 89030  
(Moved from the Caucus Room to better support social distancing)

**CALL TO ORDER**

6:01 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 Guymon  
Commissioner Riley  
\*attended virtually

**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\*  
Deputy City Clerk Tapia-Rojas

**PLEDGE OF ALLEGIANCE - BY INVITATION**

Vice Chairman Warner

**PUBLIC FORUM**

Chair Kraft opened the public forum and, having no requests to speak, closed the public forum.

### AGENDA

1. Approve Planning Commission Regular Meeting Agenda of April 14, 2021.  
(For Possible Action)

ACTION: APPROVED AS AMENDED; ITEM NO. 12 CONTINUED TO MAY 12, 2021

MOTION: Commissioner Calhoun

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

NAYS: None

ABSTAIN: None

ABSENT: None

### CONSENT AGENDA

2. Approve Planning Commission Regular Meeting Minutes of March 10, 2021.  
(For Possible Action)

ACTION: APPROVED

MOTION: Commissioner Greer

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

NAYS: None

ABSTAIN: None

ABSENT: None

### BUSINESS

3. SUP-16-2021 ONELUV (Public Hearing). Applicant: Marcus Allen.  
Request: A special use permit in an M-2 (General Industrial District) to  
allow a non-profit club liquor license. Location: 3432 North Bruce Street.  
(APN 139-11-701-007). (For Possible Action)

Principal Planner Michaels presented the item and stated the applicant requested a special use permit to allow an "on-Sale" liquor license in conjunction with a no-profit club located at 3432 North Bruce Street, in Suite 4. She stated the site is zoned M-2 and Heavy Industrial. She noted that, as submitted, the applicant requests the license to allow the organization to host events that offer alcohol and would operate from 8:00 PM to 2:00 AM on Wednesday, Friday and Saturday nights. She stated staff recommends denial of this application because on-sale liquor use is not consistent with M-2 or Heavy Industrial development and is also incompatible with surrounding manufacturing and warehousing, and it could negatively impact surrounding properties. She stated that there are other locations, for example on arterial streets might work, but not within the heart of such industrial areas. She added that the Police Department stated that on-sale liquor at this location would increase the number of incidents that have already occurred at this location.

**Marcus Allen, 1711 Pinter Way, North Las Vegas,** stated he is the founder of the organization and applicant. He stressed that the non-profit has been in this location for 12 years without incident. He stated that the incidents reported by the Police Department were not related to his site and non-profit. He provided information on the membership, stating it included many barbers and retired police officers. Mr. Allen noted that his non-profit does church runs and other goods things for the community and this use would only be for its membership and their guests and not for the general public.

Chair Kraft opened the public forum and having no requests to speak closed the public hearing.

Commission Greer stated he was familiar with the contributions the non-profit has made to the community. Chair Kraft noted that if the Planning Commission denied this application, then the applicant could appeal the decision to the City Council. Commission Calhoun suggested the club could be moved to a more appropriate location. Commission Berrett stated that the land use and surrounding use indicate that this is an inappropriate use for this site. Commission Greer asked staff, if it was classified as a private membership club would that change things. Planning and Zoning Manager Eastman stated that the closest use would be a community center and that that use would also not be permitted in an M-2 industrial area. He stated this type of use would be more acceptable in a commercial area rather than an industrial area.

ACTION: DENIED

MOTION: Commissioner Berrett

AYES: Commissioners Kraft, Berrett, Calhoun, Guymon, Warner, Riley

NAYS: Commissioner Greer

ABSTAIN: None

ABSENT: None

**4. AMP-02-2021 CENTENNIAL - GOLDFIELD (Public Hearing). Applicant: Richmond American Homes. Request: An amendment to change the land use designation from Mixed-Use Commercial to Single-Family Medium. Location: Southwest corner of Centennial Parkway and Goldfield Street. (APN 124-27-502-011) (For Possible Action)**

Principal Planner Michaels stated her presentation would be for Item Nos. 4, 5, and 6, but each would require a separate vote. For Item No. 4, AMP-02-2021, she stated that the applicant requests to amend the Comprehensive Master Plan Land Use Element from Mixed-Use Commercial to Single-Family Medium on approximately 10.21 acres at the southwest corner of Centennial Parkway and Goldfield Street. She stated the applicant is proposing to develop a 50-lot single-family residential subdivision and that in 2002 the City Council reclassified the site from R-E Ranch Estates to C-1 Neighborhood Commercial in order to create a commercial plaza. She noted that only

the western portion was constructed, leaving the eastern 10 acres undeveloped. She stated that in 2006 this property was changed to C-1 Mixed-Use Commercial.

In regards to Item No. 5, which is ZN-05-2021, Ms. Michaels stated the applicant is requesting the property be reclassified from C-1 to R-CL, Single-Family Compact Lot. For Item 6, Ms. Michaels stated that the applicant is requesting approval of a tentative map, T-MAP-04-2021, to allow the 50-lot, Single-Family Medium land use development. Principal Planner Michaels stated staff recommends approval of Item Nos. 4 and 5 as requested and Item No. 6 subject to conditions as listed in the staff report.

**Bob Gronauer, 1980 Festival Plaza Drive, Las Vegas,** represented the applicant and displayed a site plan. He stated the homes would be 1700 square feet or larger. He stated he agreed staff recommendations.

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

ACTION: APPROVED AMP-02-2021; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION  
MOTION: Commissioner Guymon  
AYES: Chairman Kraft, Vice Chairman Warner, and Commissioners Greer, Berrett, Calhoun, Guymon, and Riley  
NAYS: None  
ABSTAIN: None  
ABSENT: None

5. **ZN-05-2021 CENTENNIAL - GOLDFIELD (Public Hearing). Applicant: Richmond American Homes. Request: A property reclassification from C-1 (Neighborhood Commercial District) to R-CL (Single-Family Compact Lot Residential District). Location: Southwest corner of Centennial Parkway and Goldfield Street. (APN 124-27-502-011) (For Possible Action)**

**(Please refer to comments in Item No. 4, AMP-02-2021)**

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

ACTION: APPROVED ZN-05-2021; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION  
MOTION: Commissioner Greer  
AYES: Chairman Kraft, Vice Chairman Warner, and Commissioners Greer, Berrett, Calhoun, Guymon, and Riley  
NAYS: None  
ABSTAIN: None

