

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

March 9, 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

Chairman Warner
Vice Chairman Berrett
Commissioner Greer
Commissioner Guymon
Commissioner Kraft
Commissioner Riley

COMMISSIONERS ABSENT

Commissioner Calhoun

STAFF PRESENT

Land Development and Community Services Director Jordan
Assistant City Attorney Aguayo
Planning and Zoning Manager Eastman
Principal Planner Michaels
Deputy City Clerk McDowell
Deputy City Clerk Rivera

PLEDGE OF ALLEGIANCE - BY INVITATION

Commissioner Greer

PUBLIC FORUM

There was no public participation.

AGENDA

1. Approve Planning Commission Regular Meeting Agenda of March 9, 2022. (For Possible Action)

ACTION: APPROVED AS AMENDED; ITEM 11 CONTINUED TO APRIL 13, 2022
PLANNING COMMISSION MEETING.

MOTION: Commissioner Kraft

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

NAYS: None

ABSTAIN: None

ABSENT: Commissioner Calhoun

BUSINESS

2. ZN-02-2022 PECOS & ROME APARTMENTS (Public Hearing). Applicant: C & M Residential, LLC. Request: A Property Reclassification from an M-1 (Business Park Industrial District) to an R-3 (Multi-Family Residential District). Location: Generally Located on the Southwest Corner of Pecos Road and Rome Boulevard. (APN 124-24-801-006) Ward 4. (For Possible Action)

Items number 2, 3 and 4 were discussed together under item 2 and voted upon separately.

Principal Planner Michaels, stated that M-1 Business Park Industrial District accommodates light industrial uses, offices and warehousing. The applicants parcel is currently located and surrounded by multi-family residential. Michaels stated that the applicant is requesting a waiver of the parking standards for the site plan review. The required parking is 198 parking spaces and the applicant has requested 196 parking spaces. Michaels also stated that the compensating benefit for the two space reduction is that it will provide more amenities for residents as well as bicycle parking spaces. The applicant has provided a site plan review and has requested planning commission consideration to allow a major site plan review for a multi-family apartment complex at the southwest corner of Pecos Road and Rome Boulevard. The applicant is proposing to develop a 100-unit multi-family development on approximately 5 acres with a density of 20 dwelling units per acre. The applicant provided 7 three story buildings that are being proposed with a total of 100 dwelling units. The maximum building height will be 35 feet with a four foot parapet. The submitted elevations do contain a four-sided architecture and they are in compliance with the multi-family design standards. The main access to the site is from Pecos Road with a secondary access point from Rome Boulevard. The perimeter landscaping from Pecos Road is required to be 20 feet including the sidewalk, and 15 feet including the sidewalk adjacent to Rome Boulevard. The applicant is proposing 196 parking spaces where 198 are required.

Staff is recommending approval for the waiver to reduce parking spaces by two. The required open space for this development is 40,000 square feet; the applicant has provided 40,086 square feet of open space. The plan is in compliance with open space standards. The proposed request is generally consistent with the requirements of the multi-family design standards and the proposed request is compatible with the surrounding land uses therefore, should not create a negative impact on the neighborhood. Staff recommends approval of all three applications subject to conditions.

Joseph Dagher, 1980 Festival Plaza Drive, Suite 900, Las Vegas, NV represented the applicant, C & M Residential, LLC, stated that the plan is a 5 acre site on the Northeast corner of Pecos Road and Rome Boulevard and to the south of Centennial Parkway. He also mentioned that the site is one of the only sites that falls under the M-1, Business Park Industrial District. To the north of the site, there are some commercial C-2 and to the south there are C-1 open land, Bureau of Land Management. Directly east of the site, there are three other developments. He stated that this is a zone change from M-1 to R-3 to match what is currently to the east of the site. They are keeping the land use which is a master plan for multi-family use. He reminded the commissioners that this is a 100-unit multi-family development on approximately 5 acres with a density of 20 dwelling units per acre. The breakdown of the 100 units is for studio apartments, 50 one bedroom units, and 46, two bedroom units, which will be anywhere from 700 square feet units up to 1280 square feet. There will be plenty of open space and the amenities include a pool, club house, a fitness area, a built-in coffee bar and a resort-style barbeque area. The main ingress and egress is from Pecos Road and secondary access from Rome Boulevard. In addition, the average rent will be around \$1,700 a month. Mr. Dagher thanked Mayor Pro Tempore Cherchio for showing up to the neighborhood meeting and he also thanked the staff and planning department. Mr. Dagher was available for questions.

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

ACTION: APPROVED

MOTION: Commissioner Greer

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

NAYS: None

ABSTAIN: None

ABSENT: Commissioners Calhoun

3. **WAV-01-2022 PECOS & ROME APARTMENTS (Public Hearing). Applicant: C & M Residential, LLC. Request: A Waiver in an M-1 (Business Park Industrial District), Proposed Property Reclassification to an R-3 (Multi-Family Residential District), to Allow 196 Parking Spaces Where 198 Parking Spaces are required. Location: Generally Located on the Southwest Corner of Pecos Road and Rome Boulevard. (APN 124-24-801-006) Ward 4. (For Possible Action)**

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

Commissioner Riley stated that there was a previous proposal to widening street access and asked staff if that included both, Pecos Road and Rome Boulevard. He also stated that there is a medical center nearby which has a staff of over 3,000 employees and provide treatment to several veterans. He is concerned about their safety.

