

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

September 14, 2022

BRIEFING

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

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE - BY INVITATION

Commissioner Greer

PUBLIC FORUM

There was no public participation.

AGENDA

1. **APPROVE PLANNING COMMISSION REGULAR MEETING AGENDA OF SEPTEMBER 14, 2022. (FOR POSSIBLE ACTION)**

ACTION: APPROVED AS AMENDED; ITEM 9 WAS CONTINUED TO OCTOBER 12, 2022.

CONSENT AGENDA

2. **APPROVE PLANNING COMMISSION REGULAR MEETING MINUTES OF AUGUST 10, 2022. (FOR POSSIBLE ACTION)**

ACTION: APPROVED

BUSINESS

3. **GED-01-2022 LOSEE STATION RESORT & CASINO (PUBLIC HEARING). APPLICANT: SC SP 3 LLC. REQUEST: A PETITION TO ESTABLISH A GAMING ENTERPRISE DISTRICT (GED) IN A C-2 MPC (GENERAL COMMERCIAL MASTER PLANNED COMMUNITY DISTRICT), AND AN RZ13 MPC (RESIDENTIAL ZONE UP TO 13 DU/AC MASTER PLAN COMMUNITY DISTRICT), PROPOSED C / RC PCD (COMMERCIAL / RESORT CASINO PLANNED COMMUNITY DISTRICT). LOCATION: NORTHWEST CORNER OF CLARK COUNTY 215 AND LOSEE ROAD. (APNS 124-14-810-003, 124-14-810-004, 124-14-810-005 AND 124-23-510-001) WARD 4 (FOR POSSIBLE ACTION)**

Item numbers 3, 4, and 5 were discussed together and voted upon separately.

REBECCA MILTENBERGER, 100 N. CITY PARKWAY, LAS VEGAS, 89106 ON BEHALF OF THE APPLICANT

JEFFREY WELCH, 1505 S. PAVILLON CENTER DR., LAS VEGAS, 89135 CHIEF LEGAL OFFICER, STATION CASINOS

The following individuals spoke in opposition to approval of the item:

ANGELA JOHANSSON, 407 LEIGHANN RD, HENDERSON

RONAL PORTILLO, LAS VEGAS, 89118

MARIO MEDINA, 4852 STEPHANIE ST., LAS VEGAS (TRANSLATION FROM SPANISH TO ENGLISH)

JOSE JIMENEZ, 3890 CINNAMONWOOD WAY, LAS VEGAS, 89115

EFRAIN ZARATE, 4112 VIA OLIVERO AVE., LAS VEGAS

KEN LIU, 1680 S. COMMERCE ST., LAS VEGAS, 89102

SENATOR PAT SPEARMAN, 5575 SIMMONS ST., STE 1-174, NORTH LAS VEGAS

NORMA FLORES, 106 ELM ST, HENDERSON, 89105

LUCY TAUFAN, 1211 TOLEDO ST., HENDERSON, 89105

B. MORGAN JOY

ACTION: APPROVED - FORWARD TO CITY COUNCIL FOR FINAL ACTION

4. [ZN-22-2022 LOSEE STATION RESORT & CASINO \(PUBLIC HEARING\). APPLICANT: SC SP 3 LLC. REQUEST: A PROPERTY RECLASSIFICATION FROM A C-2 MPC \(GENERAL COMMERCIAL MASTER PLANNED COMMUNITY DISTRICT\) AND AN RZ13 MPC \(RESIDENTIAL ZONE UP TO 13 DU/AC MASTER PLAN COMMUNITY DISTRICT\) TO A C / RC PCD \(COMMERCIAL / RESORT CASINO PLANNED COMMUNITY DISTRICT\). LOCATION: NORTHWEST CORNER OF CLARK COUNTY 215 AND LOSEE ROAD. \(APNS 124-14-810-003, 124-14-810-004, 124-14-810-005 AND 124-23-510-001\) WARD 4 \(FOR POSSIBLE ACTION\)](#)

Item numbers 3, 4, and 5 were discussed together and voted upon separately.

The following member of the public submitted a comment in opposition to approval of this item:

B. MORGAN JOY

ACTION: APPROVED – FORWARD TO CITY COUNCIL FOR FINAL ACTION

5. [SUP-40-2022 LOSEE STATION RESORT & CASINO \(PUBLIC HEARING\). APPLICANT: SC SP 3 LLC. REQUEST: A SPECIAL USE PERMIT IN A C-2 MPC \(GENERAL COMMERCIAL MASTER PLANNED COMMUNITY DISTRICT\), AND AN RZ13 MPC \(RESIDENTIAL ZONE UP TO 13 DU/AC MASTER PLAN COMMUNITY DISTRICT\), PROPOSED C / RC PCD \(COMMERCIAL / RESORT CASINO PLANNED COMMUNITY DISTRICT\) TO ALLOW A HOTEL AND CASINO. LOCATION: NORTHWEST CORNER OF CLARK COUNTY 215 AND LOSEE ROAD. \(APNS 124-14-810-003, 124-14-810-004, 124-14-810-005 AND 124-23-510-001\) WARD 4 \(FOR POSSIBLE ACTION\)](#)

Item numbers 3, 4, and 5 were discussed together and voted upon separately.