ABSENT: None

6. **T-MAP-04-2021 CENTENNIAL - GOLDFIELD. Applicant: Richmond American Homes. Request: A tentative map in a C-1 (Neighborhood Commercial District), proposed property reclassification to R-CL (Single-Family Compact Lot Residential District), to allow a 50-lot single-family subdivision. Location: Southwest corner of Centennial Parkway and Goldfield Street. (APN 124-27-502-011) (For Possible Action)**

**(Please refer to comments in Item No. 4, AMP-02-2021)**

ACTION: APPROVED T-MAP-04-2021 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 SHALL BE PROVIDED WITHIN THE OPEN SPACE AREAS; AT A MINIMUM THE FOLLOWING AMENITIES SHALL BE PROVIDED: SHADED RAMADA; OPEN PLAY AREA; AND DOG STATIONS.
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. THE PROPOSED STUB STREET AT THE WESTERLY END OF STREET B MUST BE REVISED TO COMPLY WITH THE *CITY OF NORTH LAS VEGAS MUNICIPAL CODE* SECTION 16.20.050.P WHICH STATES: TERMINAL STREETS, NOT TO EXCEED ONE HUNDRED FIFTY (150) FEET IN LENGTH, AS MEASURED FROM THE FACE-OF-CURB OF THE INTERSECTING STREET TO THE FACE-OF-CURB OF THE TERMINAL STREET, AND WITH A MAXIMUM OF FOUR FRONTING LOTS, SHALL TERMINATE IN A CUL-DE-SAC WITH A MINIMUM BACK-OF-CURB RADIUS OF TWENTY-FOUR (24) FEET.

13. 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. GOLDFIELD STREET

B. REGENA AVENUE

C. CENTENNIAL PARKWAY (SIDEWALK

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.

MOTION: Commissioner Calhoun

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

NAYS: None

ABSTAIN: None

ABSENT: None

7. [AMP-03-2021 NIGHTINGALE \(Public Hearing\). Applicant: DR Horton, Inc. Request: An amendment to the Comprehensive Plan to change the land use from Community Commercial to Single-Family Medium. Location: Northeast corner of Losee Road and Tropical Parkway. \(APN 124-25-201-001 and a portion of 124-25-201-003\) \(For Possible Action\)](#)

Principal Planner Michaels stated her presentation would be for Items Nos. 7, 8, and 9, but each would require a separate vote. For Item No. 7, AMP-03-2021, she stated that the applicant is requesting to amend the Comprehensive Master Plan Land Use Element from Community Commercial to Single-Family Medium on approximately 38.65 acres at the northeast corner of Losee Road and Tropical Parkway to develop 140 single-family dwelling units and 246 multi-family units on the 38.65 acres and to leave 3.15 acres of the original 41.8 acre property as Community Commercial. She stated that the 3.15 acre property would be used for commercial development and would include a pharmacy.

In regards to Item No. 8, ZN-07-2021, she stated the applicant requests to amend the existing planned unit development to build both the 3.15-acre commercial lot and the two residential family developments. In regards to Item No. 9, she stated the applicant is requesting approval of a tentative map, T-MAP-05-2021, to allow both the 140-lot single family and the 246-unit multi-family developments. Ms. Michaels stated that these requests are consistent with the City Code and that staff recommends approval of all three applications with conditions

for ZN-07-2021 and T-Map-05-2021.

**Joe Dagher, Kaempfer Crowell, 1980 Festival Plaza Drive, Las Vegas,** represented the applicant. He displayed a site plan, gave background on three requests, stating there would be a lot of open space and included gated access. He stated the two residential subdivisions would be separated from each other and that the parcels would face inwards into the property. He stated he concurred with staff recommendations.

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

ACTION: APPROVED AMP-03-2021; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Calhoun

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

NAYS: None

ABSTAIN: None

ABSENT: None

8. **ZN-07-2021 NIGHTINGALE (Public Hearing). Applicant: DR Horton, Inc. Request: An amendment to an existing PUD (Planned Unit Development District), to allow a 3.15 acre commercial development; a 140-lot single-family subdivision; and a 246-unit multi-family development. Location: Northeast corner of Losee Road and Tropical Parkway. (APNs 124-25-201-001 and 124-25-201-003) (For Possible Action)**

**(Please refer to comments in Item No. 7, AMP-03-2021)**

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

ACTION: APPROVED ZN-07-2021 SUBJECT TO THE FOLLOWING CONDITIONS; FORWARDED 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 140-LOT SINGLE-FAMILY RESIDENTIAL IS REQUIRED.
3. A FINAL DEVELOPMENT PLAN FOR THE 246-LOT MULTI-



FAMILY RESIDENTIAL IS REQUIRED.

4. A FINAL DEVELOPMENT PLAN FOR THE COMMERCIAL SITE IS REQUIRED.

5. 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.

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 TWENTY-FOUR (24) FOOT WIDE PRIVATE DRIVES SHALL BE INCREASED TO TWENTY-EIGHT (28) FEET TO COMPLY WITH THE CITY OF NORTH LAS VEGAS PRIVATE STREETS POLICY.

12. 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.

13. 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.

14. A RAISED MEDIAN SHALL BE INSTALLED ALONG TROPICAL PARKWAY TO A POINT 425 FEET EAST FROM THE CENTER OF THE TROPICAL PARKWAY AND LOSEE ROAD INTERSECTION.

15. 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. TROPICAL PARKWAY
- B. AZURE AVENUE
- C. MCCARRAN STREET
- D. LOSEE ROAD (SIDEWALK, STREET LIGHTS)

16. THE PUBLIC STREET GEOMETRICS AND THICKNESS OF THE PAVEMENT SECTIONS WILL BE DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS.

17. 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.