Joseph Dagher, 1980 Festival Plaza Drive, Suite 900, Las Vegas, NV represented the applicant, C & M Residential, LLC, stated that widening the street is a Public Works condition of approval to complete offsite street improvements.

ACTION: APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. UNLESS EXPRESSLY AUTHORIZED THROUGH A VARIANCE, WAIVER OR ANOTHER APPROVED METHOD, THIS DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
2. APPLICANT IS REQUIRED TO HAVE TEN (10) BICYCLE LOCKERS AS STATED IN THE WAIVER REQUEST.

MOTION: Commissioner Riley

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

NAYS: None

ABSTAIN: None

ABSENT: Commissioners Calhoun

- 4. SPR-01-2022 PECOS & ROME APARTMENTS (Public Hearing). Applicant: C & M Residential, LLC. Request: A Site Plan Review in an M-1 (Business Park Industrial District), Proposed Property Reclassification to an R-3 (Multi-Family Residential District), to Allow a 100-Unit, Multi-Family Development. Location: Generally Located on the Southwest Corner of Pecos Road and Rome Boulevard. (APN 124-24-801-006) Ward 4. (For Possible Action)**

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

ACTION: APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. UNLESS EXPRESSLY AUTHORIZED THROUGH A VARIANCE, WAIVER OR ANOTHER APPROVED METHOD, THIS DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
2. ALL KNOWN GEOLOGIC HAZARDS SHALL BE SHOWN ON ANY PRELIMINARY DEVELOPMENT PLANS AND CIVIL IMPROVEMENT PLANS SUBMITTED TO THE CITY. SUBSEQUENT IDENTIFICATION OF ADDITIONAL HAZARDS MAY SUBSTANTIALLY ALTER DEVELOPMENT PLANS
3. APPROVAL OF A DRAINAGE STUDY IS REQUIRED PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS. CONFORMANCE MAY REQUIRE MODIFICATIONS TO THE SITE PLAN.
4. THE SIZE AND NUMBER OF ACCESS POINTS AND THEIR LOCATIONS ARE SUBJECT TO REVIEW AND APPROVAL BY THE CITY OF NORTH LAS VEGAS TRAFFIC ENGINEER AND MUST MEET THE STANDARDS SET FORTH IN NORTH LAS VEGAS MUNICIPAL CODE SECTION 17.24.040; CONFORMANCE MAY REQUIRE MODIFICATIONS TO THE SITE.
5. ALL DRIVEWAY GEOMETRICS SHALL BE IN COMPLIANCE WITH THE UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS DRAWING NUMBERS 222.1.
6. THE PUBLIC STREET GEOMETRICS AND THICKNESS OF THE PAVEMENT SECTIONS WILL BE DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS.

7. BUILDING NUMBERING SHALL BE IN ACCORDANCE WITH THE NORTH LAS VEGAS STREET NAMING AND ADDRESS ASSIGNMENT STANDARDS.
8. THE PROPOSED DRIVEWAY ON PECOS ROAD SHALL BE RIGHT IN – RIGHT OUT ONLY.
9. DEDICATION AND CONSTRUCTION OF THE FOLLOWING STREETS AND/OR HALF STREETS IS REQUIRED PER THE MASTER PLAN OF STREETS AND HIGHWAYS AND/OR CITY OF NORTH LAS VEGAS MUNICIPAL CODE SECTION 16.24.100:
 - A. E. ROME BLVD.
 - B. N. PECOS ROAD (INCLUDING A RAISED MEDIAN)
10. A REVOCABLE ENCROACHMENT PERMIT FOR LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY IS REQUIRED.
11. THE PROPERTY OWNER IS REQUIRED TO GRANT A ROADWAY EASEMENT FOR COMMERCIAL DRIVEWAY(S).
12. THE PROPERTY OWNER IS REQUIRED TO GRANT A PUBLIC PEDESTRIAN ACCESS EASEMENT FOR SIDEWALK LOCATED WITHIN A COMMON ELEMENT, OR ON PRIVATE PROPERTY, WHEN THAT SIDEWALK IS PROVIDING PUBLIC ACCESS ADJACENT TO THE RIGHT-OF-WAY. (GRANTED PER SEPARATE DOCUMENT USING A SIDEWALK EASEMENT).
13. ALL NEVADA ENERGY EASEMENTS, APPURTENANCES, LINES AND POLES MUST BE SHOWN AND SHALL BE LOCATED ENTIRELY WITHIN THE PERIMETER LANDSCAPE AREA OF THIS DEVELOPMENT. DISTRIBUTION LINES, EXISTING OR PROPOSED, SHALL BE PLACED UNDERGROUND IF IMPACTED BY THE PROPOSED DEVELOPMENT OF THE PARCEL OR IF THE POLE IMPEDES UPON THE PROPER ADA CLEARANCES FOR SIDEWALK. UNDER NO CIRCUMSTANCES WILL NEW DOWN GUY WIRES BE PERMITTED.

