

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

January 12, 2022

BRIEFING

5:30 p.m., 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

ROLL CALL

COMMISSIONERS PRESENT

Commissioner Kraft (via Phone)
Chairman Warner
Commissioner Greer
Vice Chairman Berrett
Commissioner Calhoun
Commissioner Guymon (via Phone)
Commissioner Riley

STAFF PRESENT

Land Development and Community Services Director Jordan
Senior Deputy City Attorney Moore
Planning and Zoning Manager Eastman
Principal Planner Michaels
City Clerk Rodgers

PLEDGE OF ALLEGIANCE - BY INVITATION

Commissioner Greer

PUBLIC FORUM

There was no public participation.

AGENDA

- 1. Approve Planning Commission Regular Meeting Agenda of January 12, 2022.
(For Possible Action)**

ACTION: APPROVED

MOTION: Commissioner Greer

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

NAYS: None

ABSTAIN: None

ABSENT: None

CONSENT AGENDA

BUSINESS

- 2. ZN-27-2021 REGAL REVERE AT TULE SPRINGS (Public Hearing). Applicant: Regal Tule Springs, LLC. Request: A Property Reclassification from an MPC RZ10 (Master Planned Community Residential Up to 10 DU/AC District) and an MPC MUZ (Master Planned Community Mixed Use District) to a PCD (Planned Community Development District). Location: Northwest Corner of Revere Street and Clark County 215. (APNs 124-16-701-004, 124-16-710-004 and 124-16-710-008) (Ward 4) (For Possible Action)**

Planning and Zoning Manager Eastman presented the item and stated that it is located at the northern portion inside Park Highlands Agreement Development area. This item is subject to a development agreement. The site is slightly less than 33 acres in size and the current zoning of the property is an older zoning classification which is based on the previous Park Highlands Agreement. It is not suitable for the current development agreement. The applicant is requesting to merge the three parcels and rezone to the current plan community district. This will bring the property up to code and in compliance with the current development agreement. In addition, this will create a mix use of development containing both multifamily residential and a neighborhood community commercial development district. This item is in compliance with the development agreement and staff is recommending approval and the item will be forwarded to City Council for Final Action.

David P. Rose, 1020 S. Foothill Dr, Salt Lake City UT 84108 represented the applicant and was available for questions.

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

ACTION: APPROVED

MOTION: Commissioner Calhoun

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

NAYS: None

ABSTAIN: None

ABSENT: None

3. **T-MAP-31-2021 SARGEM NORTH HAVEN. Applicant: Tru Engineering. Request: A Tentative Map in a PUD (Planned Unit Development District) to Allow for a Single-Lot Commercial Subdivision. Location: Northeast Corner of Carey Avenue and West Street. (APNs 139-16-410-245 Through 139-16-410-302) (Ward 2) (For Possible Action)**

Planning and Zoning Manager Eastman presented the item and stated that this site was previously approved with a Planned Unit Development. The site is currently 18.4 acres and was previously a multifamily development which consisted of 57 parcels. The applicant is requesting to merge all 57 parcels into one large lot. This will allow development of the parcel in compliance with the approved Planned Unit Development. Staff is recommending approval of the tentative map and will need to amend the current conditions.

Paul F. Fritz 9555 Hillwood Dr. Ste 110, Las Vegas NV 89134 represented the applicant and was available for questions.

ACTION: APPROVED SUBJECT TO THE FOLLOWING AMENDED 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 CONDITIONS OF ORDINANCE 3082 (ZN-10-2021).
3. VACATION OF EXISTING PUBLIC UTILITY EASEMENT(S) AND THE CUL-DE-SAC ON WEST STREET LOCATED BETWEEN NELSON AVENUE AND MCDONALD AVENUE REQUIRES A VACATION PRE-APPLICATION. ALL VACATION PRE-APPLICATION REQUIREMENTS CAN BE FOUND AT THE REAL PROPERTY SERVICES DIVISION WEBSITE THE CITY OF NORTH LAS VEGAS' PUBLIC WORKS DEPARTMENT WEBSITE:

[HTTP://WWW.CITYOFNORTHLASVEGAS.COM/DEPARTMENTS/PUBLIC_WORKS/INDEX.PHP](http://www.cityofnorthlasvegas.com/departments/public_works/index.php)
4. WITH THE FIRST PHASE OF DEVELOPMENT, THE PROPERTY OWNER IS REQUIRED TO REMOVE THE EXISTING GATES FROM THEIR HALF OF THE VACATED MORTON AVE. AND HELEN AVE.