18. 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, and Commissioners Greer, Berrett, Calhoun, Guymon, and Riley

NAYS: None

ABSTAIN: None

ABSENT: None

9. [T-MAP-05-2021 NIGHTINGALE. Applicant: DR Horton, Inc. Request: A tentative map in a proposed, PUD \(Planned Unit Development District\), to allow a 140-lot single-family subdivision and a 246-unit multi-family development. Location: Northeast corner of Losee Road and Tropical Parkway. \(APN 124-25-201-001 and a portion of 124-25-201-003\) \(For Possible Action\)](#)

**(Please refer to comments in Item No. 7, AMP-03-2021)**

ACTION: APPROVED T-MAP-05-2021 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-07-2021.
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 Riley

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

NAYS: None

ABSTAIN: None

ABSENT: None

**10. SUP-13-2021 HOLLYWOOD HAIR & BEAUTY SALON (Public Hearing). Applicant: Rafael Yovany Paiz. Request: A special use permit in a PUD (Planned Unit Development District) to allow a personal service establishment. Location: 2500 Flower Avenue. (APN 139-24-312-038) (For Possible Action)**

Principal Planner Michaels presented the item and stated the applicant is requesting approval of a special use permit to allow a hair salon at 2500 Flower Avenue. She stated the proposed salon is located within a planned unit development with the Downtown Business District. She noted that personal services are allowed within this district with the approval of a special use permit. She stated that staff does not foresee any negative impact on the area from this use and recommends approval with conditions.

**Eric Hwang, 725 S. 6th Street, Las Vegas,** represented the applicant and concurred with staff recommendations.

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

**ACTION:** APPROVED SUP-13-2021 WITH 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 HAIR SALON SHALL BE LIMITED TO FIVE (5) STATIONS.

**MOTION:** Vice Chairman Warner

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

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** None

**11. SUP-14-2021 LOSEE VEHICLE SALES (Public Hearing). Applicant MHJC Trust. Request: A special use permit in an M-2 (General Industrial District) to allow a vehicle, boat, or recreational vehicle sales, and rental lot. Location: 2238 Losee Road. (APNs 139-22-502-001 and 139-22-510-014) (For Possible Action)**

Principal Planner Michaels presented the item and stated that the applicant is requesting a special use permit to allow a vehicle sales establishment in the same location at 2238 Losee Rd where one previously existed. She noted that the site

consists of two APNs totaling 0.6 acres and that as proposed vehicle display would be on both parcels. She noted that a special use permit is required because the previous operation closed more than six months ago. She added that this application does not include the temporary office building. She said that staff has no objections to the proposed use and recommends approval.

**Laura Dreja, Brown, Brown, & Premsrirut, 520 S. Fourth St, Las Vegas,**  
represented the applicant.

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

ACTION: APPROVED SUP-14-2021 WITH 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 VEHICLE OUTDOOR DISPLAY AREA IS LIMITED TO A MAXIMUM OF 25 VEHICLES, UNLESS AN ALTERNATIVE PARKING DISPLAY AND PARKING AREA IS PROVIDED TO AND APPROVED BY THE LAND DEVELOPMENT & COMMUNITY SERVICES DEPARTMENT.
3. THE TEMPORARY TRAILER SHALL BE CONVERTED TO REAL PROPERTY AND MEET THE INDUSTRIAL DESIGN STANDARDS OR BE REMOVED FROM THE SITE.
4. THE EXISTING RED AND GREY BUILDING SHALL BE PAINTED TO COMPLY WITH THE COLOR REQUIREMENTS OF THE INDUSTRIAL DESIGN STANDARDS.
5. REMOVE THE WEEDS; ADD TREES SPACED 20' ON CENTER; AND ADD SHRUBS TO ACHIEVE A MINIMUM OF 50% GROUND COVERAGE TO THE PERIMETER LANDSCAPE AREAS ALONG LOSEE ROAD.
6. REMOVE THE CHAIN LINK GATE AND REPLACE WITH A WROUGHT IRON GATE TO MATCH THE EXISTING FENCE.

MOTION: Commissioner Calhoun

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

NAYS: None

ABSTAIN: None

ABSENT: None

12. [SUP-15-2021 MINI-STORAGE @ CENTENNIAL AND SIMMONS \(Public Hearing\). Applicant: Allay Investments, LLC. Request: A special use permit in a C-1 \(Neighborhood Commercial District\) to allow a mini-warehousing establishment. Location: Generally the southeast corner of Centennial Parkway and Simmons Street. \(APN 124-29-513-008\) \(For Possible Action\)](#)

ACTION: CONTINUED TO MAY 12, 2021

MOTION: Commissioner Calhoun

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

NAYS: None

ABSTAIN: None

ABSENT: None

13. [DA-02-2021 VALLEY VISTA PARCEL 1.1 \(Public Hearing\). Applicant: DR Horton, Inc. Request: A major modification to the Valley Vista Development Agreement to add an approximately 21.3 acre parcel \(Parcel 1.1\) and amend the land use to allow an approximately 16.5 acres of High Density Residential and 4.8 acres of Neighborhood Commercial. Location: Southeast corner of Decatur Boulevard and Grand Teton Drive. \(APN 124-18-110-001\) \(For Possible Action\)](#)

Planning and Zoning Manager Eastman stated his presentation would be for Item Nos. 13, 14, and 15, but each would require a separate vote. For Item No. 13, DA-022-2021, he stated the applicant is requesting a major modification to the Valley Vista Planned Community Development Agreement to add 21.3 acres, called Parcel 1.1, to the planned community and to amend the land use to designate 16.5 acres as high density residential and 4.8 acres as neighborhood commercial. Mr. Eastman provided historical background on this development agreement, originally called Park Highlands. He stated that the applicant requests that Parcel 1.1 be used for a variety of purposes as in the 2014 agreement, but staff recommends use be limited to only convenience food store with gas pumps, convenience food restaurant, known as fast food, and supper club. He explained why the carwash, tavern, and mini warehouse uses would be in appropriate. Mr. Eastman stated that the 16.5 acre parcel would be developed into triplex residential housing, bringing the total for the master planned community to 4,044 units. Mr. Eastman stated if approved the inclusion of Parcel 1.1 would reduce the commercial component, but does not negatively impact the community and staff recommends approval with a condition that the use table for

Parcel 1.1 be modified to include only those three uses.

For Item No. 14, ZN-06-2021, Mr. Eastman stated the applicant is requesting rezoning of the property from master planned community neighborhood commercial zoning to master planned community residential zoning up to 25 dwelling units per acres on property located on the southeast corner of Decatur Boulevard and Grand Teton Drive. He stated that the proposed use is similar to surrounding density and staff recommends approval of the request.