MOTION: Commissioner Guymon

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

NAYS: None

ABSTAIN: None

ABSENT: Commissioners Calhoun

- 5. ZN-03-2022 N 5TH & AZURE (Public Hearing). Applicant: Harmony Homes. Request: A Property Reclassification from a PUD (Planned Unit Development District) and a C-1 (Neighborhood Commercial District) to a PUD (Planned Unit Development District), Consisting of a 108-Lot, Multi-Family Subdivision. Location: Northwest Corner of North 5th Street and Azure Avenue. (APNs 124-27-504-002, 124-27-504-004, 124-27-504-006 and 124-27-504-008) Ward 4. (For Possible Action)**

Items number 5 and 6 were discussed together under item 5 and voted upon separately.

Public Works has reviewed this application request and the applicant is proposing to vacate thirty (30) feet of right-of-way along a portion of the western boundary. The owner is required to apply for the subject vacation. If the vacation does not record within two (2) years of the PUD, Planned Unit Development approval date, the vacation shall be deemed null and void and the preliminary development plan will need to be redesigned. The applicant did not provide a landscape plan; however the site plan provided contains twenty (20) feet of landscaping, which includes a ten-foot wide sidewalk next to North 5th Street; fifteen (15) feet of landscaping which includes a five-foot sidewalk along Azure Avenue; and ten (10) feet of landscaping which includes a five-foot sidewalk along Regena Avenue. The perimeter landscaping appears to be in compliance with code requirements. The applicant submitted a preliminary development plan proposing 108 multi-family condominium dwellings within thirty-six (36) buildings. Access to the site is from a gated access located from Regina Avenue with an emergency access from Azure Avenue. The applicant submitted one (1) two-story model elevation for the multi-family (condominiums). The applicant is requesting a building separation of ten (10) feet where twenty (20) feet is required per code. The applicant is proposing the following setbacks for the lots:

- Front setback fifteen (15) feet
- Interior Side setback zero (0) feet
- Corner Side setback ten (10) feet
- Rear setback ten (10) feet

Parking is calculated using the townhome parking requirements of two (2) parking spaces per unit. Parking is in compliance with the parking requirements. The applicant is required to provide 43,200 square feet (400 square feet per unit) of open space for the development. The preliminary development plan provides over 45,000 square feet of open space per code requirements. The final amenity list was not provided by the applicant. However, the final amenity list will be reviewed with the final Development plan. The surrounding area is a mixture of single-family, multi-family and commercial uses. The proposed PUD, Planned Unit Development District and land use is compatible with the surrounding neighborhood and staff has no objections to the proposed request and recommended approval subject to conditions.

Joseph Dagher, 1980 Festival Plaza Drive, Suite 900, Las Vegas, NV represented the applicant, Harmony Homes, and stated that the site is 7.5 acres on the northwest corner of North 5th Street and Azure Avenue. It currently has two zoning designations, PUD (Planned Unit Development District) and a small portion that is a C1 (Neighborhood Commercial District). The application is a zone change from PUD, C1 to a new PUD. Land use amendment from mix-use commercial to single family medium for 108-units, the density 14.6 dwelling units per acre, thirty-six (36) different two story buildings. The unit breakdown (72) two bedroom units and (36) three bedroom units. He also stated that there is a 10 foot buffer for the building that are impacted by the Southwest Building. There will be many amenities for the community.

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. A FINAL DEVELOPMENT PLAN FOR THE 108 MULTI-FAMILY RESIDENTIAL IS REQUIRED.
3. THE BUILDING SEPARATION OF TEN (10) FEET IS PERMITTED FOR THE DWELLING UNITS.
4. THE SETBACKS FOR THE MULTI-FAMILY DWELLING UNITS ARE AS FOLLOWS:
 - FRONT SETBACK FIFTEEN (15) FEET
 - INTERIOR SIDE SETBACK ZERO (0) FEET
 - CORNER SIDE SETBACK TEN (10) FEET
 - REAR SETBACK TEN (10) FEET
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. CONFORMANCE MAY REQUIRE MODIFICATIONS TO THE SITE PLAN.
8. THE SIZE AND NUMBER OF ACCESS POINTS AND THEIR LOCATIONS ARE SUBJECT TO REVIEW AND APPROVAL BY THE CITY OF NORTH LAS VEGAS TRAFFIC ENGINEER AND MUST MEET THE STANDARDS SET FORTH IN *NORTH LAS VEGAS MUNICIPAL CODE* SECTION 17.24.040; CONFORMANCE MAY REQUIRE MODIFICATIONS TO THE SITE.
9. 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.
10. ALL RESIDENTIAL DRIVEWAY GEOMETRICS SHALL BE IN COMPLIANCE WITH THE *UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS* DRAWING NUMBER 222.1. 11.
11. PROPOSED RESIDENTIAL DRIVEWAY SLOPES SHALL NOT EXCEED TWELVE PERCENT (12%).
12. BUILDING NUMBERING SHALL BE IN ACCORDANCE WITH THE NORTH LAS VEGAS STREET NAMING AND ADDRESS ASSIGNMENT STANDARDS.