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

4. SUP-83-2021 PETERSON RESIDENCE (Public Hearing). Applicant: Teresa Peterson. Request: A Special Use Permit in an R-E (Ranch Estates District) to Allow an Accessory Dwelling Unit. Location: 4705 Pacer Avenue. (APN 139-06-114-014) (Ward 3) (For Possible Action)

Planning and Zoning Manager Eastman presented the item and stated that at the previous planning commission meeting, the applicant was approved for accessory building. The accessory building consisted of a casita and garage that is 1,946 in square feet. The applicant is requesting to convert the casita into an accessory dwelling unit which requires a special use permit. The dwelling unit would be 466 square feet and would contain a full kitchen. The unit would meet the distance separation requirement and are in compliance with existing codes. Staff is recommending approval subject to the conditions listed.

Teresa Peterson 4705 Pacer Ave, North Las Vegas, NV 89031 applicant present and was available for questions. Speaker also provided a site plan for public view.

ACTION: APPROVED SUBJECT TO THE FOLLOWING CONDITION:

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

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

5. ZN-28-2021-2021 CONWAY & WASHBURN (Public Hearing). Applicant: Sharan Properties. Request: A Property Reclassification from a PUD (Planned Unit Development District) to a PUD / PID (Planned Unit Development District / Planned Infill Development District) Consisting of a 13-Lot, Single-Family Subdivision. Location: Southeast Corner of Washburn Road and Conway Street. (APN 124-34-701-007) (Ward 4) (For Possible Action)

Principal Planner Michaels presented the item and stated that City Council approved ordinance 2366 to allow 11 single family lots on the site. Michaels advised that the previous applicant did not follow through on the residential lots and it has remained vacant. The landscaping on site is in compliance with code requirement. Access to five of these homes are from driveways that are adjacent to Conway Street, and the remainder of the homes will be accessible through Washburn Road. The 13 single lots are a minimum of 5,000 square feet in area. The applicant did not provide elevations for the single family, however, a final development plan will be required for the site. The site is in compliance with the open space

requirements. The surrounding area is single family residential with minimum lot sizes of 6,000 square feet. The proposed minimum size of 5,000 square feet is compatible with the surrounding neighborhood. Staff has no objections to the proposed request. Staff recommends approval subject to conditions.

Jeremiah Johnson 6030 S. Jones Blvd. Las Vegas, NV 89118 represented the applicant and was available for questions.

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

ACTION: APPROVED 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. THE FOLLOWING AMENITIES SHALL BE PROVIDED WITHIN THE OPEN SPACE AREAS: TURFED OPEN PLAY AREA; SHADED PICNIC 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. 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 RESIDENTIAL DRIVEWAY GEOMETRICS SHALL BE IN COMPLIANCE WITH THE *UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS* DRAWING NUMBER 222.

7. PROPOSED RESIDENTIAL DRIVEWAY SLOPES SHALL NOT EXCEED TWELVE PERCENT (12%).
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 WILL REQUIRE MODIFICATIONS TO THE CURRENT SITE.
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. WASHBURN ROAD
 - b. CONWAY ST.
10. APPROPRIATE SUBDIVISION 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.
11. ALL OFF-SITE IMPROVEMENTS MUST BE COMPLETED PRIOR TO FINAL INSPECTION OF THE FIRST BUILDING.
12. ALL COMMON ELEMENTS SHALL BE LABELED AND ARE TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
13. A REVOCABLE ENCROACHMENT PERMIT FOR LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY IS REQUIRED, IF APPLICABLE.
14. THE PROPERTY OWNER IS REQUIRED TO GRANT A 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.

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

6. FDP-10-2021 FULLERTON COVE. Applicant: Richmond American Homes of Nevada, LLC. Request: A Final Development Plan in a PUD (Planned Unit Development District) to Develop 250 Single-Family Homes. Location: Generally the Northwest Corner of Revere Street and Dorrell Lane. (APN 124-21-510-007) (Ward 4) (For Possible Action)

Principal Planner Michaels presented the item and stated access to the proposed development will be provided through Dorell Lane and Revere Street. Access through Revere Street will be through a future commercial development and is part of the Park Highland Development Agreement. The project will be developed in two phases; phase 1 consists of 162 dwellings units and phase 2 consists of 88 dwelling units. The smallest lot size is 3,133 square feet and the largest is 8,553 square feet with in average lot size of 3,850 square feet. The perimeter landscaping is in compliance, and should match the landscaping provided by Village Tule Springs for Dorell Lane. The open space allotment is in compliance. The applicant is required 125,000 square feet and has provided 126,147 square feet of open space. Final development plan indicates there will be 9 floor plans ranging between 1400-2800 square feet with different elevations, styles and color schemes. The final Development plan is in compliance with ZN-17-2021. Staff recommends approval of the final development plans subject to conditions.