For Item No. 15, Mr. Eastman stated the applicant is requesting consideration of a tentative map, T-MAP-06-2021, and that the applicant is requesting approval to allow a 246-unit multi-family development on this property.

**Bob Gronauer, Kaempfer Crowell, 1980 Festival Plaza Drive, Las Vegas,** stated he represented the master developer. He displayed a site plan of the property and provided background on Park Highlands. He stated that from the time it was originally approved until now there has been many changes in the economy and that the need for specific uses has changed as well, specifically less commercial is needed now. He stated the intent is to townhome community and he concurred with staff recommendations.

Chair Kraft opened the public hearing.

**Christopher Roberts, 4512 Creekside Cavern Avenue, North Las Vegas,** stated he disagreed with Mr. Gronauer. He said still there is a need for brick and mortar stores and that residents have a strong desire for those in this area. He added that this location would also be a great haven for small businesses. He said he was provided documentation when he purchased his home in 2019 that this site would be commercial. He stated he was opposed to these changes.

**Rebecca Lam, 4542 Solitude Falls Avenue, North Las Vegas,** stated she concurred with Mr. Roberts' comment and lived in this community from November of 2020. She emphasized that those who live here have to go south of Decatur Boulevard to shop and that creates so much traffic. She said having local commercial would reduce that traffic issue, creating less bottlenecks.

Chair Kraft, having no more requests to speak, closed the public hearing.

Mr. Gronauer stated that there is a 5-acre piece of property just north of Parcel 1.1 and that attempts to make that commercial failed due to neighborhood opposition. He provided background on how the size of a commercial property determines what can be used at the site and that the trend over the last decade has been to concentrate the commercial uses around Clark County Highway 215 and therefore,

north, south, east and west of Decatur Boulevard at the CC 215.

Commissioner Berrett stated that the property mentioned by Mr. Gronauer was not opposed by the neighborhood because it was commercial development, but due to the type of commercial use proposed. He stated the neighborhood objected to a tavern and did not object to all commercial uses. He mentioned that he has read on the NextDoor app that many in the area wanted more Smiths and Albertsons type stores. Commissioner Berrett stated he would not support these items.

Vice Chairman Warner asked the public speakers what neighbors would like there. Mr. Roberts said he would like a grocery store at that location. Ms. Lam stated it is a journey to go to the other areas and also would like those types of uses. Vice Chairman Warner asked what is the typical grocery store site size. Mr. Gronauer stated that these types of stores have certain formulas to determine if and when they will deploy stores based on residential roof tops. Mr. Gronauer added that at the other location a tavern was proposed, but a convenience store was also proposed and opposed. He described uses for a 20-acre commercial site.

Commissioner Greer stated that in order to get the big box stores into a community, that developers need to see the appropriate number of residential rooftops and that they would not develop there if they do not have the appropriate number of rooftops, adding if you want an Albertsons or Smiths you need more rooftops to be built in the area first.

Chair Kraft asked how a development agreement is amended. Mr. Eastman stated it is first heard by the Planning Commission and if recommended for approval, it proceeds to the City Council for final decision. Mr. Eastman explained that in this instance for this site specifically the site was originally part of Park Highlands development agreement. He stressed that all the other parcels were rolled into the Valley Vista development agreement, but that this parcel was not and is not in that agreement at this time. He noted that there is no residential component on this parcel at this time. He noted that when originally approved it was granted certain rights that are not typical for commercial components. He stated that if not approved and incorporated into the Valley Vista development agreement, that it could sit vacant as a commercial component.

Chair Kraft and Mr. Gronauer explained that by incorporating this parcel into the Valley Vista Master Planned Community many of the streets concerns would also be improved.

Commissioner Berrett stated that if not approved could stay commercial or potentially could later be changed to multi-family.



Chair Kraft ended discussion and called for a motion.

ACTION: APPROVED WITH THE FOLLOWING CONDITION; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION:

1. The permitted use table for Parcel 1.1 shall be modified to include:
  - Convenience Food Store with Gas Pumps
  - Convenience Food Restaurant
  - Supper Club

MOTION: Commissioner Guymon

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

NAYS: Commissioner Berrett

ABSTAIN: None

ABSENT: None

14. [\*\*ZN-06-2021 VALLEY VISTA PARCEL 1.1 UNIT \(Public Hearing\). Applicant: DR Horton, Inc. Request: A property reclassification from MPC C-1 \(Master Planned Community Neighborhood Commercial Zone\) to MPC RZ-25 \(Master Planned Community Residential Zone up to 25 du/ac\). Location: Southeast corner of Decatur Boulevard and Grand Teton Drive. \(a portion of APN 124-18-110-001\) \(For Possible Action\)\*\*](#)

**(Please refer to comments in Item No. 13, DA-02-2021)**

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

**Ida Zeiler, 8229 San Mateo Street, North Las Vegas,** spoke in support of Item Nos. 13, 14, and 15. She said that she did not want the neighborhood's dislike of the proposed projects across the street to color the decision on these items. She expressed problems she currently sees in her neighborhood she typified as a cul-de-sac and that approval of these items would eventually greatly improve traffic flow. She complained about Grand Teton and Decatur traffic, stating there are accidents daily and that the constant changes to traffic flow make it worse. She added that there are several schools surrounding the area that make traffic dangerous. She closed saying she would appreciate the area being buttoned up.

**Kieran McLeod, 7920 Pale Rider Street, Las Vegas,** said his concern is high capacity housing. He stated he would rather have single units instead of adding more people in the area trying to get to stores that are further away from where needed. He

noted that he is really opposed to apartments and townhouses. He said his beautiful views have been diminished, but other than that he is in favor of development in a general sense.

Chair Kraft, having no more requests to speak, closed the public hearing.

Chair Kraft stated that Ms. Zeiler is correct that the proposed homes would act as a buffer for the existing nearby single-family homes and this would mean the existing homes would not be impacted any commercial.