13. 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. REGENA AVE.
 - B. AZURE AVE
 - C. N. 5TH STREET
14. AZURE AVENUE SHALL BE DESIGNED AND CONSTRUCTED PER *UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS* DRAWING NUMBER 205.
15. REGENA AVENUE SHALL BE DESIGNED AND CONSTRUCTED PER THE *CITY OF NORTH LAS VEGAS MODIFIED 60' STANDARD STREET SECTION WITH OFFSET SIDEWALK*.
16. ALL OFF-SITE IMPROVEMENTS MUST BE COMPLETED PRIOR TO FINAL INSPECTION OF THE FIRST BUILDING.
17. THE PUBLIC STREET GEOMETRICS, WIDTH OF OVER-PAVE AND THICKNESS OF THE PAVEMENT SECTIONS WILL BE DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS.
18. AS DEPICTED ON THE SITE PLAN, THE APPLICANT IS PROPOSING TO VACATE THIRTY (30) FEET OF RIGHT-OF-WAY ALONG A PORTION OF THE WESTERN BOUNDARY. INCIDENTALLY, THE OWNER MUST APPLY FOR THE SUBJECT VACATION. SHOULD THE ORDER OF VACATION NOT RECORD WITHIN TWO YEARS FROM THE APPROVAL DATE, THE VACATION SHALL BE DEEMED NULL AND VOID AND THE PRELIMINARY DEVELOPMENT PLAN WILL NEED TO BE REDESIGNED.
19. THE VACATION SHALL RECORD CONCURRENTLY WITH THE ASSOCIATED FINAL MAP THAT IS REQUIRED FOR THE DEVELOPMENT.
20. THE PROPERTY OWNER IS REQUIRED TO GRANT A ROADWAY EASEMENTS FOR COMMERCIAL DRIVEWAYS.
21. 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: Vice Chairman Berrett
AYES: Commissioners Kraft, Greer, Berrett, Guymon, Warner, Riley
NAYS: None
ABSTAIN: None
ABSENT: Commissioners Calhoun

6. **T-MAP-02-2022 N 5TH & AZURE. Applicant: Harmony Homes. Request: A Tentative Map in a PUD (Planned Unit Development District), to Allow a 108-Lot, Multi-Family (Condominium) Subdivision. Location: Northwest Corner of North 5th Street and Azure Avenue. (APNs 124-27-504-002, 124-27-504-004, 124-27-504-006 and 124-27-504-008) Ward 4. (For Possible Action)**

Joseph Dagher, 1980 Festival Plaza Drive, Suite 900, Las Vegas, NV represented the applicant, Harmony Homes 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. APPLICANT SHALL COMPLY WITH ZN-03-2022.

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

7. SUP-04-2022 RINCON EXPANSION (Public Hearing). Applicant: Rincon. Request: A Special Use Permit in an R-A / DC (Redevelopment Area / Downtown Core Subdistrict) to Allow an Expansion of a Community Center or Meeting Hall (Night Club). Location: 1820 East Lake Mead, Suites I and J. (APN 139-23-601-009) Ward 1. (For Possible Action)

Principal Planner Michaels, stated that the subject site is an existing 3,500 square foot nightclub within a commercial center and is zoned R-A / DC, Redevelopment Area / Downtown Core Subdistrict. The Comprehensive Master Plan Land Use designation is Downtown Business District. The applicant is requesting approval of a special use permit to allow an expansion to suites I & J for a total of 7,000 square feet. The surrounding uses within the commercial center are a cellular phone retail store, a children's dentistry, a pharmacy and medical offices. The location has a live band, pool table and a dance area in the existing suite. Architecturally, the existing building appears to meet the Commercial Design Standards and the applicant is not proposing any outdoor modifications. The City of North Las Vegas Police Department has reviewed this request and had concerns about an expansion to the nightclub. There is an attached memorandum that indicated a consistency of several instances of police calls at the address and specifically to this business. The report indicates over 90 site visits by the police department from January 1, 2020 to January 1, 2022. The City of North Las Vegas Police Department believes that the expansion has a potential to increase the number of site visits at this location.

In addition, the City of North Las Vegas Economic / Redevelopment Development Department has reviewed this request and also has concerns regarding the expansion to the nightclub. This site is currently being redeveloped for medical offices, restaurants, and professional services. Economic / Redevelopment does not support the expansion of the business. Due to concerns from both the City of North Las Vegas Police Department and the Economic / Redevelopment Development Department, the proposed expansion to the existing nightclub cannot be supported by staff. The constant violations and concerns for the public's safety, it does not support an expansion of a nightclub at this site. Additionally, a nightclub is not compatible with planned medical offices within the downtown area. Staff object to the proposed expansion to the existing nightclub as it can create a negative impact on the surrounding uses and there for staff is recommending denial of the applicant's request.

Chairman Warner opened the public hearing.