Jennifer Lazovich 1980 Festival Plaza Dr Suite 650, Las Vegas, NV 89135 represented the applicant and was available for questions.

ACTION: APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. UNLESS EXPRESSLY AUTHORIZED THROUGH A VARIANCE, WAIVER OR ANOTHER APPROVED METHOD, THIS DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
2. THE APPLICANT SHALL COMPLY WITH ALL APPLICABLE CONDITIONS OF APPROVAL FOR ZN-17-2021 (ORDINANCE NO. 3087).
3. THE PATH THAT IS LOCATED WITHIN THE OPEN SPACE AMENITIES IS REQUIRED TO BE PAVED NOT DECOMPOSED GRANITE.

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

7. SUP-74-2021 TERRIBLE HERBST (Public Hearing). Applicant: Golcheh Developments and Investments, LLC. Request: A Special Use Permit in a C-2 (General Commercial District) to Allow a Convenience Store with Gas Pumps. Location: 2440 North Las Vegas Boulevard. (APN 139-14-801-005) (Ward 1) (For Possible Action)

Principal Planner Michaels presented the item and stated that item is on a 2.22 acre parcel in the C2 general commercial district. The proposed convenient food store is approximately 4,719 square feet with a gas canopy containing 4 fueling stations with 8 fueling positions. Access to the proposed convenience store is through four proposed entrances; two from Las Vegas Boulevard and two from Carey Avenue. The applicant provided architectural designs in color and are in compliance with commercial design standards. The trash enclosure will need to be relocated on site; elevations for the trash enclosure were not submitted. It is required that the applicant provide and use similar materials and color pallets as the principle building for the trash enclosure. The site is in compliance for parking spaces. The applicant designate perimeter for landscaping requirements per code.

The applicant is requesting to allow beer, wine and spirit space to sell liquor in conjunction with the convenience store. Staff does not have any objections to the proposed use for convenience food store with gas pumps or for the beer, wine, spirit based off sale license. Proposed use is consistent with the C2 general commercial district designation, the north redevelopment area and the downtown business district land use designation. Proposed use is compatible with existing uses in the surrounding neighborhood. Staff recommends approval subject to conditions. Staff has revised condition number 4 to read landscaping shall be provided as shown on the landscape plan exhibit A, 9/30/2021 and will delete condition number 5.

Jennifer Lazovich 1980 Festival Plaza Dr Suite 650, Las Vegas, NV 89135

represented the applicant and was available for questions. Jennifer provided a site plan, however, the camera was not working. Jennifer provided a brief description of the site plan stating the site is a triangle piece located on the Southside of Las Vegas Blvd and Carey. Jennifer stated that she is present for the two applications and agreed to the revised conditions and will comply with the landscaping that is required by code. Both, North Las Vegas Boulevard and Carey Avenue currently have an attached sidewalk. The applicant will be placing the required landscaping behind sidewalk while leaving the existing conditions of the attached sidewalk. There are driveways that are on and off Carey Avenue, as well as North Las Vegas Boulevard. The applicant representative is appreciative of staff recommendation for approval and is available for any questions.

Chairman Warner opened the public hearing

Pedro Ramirez 2440 Las Vegas Blvd N, North Las Vegas, NV stated that he is the owner of the bar at this location. Mr. Ramirez advised that if the applicant wanted to buy the bar, they should come to him. He advised that he has had this property for almost 20 years, he is 71 years old, and this is part of his life. Chairman Warner asked the speaker to lower his mask while speaking as it was hard for others to hear him. Jennifer Lazovich approached the podium to clarify the speakers concerns about the property and show the speaker a layout of the property. Jennifer Lazovich explained and confirmed that the new project will not have a negative impact on Pedro Ramirez's bar or property.

Chairman Warner closed the public hearing.