ACTION: APPROVED ZN-06-2021; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Calhoun

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

NAYS: Commissioner Berrett

ABSTAIN: None

ABSENT: None

15. [\*\*T-MAP-06-2021 VALLEY VISTA PARCEL 1.1. Applicant: DR Horton, Inc. Request: A tentative map in an MPC C-1 \(Master Planned Community Neighborhood Commercial Zone\), proposed property reclassification to MPC RZ-25 \(Master Planned Community Residential Zone up to 25 du/ac\), to allow a 246-unit multi-family development. Location: Southeast corner of Decatur Boulevard and Grand Teton Drive. \(a portion of APN 124-18-110-001\) \(For Possible Action\)\*\*](#)

**(Please refer to comments in Item No. 13, DA-02-2021 and No. 14, ZN-06-2021)**

ACTION: APPROVED T-MAP-06-2021 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, INCLUDING THE PARK HIGHLANDS (VALLEY VISTA) 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. 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. DECATUR BOULEVARD

B. GRAND TETON DRIVE

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

**16. AMP-01-2021 CENTENNIAL - PECOS (Public Hearing). Applicant: Richmond American Homes. Request: An amendment to change the land use designation from Community Commercial to Single-Family Medium. Location: Southwest corner of Centennial Parkway and Pecos Road. (APN 124-25-501-007) (For Possible Action)**

Planning and Zoning Manager Eastman stated that his presentation would be for Item Nos. 16, 17, and 18, but that each item would require a separate vote. For Item No. 16, AMP-01-2021, he stated that the applicant is requesting to amend the Comprehensive Master Plan Land Use Element from community commercial to single family medium to develop 15.38 acres at the southwest corner of Centennial Parkway and Pecos Road to build 102 single-family homes. He provided information on the land uses surrounding this property and that this use is compatible with those existing properties.

In regards to Item No. 17, ZN-04-2021, Mr. Eastman said that the applicant is requesting a rezoning of the subject site from neighborhood commercial to single-family compact lot residential to allow this development. He stated they are providing ample open space.

In regards to Item 18, Mr. Eastman stated that the applicant is requesting consideration of a tentative map, T-MAP-03-2021, that would result in 6.64 dwelling units per acre located on this 15.38 acre site. He stated staff recommends approval of all three items with conditions for Item No. 18.

**Bob Gronauer, Kaempfer Crowell, 1980 Festival Plaza Drive, Las Vegas,** represented Richmond American Homes and stated he concurred with staff's recommendation. He displayed the site plan for the property and asked the

Commission to follow staff recommendations.

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

ACTION: APPROVED AMP-01-2021; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Vice Chairman Warner

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

NAYS: None

ABSTAIN: None

ABSENT: None

17. [\*\*ZN-04-2021 CENTENNIAL - PECOS \(Public Hearing\). Applicant: Richmond American Homes. Request: A property reclassification from C-1 \(Neighborhood Commercial District\) to R-CL \(Single-Family Compact Lot Residential District\). Location: Southwest corner of Centennial Parkway and Pecos Road. \(APN 124-25-501-007\) \(For Possible Action\)\*\*](#)

**(Please refer to comments in Item No. 16, AMP-01-2021)**

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

ACTION: APPROVED AN-04-2021; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION:

MOTION: Vice Chairman Warner

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

NAYS: None

ABSTAIN: None

ABSENT: None

18. [\*\*T-MAP-03-2021 CENTENNIAL - PECOS. Applicant: Richmond American Homes. Request: A tentative map in a C-1 \(Neighborhood Commercial District\), proposed property reclassification to R-CL \(Single-Family Compact Lot Residential District\), to allow a 102-lot single-family subdivision. Location: Southwest corner of Centennial Parkway and Pecos Road. \(APN 124-25-501-007\) \(For Possible Action\)\*\*](#)

**(Please refer to comments in Item No. 16, AMP-01-2021)**

ACTION: APPROVED T-MAP-03-2021 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 WITHIN THE OPEN SPACE SHALL INCLUDE: OPEN TURF AREA; TOT-LOT WITH APPROPRIATE EPMD SURFACING; TRASH RECEPTACLES; SHADE TREES; BENCHES; PICNIC/BARBEQUE AREA; AND PET WASTE STATIONS OR AS APPROVED BY THE PLANNING AND ZONING DIVISION.

3. LANDSCAPING ALONG PALMER ROAD SHALL BE (20) FEET OF LANDSCAPING INCLUDING THE FIVE (5) FOOT SIDEWALK TO MATCH EXISTING LANDSCAPING TO THE SOUTH.

4. 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.

5. APPROVAL OF A DRAINAGE STUDY IS REQUIRED PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS.

6. PROPOSED RESIDENTIAL DRIVEWAY SLOPES SHALL NOT EXCEED TWELVE PERCENT (12%).

7. ALL COMMON ELEMENTS SHALL BE LABELED AND ARE TO BE MAINTAINED BY THE HOME OWNERS' ASSOCIATION.

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. 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. ALL DRIVEWAY GEOMETRICS SHALL BE IN COMPLIANCE WITH THE *UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS* DRAWING NUMBER 222.1.

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. THE PUBLIC STREET GEOMETRICS AND THICKNESS OF THE PAVEMENT SECTIONS WILL BE DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS.

13. THE PROPOSED DRIVEWAY ON PECOS ROAD SHALL BE RIGHT IN – RIGHT OUT ONLY.

14. 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. CENTENNIAL PARKWAY

B. PECOS ROAD

15. 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, and Commissioners Greer, Berrett, Calhoun, Guymon, and Riley

NAYS: None

ABSTAIN: None

ABSENT: None

**19. UN-21-19 (PZ67475) CENTENNIAL & LAMB RETAIL CENTER (Public Hearing). Applicant: Lewis Investment Company of Nevada, LLC. Request: An extension of time for a special use permit in a C-2 (General Commercial District) to allow a convenience food store with gas pumps. Location: Southwest corner of Centennial Parkway and Lamb Boulevard. (APN 123-30-516-001) (For Possible Action)**

Planning and Zoning Manager Eastman stated that his presentation would be for Item Nos. 19, 20, and 21, but that each item would require a separate vote. He stated that all three items are for three separate requests to extend the time for special use permits that were approved in 2019 for a 4.19 acre property located on APN 123-30-516-001 on the southwest corner of Centennial Parkway and Lamb Boulevard.

For Item No. 19, UN-21-19, he stated the permit is to allow a convenience food store and gas pumps. For Item No. 20, UN-20-19, the request is to allow an extension for a special use permit to allow a vehicle washing establishment and that No. 21, UN-22-19, is a request to allow an extension on the same property to allow a restricted gaming and on-sale liquor license. He noted that there are only 12 conditions for Item No. 20, stating that the staff report online misnumbered the conditions. He closed saying staff recommends approval with conditions on all three permits.