Roxanna Marbo, 1820 East Lake Mead, Suites I and J, North Las Vegas represented the applicant and is requesting for the application to be approved in order to expand the business. She stated that she understands the concerns staff brought to her attention. However, she stated that the business is only open at night and they considered the business to be more of a tavern than a night club. She stated that the business offers pool tables, live music and entertainment. She also stated that she has an extensive security plan in order to keep patrons and employees safe. She stated that due to Covid, this is the one business the applicant still has opened and wants to expand in order to accommodate their patrons. The business also follows the Covid-19 safety guidelines. She stated that the business has been in the same location for 15 years and has established great relationships with the surrounding business and landlord. She stated that another reason the applicant is requesting to expand is to be able to offer food services as a restaurant during the day.

Chairman Warner closed the public hearing.

Roxanna Marbo, 1820 East Lake Mead, Suites I and J, North Las Vegas answered Commissioner Riley's question and stated that the increase in Police phone calls is not from the applicants location. Most of the police phone calls are for the Carl's Jr's that is across the street, which remains open until 2:00 a.m. Other than that, the applicant maintains a good relationship with the City of North Las Vegas Police Department. She stated that the applicant is willing to meet any conditions staff might suggest in order to expand.

The applicant answered Commissioner Riley's question in regards to the security services the business has. She stated that the security officers are ensuring that the business follows proper Covid 19 guidelines. In addition, she stated that they provided patrons with disposable facemasks, sanitizer and also had sanitizing stations. She has increased their security team and increased their team from 4 security officers to 6-7 security officers. The applicant stated that they have contracted an outside security company to provide these services for the establishment.

The applicant's representative responded to Chairman Warner's questions by stating that the business has had the same owner for the last 15 years. She also stated that the owner (applicant) could not attend the meeting as they were in a car accident prior to arriving. She also stated that management in the business has not changed in the past 15 years. She stated that the business hours of operation are Monday through Friday, 8:00 p.m. to 6:00 a.m. and Saturday and Sunday are open 24 hours. She also answered Chairman Warner's question regarding the amount of employees the business has. She stated the total amount of employees is 12 and that on a typical night, they have less than 150 patrons on the busiest night.

Chairman Warner stated that he drove by the establishment and wanted to go inside, but they were closed. He also stated that he notices the Covid guidelines posted outside of the establishment. He walked the entire complex and looked into the additional space they were referring to on the application. He also stated that he noticed there were 100 parking spaces in the complex and 28 of the spaces belonged to the Carl's Jr restaurant. One of his concerns now is available parking spaces for the establishment. The representative for the applicant stated that there are additional parking spaces behind the complex.

Roxanna Marbo, 1820 East Lake Mead, Suites I and J, North Las Vegas answered Chairman Warner's question by stating that the new security plan will include additional security officers, who will patrol the entire complex to ensure the safety of their patrons and employees. She stated that the owner hired security officers but also contracted another security company in order to provide additional services. These security officers will not be armed, but the head of the security team is always armed. She also stated that during the early stages of Covid, it was very hard to remain open because of the implemented regulations. However, many of the Police phone calls Chairman Warner is referring to, were due to the surrounding establishments such as the Carl's Jr.

Roxanna Marbo, 1820 East Lake Mead, Suites I and J, North Las Vegas answered Commissioner Guymon's question regarding changes to the hours of operation. The representative stated that hours of operation will remain the same. The applicant is only requesting to expand for their patrons and to provide a break room for the employees.

ACTION: DENIED

MOTION: Commissioner Riley

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

NAYS: None

ABSTAIN: None

ABSENT: Commissioners Calhoun

8. **T-MAP-01-2022 CONWAY & WASHBURN. Applicant: Sharan Properties. Request: A Tentative Map in a PUD / PID (Planned Unit Development District / Planned Infill Development District), to Allow 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)**

Principle Planner, Michaels stated the lots will range in size from a minimum of 5,004 square feet to a maximum of 5,248 square feet. Access to five (5) homes is from driveways that are adjacent to Conway Street and the remainder of the homes will be

accessed through a drive located off Washburn Road. The perimeter landscaping appears to be in compliance with code requirements. The applicant is in compliance with the open space requirements. The surrounding area is single-family residential with a minimum lot size of 6,000 square feet. An approved PUD / PID, Planned Unit Development / Planned Infill Development District with a minimum lot size of 5,000 square feet is compatible with the surrounding neighborhood. The proposed tentative map is in compliance with ZN-28-2021 (Ordinance #3107). Staff has no objections to the proposed tentative map request and recommends approval subject to conditions.