ACTION: APPROVED SUBJECT TO THE FOLLOWING AMENDED 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 CAN PROCESS A BEER-WINE-SPIRIT BASED "OFF-SALE" LIQUOR LICENSE IN CONJUNCTION WITH THE CONVENIENCE FOOD STORE AND MUST COMPLY WITH ALL APPLICABLE REQUIREMENTS OUTLINED WITHIN BOTH TITLE 5 AND TITLE 17 OF THE MUNICIPAL CODE FOR THE CITY OF NORTH LAS VEGAS.
3. THE GAS CANOPY SHALL MATCH THE MATERIALS, ACCENTS AND COLOR SCHEME OF THE CONVENIENCE FOOD STORE.
4. THE LANDSCAPING SHALL COMPLY WITH THE SUBMITTED LANDSCAPING PLAN (EXHIBIT A) DATED SEPTEMBER 30, 2021.
5. APPLICANT SHALL PROVIDE THE (2) BICYCLE PARKING STALLS.
6. APPLICANT SHALL RELOCATE TRASH ENCLOSURE AWAY FROM ALL STREET FRONTS, PRIMARY DRIVEWAY ENTRANCES AND PEDESTRIAN PRIORITY AREAS. THE TRASH ENCLOSURE SHALL USE SIMILAR MATERIALS

AND COLOR PALETTE AS THE PRINCIPAL BUILDING, INCLUDE A ROOF AND SIX (6) FEET LANDSCAPE ISLANDS ON BOTH SIDES OF THE TRASH ENCLOSURE

7. THE DECORATIVE PAVING AREA AT THE CORNER OF LAS VEGAS BOULEVARD AND CAREY AVENUE SHALL BE HARDESCAPED WITH DECORATIVE PAVERS OR STAMPED AND DECORATIVE CONCRETE, INCLUDE LANDSCAPING AND TREE WELLS.
8. 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.
9. APPROVAL OF A DRAINAGE STUDY IS REQUIRED PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS. CONFORMANCE MAY REQUIRE MODIFICATIONS TO THE SITE PLAN.
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. NDOT CONCURRENCE IS REQUIRED.
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 APPLICABLE *UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS* DRAWING NUMBERS.
13. THE PUBLIC STREETS GEOMETRICS AND THICKNESS OF THE PAVEMENT SECTIONS WILL BE DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS.
14. 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.

15.A REVOCABLE ENCROACHMENT PERMIT FOR LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY IS REQUIRED.

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

17.THE LOCATION OF THE ACCESS POINTS ON CAREY AVE. MUST MEET THE REQUIREMENTS OF *NORTH LAS VEGAS MUNICIPAL CODE* SECTION 17.24.040 AND *UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS* DRAWING NUMBER 222.1.

MOTION: Commissioner Riley

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

NAYS: None

ABSTAIN: None

ABSENT: None

8. **SUP-75-2021 TERRIBLE HERBST (Public Hearing). Applicant: Golcheh Developments and Investments, LLC. Request: A Special Use Permit in a C-2 (General Commercial District) to Allow a Vehicle Washing Establishment. Location: 2440 North Las Vegas Boulevard. (APN 139-14-801-005) (Ward 1) (For Possible Action)**

Planner Michaels presented the item and stated that is in connection with previous items on the agenda. This item is for the vehicle wash establishment which will be located at 2440 North Las Vegas Blvd. on the 2.22 acre lot. The vehicle washing establishment will be 1,679 square feet; it will be attached to the convenience store. Staff has no objections as it is in compliance with commercial design standards. The proposed use is consistent with the C2 general commercial district designation. Staff recommends approval subject to conditions. Planning and zoning has provided revised conditions.

Jennifer Lazovich 1980 Festival Plaza Dr Suite 650, Las Vegas, NV 89135 represented the applicant, agrees to the revised conditions and was available for questions.

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

ACTION: APPROVED SUBJECT TO THE FOLLOWING AMENDED 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 THE APPROVED CONDITIONS OF CORRESPONDING SPECIAL USE PERMIT FOR THE CONVENIENCE FOOD STORE (SUP-74-2021)
3. CONSTRUCTION OF THE CAR WASH SHALL BE SUBSEQUENT OR CONCURRENT WITH THE CONSTRUCTION OF THE CONVENIENCE FOOD STORE.

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

STAFF ITEMS

Land Development and Community Services Director, Jordan wished everyone a Happy New Year and wished Planning and Zoning Manager Eastman and Commissioner Warner a Happy Birthday.

COMMISSION ITEMS

There were no additional items.

PUBLIC FORUM

There was no public participation.

ADJOURNMENT

Chairman Warner adjourned the meeting at 6:32 pm

APPROVED: **May 11, 2022**

George H. Warner, Chairman

Deputy City Clerk, Daisy Rivera