**Bob Gronauer, Kaempfer Crowell, 1980 Festival Plaza Drive, Las Vegas**, stated he represented Lewis Development. He displayed a site plan and provided historical background on the site. He stated some things have slowed down over the course of the last year necessitating this the extension requests. He added that he concurred with staff recommendations.

Chair Kraft opened the public hearing.

**Mirna Delgado, 6316 Goldwater Street, Las Vegas** called into the meeting and said she opposed the development of the gas station and that this is not needed demographically by the community. She noted that there are 20 homes directly behind this lot and residents do not need people going to a gas station all night and making noise.

**Jess Beck, 6316 Goldwater Street, Las Vegas**, called into the meeting with the previous speaker and stated that he was proposed the gas station would be a 24-hour activity next to his home and others. He said the do not need a gas station directly across the street from them and that there are already nearby gas stations. He expressed a preference for things like charter schools, grocery stores, and churches



and nothing that would sell alcohol. he emphasized that the are stuck between two freeways and thinks that a gas station in this location would increase crime, transients, burglaries, homicides, and alcohol related incidents. He stated residents here need more resources for youths and something that has normal business hours.

There was another caller on the line for this item, but several attempts to conference the caller into the meeting during Items No. 19, 20, and 21 failed as the call dropped.

Chair Kraft, having no more requests to speak, closed the public hearing.

Planning and Zoning Manager Eastman stated that approval of these use permits for these uses were approved in March of 2019 before homes were built. He stressed that the actions tonight are to extend previously approved use permits.

ACTION: APPROVED UN 21-19 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. A BUILDING PERMIT MAY ONLY BE ISSUED FOR THE VEHICLE WASHING ESTABLISHMENT IN CONJUNCTION WITH A BUILDING PERMIT ISSUED FOR THE ASSOCIATED CONVENIENCE FOOD STORE.
3. BUILDING ELEVATIONS SHALL MEET THE COMMERCIAL DESIGN STANDARDS INCLUDING THE SCREENING OF ROOF TOP EQUIPMENT AND REQUIRED FOUNDATION LANDSCAPING.
4. A TWENTY-FOOT LANDSCAPE BUFFER IS REQUIRED AT THE SOUTH AND WEST PROPERTY LINE ADJACENT TO THE DEVELOPED RESIDENTIAL.
5. THE PERIMETER SIDEWALK AND LANDSCAPING SHALL COMPLY WITH CODE REQUIREMENTS, INCLUDING PROVIDING A MINIMUM OF 20 FEET OF LANDSCAPING, INCLUDING THE FIVE-FOOT-WIDE SIDEWALK.
6. THE TRASH ENCLOSURE EXTERIOR FINISH SHALL MATCH THE PRINCIPAL BUILDING, CONTAIN A ROOF AND A LANDSCAPED ISLAND IS REQUIRED AT THE END OF THE TRASH ENCLOSURE.
7. SIGNAGE FOR BOTH THE BUILDING AND GAS CANOPY SHALL BE IN COMPLIANCE WITH TITLE 17 REQUIREMENTS.

8. ALL KNOWN GEOLOGIC HAZARD SHALL BE SHOWN ON THE CIVIL IMPROVEMENT PLANS. SUBSEQUENT IDENTIFICATION OF ADDITIONAL HAZARDS MAY SUBSTANTIALLY ALTER PROPOSED SITE PLANS NOT CONTAINING THIS INFORMATION.

9. APPROVAL OF A DRAINAGE STUDY IS REQUIRED PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS.

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 THE 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 NUMBER 222.1 AND 225.

12. THE PROPERTY OWNER IS REQUIRED TO GRANT A ROADWAY EASEMENT FOR COMMERCIAL DRIVEWAYS.

13. THE PROPOSED ACCESS ON CENTENNIAL PARKWAY SHALL BE RIGHT-IN-RIGHT OUT ONLY.

14. DEDICATION AND CONSTRUCTION OF THE FOLLOWING STREET AND/OR HALF STREET IS REQUIRED PER THE MASTER PLAN OF STREETS AND/OR HIGHWAYS AND CITY OF NORTH LAS VEGAS MUNICIPAL CODE SECTION 16.24.100:

A. A. CENTENNIAL PARKWAY

B. LAMB BOULEVARD (SIDEWALK)

15. THE 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.

16. 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 WIRE BE PERMITTED.

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

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

20. [UN-20-19 \(PZ67473\) CENTENNIAL & LAMB RETAIL CENTER \(Public Hearing\). Applicant: Lewis Investment Company of Nevada, LLC. Request: An extension of time for a special use permit in a C-2 \(General Commercial District\) to allow a vehicle washing establishment. Location: Southwest corner of Centennial Parkway and Lamb Boulevard. \(APN 123-30-516-001\) \(For Possible Action\)](#)

**(Please refer to comments in Item No. 19, UN-21-19)**

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

ACTION: APPROVED UN-20-19 SUBJECT TO THE FOLLOWING RENUMBERED CONDITIONS:

1. UNLESS EXPRESSLY AUTHORIZED THROUGH A VARIANCE, WAIVER OR ANOTHER APPROVED METHOD, THIS DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
2. A BUILDING PERMIT MAY ONLY BE ISSUED FOR THE VEHICLE WASHING ESTABLISHMENT IN CONJUNCTION WITH A BUILDING PERMIT ISSUED FOR THE ASSOCIATED CONVENIENCE STORE. FURTHERMORE, THE APPLICANT SHALL COMPLY WITH ALL CONDITIONS OF APPROVAL FOR UN-21-19.
3. ALL KNOWN GEOLOGIC HAZARD SHALL BE SHOWN ON THE CIVIL IMPROVEMENT PLANS. SUBSEQUENT IDENTIFICATION OF ADDITIONAL HAZARDS MAY SUBSTANTIALLY ALTER PROPOSED

SITE PLANS NOT CONTAINING THIS INFORMATION.

4. APPROVAL OF A DRAINAGE STUDY IS REQUIRED PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS.

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 THE 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 PROPOSED ACCESS ON CENTENNIAL PARKWAY SHALL BE RIGHT-IN-RIGHT OUT ONLY.