Jeremiah Johnson, 6030 South Jones Boulevard, Las Vegas represented the applicant, Sharan Properties, and stated that at the previous meeting, City Council approved the applicants rezoning application. He stated that the applicant hosted a neighbor meeting and they had no objections. The applicant agreed with staff recommendation 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 FOLLOWING AMENITIES SHALL BE PROVIDED WITHIN THE OPEN SPACE AREAS: TURFED OPEN PLAY AREA; SHADED PICNIC AREA; AND DOG STATIONS.
3. THE APPLICANT MUST COMPLY WITH ALL CONDITIONS FOR ZN-28-2021.
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. THE SIZE AND NUMBER OF ACCESS POINTS AND THEIR LOCATIONS ARE SUBJECT TO REVIEW AND APPROVAL BY THE CITY OF NORTH LAS VEGAS TRAFFIC ENGINEER AND MUST MEET THE STANDARDS SET FORTH IN NORTH LAS VEGAS MUNICIPAL CODE SECTION 17.24.040; CONFORMANCE MAY REQUIRE MODIFICATIONS TO THE SITE.
7. ALL RESIDENTIAL DRIVEWAY GEOMETRICS SHALL BE IN COMPLIANCE WITH THE UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS DRAWING NUMBER 222.
8. PROPOSED RESIDENTIAL DRIVEWAY SLOPES SHALL NOT EXCEED TWELVE PERCENT (12%).
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. A REVOCABLE ENCROACHMENT PERMIT FOR LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY IS REQUIRED, IF APPLICABLE.
11. ALL COMMON ELEMENTS SHALL BE LABELED AND ARE TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
12. THE PROPERTY OWNER IS REQUIRED TO GRANT ROADWAY EASEMENTS WHERE PUBLIC AND PRIVATE STREETS INTERSECT.
13. APPROPRIATE SUBDIVISION AND/OR PARCEL MAPPING IS REQUIRED TO COMPLETE THIS PROJECT.
14. 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.

15. THE PROPERTY OWNER IS REQUIRED TO GRANT A PUBLIC PEDESTRIAN ACCESS EASEMENT FOR SIDEWALK LOCATED WITHIN A COMMON ELEMENT WHEN THAT SIDEWALK IS PROVIDING PUBLIC ACCESS ADJACENT TO THE RIGHT-OF-WAY, IF APPLICABLE.

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.

MOTION: Vice Chairman Berrett

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

NAYS: None

ABSTAIN: None

ABSENT: Commissioners Calhoun

9. FDP-01-2022 NORTH HAVEN - FIRST PERSON CARE CLINIC. Applicant: Robert E. Leidig Jr. Request: A Final Development Plan in a PUD / PID (Planned Unit Development District / Planned Infill Development District) to Develop a Hospital / Medical Center. Location: Northwest Corner of Carey Avenue and West Street. (APN 139-16-402-001) Ward 2. (For Possible Action)

Planning and Zoning Manager Eastman, stated that the applicant is proposing a single-story building with a footprint of 9,700 square feet that is substantially in compliance with the approved PUD (Planned Unit Development District). Staff recommends that the applicant meet the requirements in the PUD. The site plan should be adjusted to increase the landscape area to ten (10) feet along the western property line, which will provide the screening on the west side of the trash enclosure. Design options to comply with the required landscaping buffer to the residential could include a combination of the following: shifting the building and parking area to the east; conversion of one row of four (4) parking spaces to compact spaces; and/or reduce the square footage of the building. This necessary change may be addressed during the building permit process. The applicant meets all the commercial design standards and parking requirements for the PUD. Staff recommends approval of the final development plan subject to conditions.

Edward Vance, 1160 North Town center Drive, Las Vegas represented the applicant, Robert E. Leidig Jr. stated that he wanted to thank the planning department for the help with this project. The representative presented a plan that shows all the changes staff recommended. The applicant agreed to the conditions and the representative 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-07-14 (ORDINANCE NO. 2668).
3. THE LANDSCAPE BUFFER ADJACENT TO THE RESIDENTIAL SHALL BE A MINIMUM OF TEN (10) FEET IN WIDTH.
4. INCREASE THE LANDSCAPING ALONG THE ALLEY WITH AN ADDITIONAL FIVE (5) FEET LOCATED WITHIN THE EASEMENT.

MOTION: Commissioner Greer

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

NAYS: None

ABSTAIN: None

ABSENT: Commissioners Calhoun

- 10. SUP-02-2022 GRAND TETON-DECATUR RETAIL (Public Hearing).
Applicant: InterCapital Asset Management – Stan Wasserkrug. Request: A Special Use Permit in an MPC C-1 (Master Plan Community Neighborhood Commercial District) to Allow an Automobile Washing Establishment.
Location: Southeast Corner of Decatur Boulevard and Grand Teton Drive.
(APN 124-18-110-009) Ward 3. (For Possible Action)**

Planning and Zoning Manager Eastman, stated that the applicant is requesting a special use permit to allow an automobile washing establishment (car wash) to be located on Parcel 1.1 within the Valley Vista Master Planned Community at the southeast corner of

Decatur Boulevard and Grand Teton Drive. The proposed use would be added to a convenience store with gas pumps that is principally permitted by the Valley Vista Development Agreement. When Parcel 1.1 was incorporated into Valley Vista as part of DA-02-2021, the commercial development was reduced to 4.8 acres of the original 21.3 acres and a high density residential development was allowed to be constructed on the remaining 16.5 acres. Since the commercial component of Parcel 1.1 was reduced to 4.8 acres, the permitted uses were also reduced to be in more alignment with a typical neighborhood commercial development. DA-02-2021 limited the permitted uses to convenience stores with gas pumps, convenience food restaurants (fast food), and supper clubs. As a car wash is a special use within the MPC/C-1 District, the applicant is allowed to request a special use permit for a car wash on Parcel 1.1 of Valley Vista. The car was far away from the residential development. In addition, the building does meet all the commercial design standards both in Title 17 and Park Highlands development and design guidelines. The applicant meets all parking requirements. Eastman stated that there are currently two site plans; however, both of them are permitted as shown. The only difference is that one has a drive through. Otherwise, the site plans are in compliance with development standards. Staff recommends approval subject to conditions.

Lucy Stewart, 1930 Village Center Circle, Las Vegas represented the applicant InterCapital Asset Management, and was present with Stan Wasserkrug. She presented a site plan to the commissioners and staff, the Automobile Washing Establishment, which showed that all the conditions were met. The applicant agreed to the conditions and the representative 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, INCLUDING THE VALLEY VISTA MASTER PLANNED COMMUNITY DESIGN STANDARDS AND GUIDELINES.

MOTION: Commissioner Greer

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

NAYS: None

ABSTAIN: None

ABSENT: Commissioners Calhoun

- 11. ZN-04-2019 (ZN-40-19) R5DC (Public Hearing). Applicant: R5 Development, LLC. Request: An Amendment to an Existing PUD (Planned Unit Development District) to Allow a Vehicle Washing Establishment. Location: Northwest Corner of Losee Road and Lone Mountain Road. (APN 124-35-803-009) Ward 2. (For Possible Action)**

ACTION: ITEM HAS BEEN MOVED TO THE APRIL 13, 2022 PLANNING COMMISSION MEETING.

- 12. SUP-03-2022 SHAKE SHACK (Public Hearing). Applicant: Verdad Construction Services, LLC. Request: A Special Use Permit in a C-2 (General Commercial District) to Allow an "On-Sale" Liquor License (Beer-Wine-Spirit Based Products) in Conjunction with a Fast Food Restaurant. Location: Northwest Corner of Craig Road and Scott Robinson Boulevard. (APN 139-04-201-024) Ward 4. (For Possible Action)**

Planning and Zoning Manager Eastman, stated that the site is located at the northwest corner of Craig Road and Scott Robinson Boulevard and has a zoning classification of C-2, General Commercial District. The applicant is requesting Planning Commission consideration of a special use permit to allow an "On-Sale" liquor license (Beer, Wine, and Spirit Based Products) in conjunction with a restaurant. The restaurant is on a 1.27 acre parcel and the building is approximately 3,305 square feet. Access to the subject site is provided by two (2) existing driveways:

- (1) Craig Road and one
- (2) Scott Robinson Boulevard

The site plan and building elevations are in compliance with code. However, landscaping is not fully demonstrated on the site plan. The landscaping can be addressed during the building permit process. The proposed "On-Sale" liquor license (Beer, Wine, and Spirit Based Products) in conjunction with a restaurant (fast food) in the C-2, General Commercial District is compatible with the surrounding neighborhood and the community and should not pose a negative impact on the surrounding uses or properties. Staff has no objections to the proposed use. Staff recommends approval subject to conditions. Staff is requesting condition number three to be deleted.

Melanie Bagley, 2348 Arezzo Lane, Allen TX represented the applicant, Verdad Construction Services, LLC, and stated that the applicant agreed to the 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 CONDITIONS:

1. THAT, UNLESS EXPRESSLY AUTHORIZED THROUGH A VARIANCE, WAIVER OR ANOTHER APPROVED METHOD, THIS DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
2. THE "ON-SALE" LIQUOR LICENSE (BEER, WINE, AND SPIRIT BASED PRODUCTS) IS PERMITTED AS AN INDOOR WALK UP BASES AND IS PROHIBITED THROUGH A DRIVE-UP OR A DRIVE-THRU WINDOW.
3. ~~THE HOURS OF OPERATION WILL BE FROM 11:00 A.M. TO 11 P.M., 7 DAYS A WEEK.~~

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

13. ZOA-01-2022 HEALTH AND FITNESS CENTER (Public Hearing). Applicant: Forward Tee LLC. Request: An Amendment to Title 17 (Zoning Ordinance) amending the Permitted Use Table 17.20.010-1 to Allow Health and Fitness Centers as a Conditional Use in the M-2 (General Industrial District), and Providing for Other Matters Properly Related Thereto.

Planning and Zoning Manager Eastman, stated that the applicant is proposing amendments to the permitted use table for Health and Fitness Centers. Specifically, the applicant is requesting that the use be allowed as a conditional use within the M-2, General Industrial District. Additionally, the applicant is proposing the following three conditions for Health and Fitness Centers within the M-2 District:

1. The facility must front a 120-foot arterial.
2. The facility must be located within 500 feet of a residential development.
3. The facility must be less than 8,000 square feet in size.

As proposed, if this was approved as a special use, if any health and fitness centers applied, if they met those three conditions, staff would approve the use as part of the application. When reviewing that idea, staff opposed prominently and do not feel that the gym or a health and fitness center is appropriate for the M-2 district General Industrial District. The proposed use is non-industrial, and it is an assembly type of use.