9. DEDICATION AND CONSTRUCTION OF THE FOLLOWING STREET AND/OR HALF STREET IS REQUIRED PER THE MASTER PLAN OF STREETS AND/OR HIGHWAYS AND CITY OF NORTH LAS VEGAS MUNICIPAL CODE SECTION 16.24.100:

A. CENTENNIAL PARKWAY

B. LAMB BOULEVARD (SIDEWALK)

10. THE 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.

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

WIRE 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: Commissioner Calhoun

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

NAYS: None

ABSTAIN: None

ABSENT: None

21. [UN-22-19 \(PZ67477\) CENTENNIAL & LAMB RETAIL CENTER \(Public Hearing\). Applicant: Lewis Investment Company of Nevada, LLC. Request: An extension of time for a special use permit in a C-2 \(General Commercial District\) to allow a restricted gaming "On-Sale" liquor license with a waiver from the required 500 foot separation from developed residential. Location: Southwest corner of Centennial Parkway and Lamb Boulevard. \(APN 123-30-516-001\) \(For Possible Action\)](#)

**(Please refer to comments in Item No. 19, UN-21-19)**

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

ACTION: APPROVED UN-22-19 SUBJECT TO THE FOLLOWING RENUMBERED CONDITIONS:

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

2. BUILDING ELEVATIONS SHALL MEET THE COMMERCIAL DESIGN STANDARDS INCLUDING THE SCREENING OF ROOF TOP EQUIPMENT AND REQUIRED FOUNDATION LANDSCAPING.

3. A TWENTY-FOOT LANDSCAPE BUFFER IS REQUIRED AT THE WEST PROPERTY LINE ADJACENT TO THE EXISTING RESIDENTIAL.

4. THE PERIMETER SIDEWALK AND LANDSCAPING SHALL COMPLY WITH CODE REQUIREMENTS, INCLUDING PROVIDING A MINIMUM OF 20 FEET OF LANDSCAPING, INCLUDING THE FIVE-

FOOT-WIDE SIDEWALK.

5. THE TRASH ENCLOSURE EXTERIOR FINISH SHALL MATCH THE PRINCIPAL BUILDING, CONTAIN A ROOF AND A LANDSCAPED ISLAND IS REQUIRED AT THE END OF THE TRASH ENCLOSURE.

6. ALL KNOWN GEOLOGIC HAZARD SHALL BE SHOWN ON THE CIVIL IMPROVEMENT PLANS. SUBSEQUENT IDENTIFICATION OF ADDITIONAL HAZARDS MAY SUBSTANTIALLY ALTER PROPOSED SITE PLANS NOT CONTAINING THIS INFORMATION.

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 THE 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 PROPOSED ACCESS ON CENTENNIAL PARKWAY SHALL BE RIGHT-IN-RIGHT OUT ONLY.

12. DEDICATION AND CONSTRUCTION OF THE FOLLOWING STREET AND/OR HALF STREET IS REQUIRED PER THE MASTER PLAN OF STREETS AND/OR HIGHWAYS AND CITY OF NORTH LAS VEGAS MUNICIPAL CODE SECTION 16.24.100:

A. CENTENNIAL PARKWAY

B. LAMB BOULEVARD (SIDEWALK)

13. THE 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.

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

**22. UN-31-19 (PZ68074) REVERE & COMMERCE, NWC (Public Hearing).  
Applicant: Robert Black Jr. Request: An extension of time for a special use permit in a C-1 (Neighborhood Commercial District) to allow a vehicle washing establishment. Location: Northwest corner of Commerce Street and Revere Street. (APN 124-22-201-003) (For Possible Action)**

Planning and Zoning Manager Eastman presented the item stating that the applicant is requesting an extension of time for a special use permit to allow a vehicle washing establishment on a 2.71 acre parcel located on the northwest corner of Commerce Street and Revere Street. He stated the site is mixed use commercial and that the facility would be 2,700 square feet in size. He explained that the applicant has previously received extension of time approvals for a convenience store with gas pumps and a vehicle service facility at this site. He stressed that the current site plan does not contain the auto service facility or commercial retail buildings. He stated staff recommends approval with conditions.

**Melissa Eure, 1550 Whitney Ranch Dr, Henderson,** represented the applicant. She stated that this site is a very odd-shaped triangular piece of land. She showed the property before and after development. She said that with the nearby development it now makes this project more feasible. She stated that a lot of work has already been

done on site, citing drainage and grading in order to this site suitable.

Chair Kraft opened the public hearing.

**Randy Black, Jr., 10789 W. Twain Ave, Las Vegas,** the property owner, called into the meeting and said he concurred with recommendations and was available for questions.

**Leonard Scott, 6834 Moorland Street, North Las Vegas,** stated he bought his lot in April of 2018. At the time he was told that there would be a park at this site and it would go all the way to Commerce Street and also a police station. He added that he pays his HOA dues towards the construction of this park. He added that there is already a nearby carwash and stated a carwash is not needed, especially since residents are required to conserve water stringently.

Chair Kraft, having no more requests to speak, closed the public hearing.

Ms. Eure explained that the zoning on Mr. Scott's property was done in 2018, that the proposed park is still planned, would be situated west of this odd-shaped piece of property, and is not part of this item.

Mr. Eastman shared information on the park development, noting it would be done in two phases. He stressed that the parcel that the applicant has before the Commission tonight is not in Mr. Scott's planned development. He stated that this odd-shaped piece of property is a result of street realignments and added that Mr. Scott's HOA dues are going towards a park that will be built.

Chair Kraft and Mr. Black, the property owner, provided background on the Commerce, Revere and North 5th Street alignments.

ACTION: APPROVED UN-31-19 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 SIDEWALK AND LANDSCAPING SHALL BE MODIFIED TO BE MORE CONSISTENT TO THE VILLAGES AT TULE SPRINGS DESIGN. THE SIDEWALK SHALL BE EIGHT (8) FEET IN WIDTH AND SHALL BE PLACED IN THE MIDDLE OF THE PERIMETER LANDSCAPING, EXCEPT AT THE BUS TURNOUT, WHERE IT MAY BE ADJACENT TO THE CURB.
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.