This will also require the applicant to modify the building and alter the industrial space and what the building was originally built for. Ultimately, from indoor modifications and amendments, the applicant will have numerous modification to the building. In addition, assembly use allows a relatively high number of people to gather in one area. The gathering of people in an industrial area creates a safety risk for the assembled people. The M-2 District is specifically for the City's most intense uses, ones that are not compatible with other land uses. The primary concern is that people in nonindustrial use do not realize the danger around them and will not react quickly enough to ensure their safety. Employees within the industry should be more aware and prepared, and thus safer in the event of an industrial accident. Employees in the M-2 District have gone through training with OSHA in order to handle emergency and dangerous situations that might happen. Assembly-type uses were removed from the M-2 District with the Zoning Ordinance Revision in 2011. Staff does not support the proposed inclusion of health and fitness centers back into the M-2, General Industrial District.

In addition, Planning and Zoning Manager Eastman, stated that he understands why the applicant chose an industrial location since the rents are lower. However, parking requirements are very different and there are different building standards. If staff does approve the application staff would recommend of instead of being a condition use, it should be a special use. That allows for all neighboring properties be notified and becomes a public hearing in front of the board. Therefore, if the planning commission chooses to send a recommendation on the zoning change to council, staff recommendation is to approve the modified conditions, which is to be a special use permit versus a condition use permit.

Chairman Warner opened the public hearing.

David Brown, 520 South 4th Street, Las Vegas represented the applicant and stated that he agrees with the staff conditions. The applicant does not oppose the new conditions. Representatives introduced the applicants, Michael Teagues and Tahan Walker.

Michael Teagues, 3053 West Craig Road, North Las Vegas is the applicant and stated that the location is not just a gym but a community center as well. He stated that they previously held a grand opening and were able to give away back to school backpacks to children in the community. The applicant also stated that the facility is a place where they provide resources to the community and he has invested a lot of time and effort into creating this space. The applicant stated that he was unaware of any zoning issues with the land behind the building. The applicant stated that he just wants to give back to the citizens in the community which include military and their families.

Tahan Walker, 44 East Serene, Las Vegas is the applicant and stated that they created the space in order to provide resources for children and senior citizens. He stated that Mr. Teagues and he used all of their savings in order to be able to provide a space for people to gather together. Their vision is to enhance the local environment, provide military and family support, and teach self-defense as well as nutrition

education. The applicant stated that the location is not just a gym but a center for the local community.

David Brown, 520 South 4th Street, Las Vegas stated that the owner of the property as well as the realtor were present. He also stated that the applicant was not aware of any issues with zoning until after they signed the lease. They are now aware of staff recommendations that state they are required to have a 120 foot arterial and 500 feet away from a residential development. The representative provided a map that shows the location of the establishment and staff recommendations.

Shannon Evans, 2429 Calico Creek Ct, Las Vegas is the owner of the property and stated that she has owned the property for over 20 years. She also stated that she has no problems with the type of business the applicant are conducting on her property. She stated that the applicant has spent a lot of money in order to create an environment that people will like. She also stated that it is a beautiful community and they provide many services to the public. She also stated that she has not charged the applicants any rent since they have been closed.

Land Development and Community Services Director Jordan, stated that there are steps that need to be taken in order to amend zoning ordinances. The amendment will need to be initiated by City Council or by a petition of a public member which will be affected by the change. He was unsure who the representative represented in this matter.

David Brown, 520 South 4th Street, Las Vegas stated that he represents the applicant as well as the property owner. However, he was retained by the property owner for this matter.

Chairman Warner closed the public hearing

Commissioner Kraft stated that he is hesitant to change the zoning ordinance because it would need to be applied city-wide. However, he supports the amendment.

Commissioner Riley asked the applicant when the grand opening took place and the applicant responded, stating it was held on August 7th, 2020.

Michelle, North Las Vegas, the administrator for the applicants business. She stated that they went through the application status and received an invoice from the City of North Las Vegas. Shortly after that, the city withdrew the license, and that is when they became aware of the issue.

Chairman Warner stated that he agrees with Commissioner Kraft.

Commissioner Kraft stated that he agrees with recommendations from staff, which include a zoning ordinance change. The applicant will then be required to come back with a special use permit application.

ACTION: APPROVED SUBJECT TO THE FOLLOWING AMENDED CONDITIONS:

1. THE FACILITY MUST FRONT A 120-FOOT ARTERIAL.
2. THE FACILITY MUST BE LOCATED WITHIN 500 FEET OF A RESIDENTIAL DEVELOPMENT.
3. THE FACILITY MUST BE LESS THAN 8,000 SQUARE FEET IN SIZE.

MOTION: Commissioner Kraft

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

NAYS: None

ABSTAIN: None

ABSENT: Commissioners Calhoun

STAFF ITEMS

There were no additional items.

COMMISSION ITEMS

There were no additional items.

PUBLIC FORUM

There were no additional items.

ADJOURNMENT

Chairman Warner adjourned the meeting at 7:20 PM

APPROVED: **June 8, 2022**

George H. Warner, Chairman

Daisy Rivera, Deputy City Clerk II