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 HIGHWAYS AND/OR CITY OF NORTH LAS VEGAS MUNICIPAL CODE SECTION 16.24.100:

A. COMMERCE STREET

B. REVERE STREET

9. THE PUBLIC STREET GEOMETRICS AND THICKNESS OF THE PAVEMENT SECTIONS WILL BE DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS.

10. RIGHT-OF-WAY DEDICATION AND CONSTRUCTION OF A BUS TURN-OUT IS REQUIRED ON REVERE STREET PER THE UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS DRAWING NUMBER 234.1.

11. CONSTRUCTION OF A RIGHT TURN LANE IS REQUIRED ON COMMERCE STREET PER THE UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS DRAWING NUMBER 201.1 AND 245.1.

12. 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. 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, and Commissioners Greer, Berrett, Calhoun, Guymon, and Riley

NAYS: None

ABSTAIN: None

ABSENT: None

**23. FDP-03-19 (PZ67214) SEDONA RANCH. Applicant: Remington Nevada. Request: An extension of time for a final development plan in a PUD (Planned Unit Development District) to develop a portion of the retail commercial component. Location: Northwest corner of Ann Road and North 5th Street. (APN 124-27-801-009) (For Possible Action)**

Planning and Zoning Manager Eastman presented the item stating that the applicant is requesting an extension of time for a final development plan to develop a commercial/retail area approved in the Sedona Ranch planned unit development. He stated the subject property is 4.1 acres and is located at the northwest corner of Ann Road and North 5th Street. He stated that staff recommends approval of the request, but that several corrections are needed for the request to comply with current standards and that the corrections would most likely result in a reduction in the size of one or more of the proposed buildings. He stated staff recommends approval with conditions and noted that corrections would be needed and done when building permits are submitted.

**Bob Gronauer, Kaempfer Crowell, 1800 Festival Plaza Dr, Las Vegas,**

represented the property owner and applicant. He stated construction would start soon. He stated that they ran into issues due to COVID last spring. He stated this would be a good use for this corner.

ACTION: APPROVED FDP-03-19 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-22-17 (ORDINANCE 2824).

3. TRASH ENCLOSURES SHALL BE RELOCATED AWAY FROM ANY STREET FRONTAGE AND SHALL MAINTAIN A MINIMUM DISTANCE OF 50 FEET FROM ANY RESIDENTIAL DISTRICT.

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.

6. APPROPRIATE MAPPING IS REQUIRED TO CREATE THIS PARCEL. ALL MAPPING SHALL BE IN COMPLIANCE WITH NRS CHAPTER 278 AND THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE AND ASSOCIATED MASTER PLANS IN EFFECT AT THE TIME OF SUBDIVISION AND/OR PARCEL MAP APPROVAL. CONFORMANCE MAY REQUIRE MODIFICATIONS TO THE SITE. ONCE THE PARCEL IS CREATED, THE PROPERTY OWNER SHALL SUBMIT A TENTATIVE MAP TO CREATE A COMMERCIAL SUBDIVISION.

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. 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. NORTH 5TH STREET

B. ANN ROAD

11. THE PUBLIC STREET GEOMETRICS AND THICKNESS OF THE PAVEMENT SECTIONS WILL BE DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS.

12. NORTH 5TH STREET SHALL BE CONSTRUCTED PER THE CROSS SECTION DEFINED IN OCTOBER 10, 2018 EMAIL, SUBJECT-SEDONA RANCH STREET AND LANDSCAPING SECTION.

13. CONSTRUCTION OF A FLARED INTERSECTION IS REQUIRED ALONG 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.

14. CONSTRUCTION OF A RIGHT TURN LANE ON NORTH 5TH STREET PER THE UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS DRAWING NUMBER 245.1.

15. RIGHT-OF-WAY DEDICATION AND CONSTRUCTION OF A RTC BUS TURN-OUT AND RIGHT TURN LANE IS REQUIRED ON ANN ROAD PER THE UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS DRAWING NUMBER 234.4.

16. 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.

17. 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, and Commissioners Greer,

Berrett, Calhoun, Guymon, and Riley  
NAYS:           None  
ABSTAIN:       None  
ABSENT:       None

**24.    FDP-02-2021 CAREY & REVERE RETAIL BUILDING. Applicant: LF Investments, LLC. Request: A final development plan in a PUD / PID (Planned Unit Development District / Planned Infill Development District) to develop a retail commercial building. Location: Northeast corner of Revere Street and Carey Avenue. (APN 139-15-401-006) (For Possible Action)**

Planning and Zoning Manager Eastman presented the item stating that the applicant is requesting an extension of time for a final development plan to develop an 8,384 square foot commercial retail building on approximately 1.22 acres located at the northeast corner of Carey Avenue and Revere Street. Mr. Eastman stated the site is single-family designation, is compliant with commercial design standards, and the planned unit development is compatible with surrounding neighborhoods. He indicated staff recommends approval of the request with conditions.

**Cary Lefton, 15206 Ventura Blvd, Sherman Oaks, CA**, represented the applicant and concurred with recommendations.

ACTION:       APPROVED FDP-02-2021 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-13-2020 (ORDINANCE 3044).

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

**STAFF ITEMS**

Land Development and Community Services Director Jordan welcomed Commissioner Guymon to the meeting in person. He said during the last year, we have had new members join the Commission, but that this was the first meeting in person for some members. He stated that staff in a general sense does have a good idea when items would go before the City Council final approval when approved by the Planning Commission, but he cautioned the Commission from stating exact dates for when items would be heard by Council. In explanation, he shared that sometimes there might be problems, etc. that delay an item, He noted that notices go out to residents and applicants based on the actual date that the items will be heard. Director Jordan also shared the types of information that is provided to the Council when Commission items go before the City Council and the he is also providing notes from the meeting for staff and Council.

Senior Deputy Assistant City Attorney Moore stated that new Commission members have had their Open Meeting Law training and have learned about conflicts of interest, etc.

### **COMMISSION ITEMS**

None.

### **PUBLIC FORUM**

Chair Kraft opened the public forum and having no requests to speak closed the public forum.

### **ADJOURNMENT**

Chair Kraft adjourned the meeting at 8:36 PM.

APPROVED:

/s/Kenneth L. Kraft

Kenneth L. Kraft, Chairman

/s/Catherine A. Raynor

Catherine A. Raynor, MMC, City Clerk