The following members of the public spoke in opposition to approval of this item:

KEN LIU, 1680 S. COMMERCE ST., LAS VEGAS, 89102
ANGELA JOHANSSON, 407 LEIGHANN RD, HENDERSON
SENATOR PAT SPEARMAN, 5575 SIMMONS ST., STE 1-174, NORTH LAS VEGAS
B. MORGAN JOY

ACTION: APPROVED WITH CONDITIONS - CONDITION NO. 4 AMENDED

Planning and Zoning:

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.

Public Works:

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.~~

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 unless otherwise approved by the City Traffic Engineer.

5. All driveway geometrics shall be in compliance with the applicable *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Numbers.
6. The public street geometrics and thickness of the pavement sections will be determined by the Department of Public Works.
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. Clark County concurrence is required.
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. Losee Road
 - b. Severance Lane
 - c. Collette Street
9. Appropriate mapping is required to combine the parcels. All mapping shall be in compliance with NRS Chapter 278 and the City of North Las Vegas Municipal Code, and associated Master Plans in effect at the time of subdivision and/or parcel map approval. The property owner shall grant a 5' PUE along the property boundary adjacent to public right of way.
 10. The property owner is required to grant a roadway easement for proposed commercial driveway(s).
 11. 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.
 12. Right of way dedication and construction of a right turn lane is required at both proposed entrances on Losee Road.
 13. Adjacent to any eighty (80) foot right-of-way, a common lot and/or landscape and pedestrian access easement, with a minimum width of five (5) feet, shall be provided behind the required bus turn-out.
 14. Right of way dedication and construction of a RTC bus turn-out required on Losee Road south of the proposed main entrance location per the *Uniform Standard Drawings for Public Works' Constructive Off-Site Improvements* Drawing Number 234.1.
 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.

6. [SPR-05-2022 LOSEE STATION RESORT & CASINO \(PUBLIC HEARING\). APPLICANT: SC SP 3 LLC. REQUEST: A SITE PLAN REVIEW IN A C-2 MPC \(GENERAL COMMERCIAL MASTER PLANNED COMMUNITY DISTRICT\) AND AN RZ13 MPC \(RESIDENTIAL ZONE UP TO 13 DU/AC MASTER PLAN COMMUNITY DISTRICT\), PROPOSED C / RC PCD \(COMMERCIAL / RESORT CASINO PLANNED COMMUNITY DISTRICT\), TO DEVELOP A HOTEL AND CASINO. LOCATION: NORTHWEST CORNER OF CLARK COUNTY 215 AND LOSEE ROAD. \(APNS 124-14-810-003, 124-14-810-004, 124-14-810-005 AND 124-23-510-001\) WARD 4 \(FOR POSSIBLE ACTION\)](#)

The following member of the public submitted a comment in opposition to approval of this item:

B. MORGAN JOY

ACTION: APPROVED WITH CONDITIONS:

Planning and Zoning:

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. The perimeter landscape area along Severance Lane shall be twenty five (25) feet in width with an eight (8) foot detached sidewalk centered within the landscaped area.
3. Each facade of the casino/hotel, parking structure and physical plant shall be treated in such a way that they match the facade of the hotel (facing Losee Road). The facade treatments shall include false windows, appropriate lighting and faux wood elements. Exposed and painted precast concrete shall not be an acceptable finish material or treatment.
4. This application comply with the conditions of approval for SUP-40-2022.

7. UN-22-18 REVERE & COMMERCE, SWC (PUBLIC HEARING). APPLICANT: RANDY 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: SOUTHWEST CORNER OF COMMERCE STREET AND REVERE STREET. (APN 124-22-201-004) WARD 4 (FOR POSSIBLE ACTION)

Item Numbers 7 and 8 were discussed together and voted upon separately.

MELISSA EURE, 1055 WHITNEY RANCH DR. #210, HENDERSON, NV 89104, ON BEHALF OF THE APPLICANT

There was no public participation.

ACTION: APPROVED WITH CONDITIONS:

Planning and Zoning:

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.

Public Works:

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.
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 Number 222.1 and 225.
6. The property owner is required to grant a roadway easement for commercial driveways.

7. 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
 8. The public street geometrics and thickness of the pavement sections will be determined by the Department of Public Works.
 9. 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.
 10. 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.
 11. 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. [UN-23-18 REVERE & COMMERCE, SWC \(PUBLIC HEARING\). APPLICANT: RANDY BLACK JR. REQUEST: AN EXTENSION OF TIME FOR A SPECIAL USE PERMIT IN A C-1 \(NEIGHBORHOOD COMMERCIAL DISTRICT\) TO ALLOW A CONVENIENCE FOOD STORE WITH GAS PUMPS. LOCATION: SOUTHWEST CORNER OF COMMERCE STREET AND REVERE STREET. \(APN 124-22-201-004\) WARD 4 \(FOR POSSIBLE ACTION\)](#)

Item Numbers 7 and 8 were discussed together and voted upon separately.

MELISSA EURE, 1055 WHITNEY RANCH DR. #210, HENDERSON, NV 89104, ON BEHALF OF THE APPLICANT

There was no public participation.

ACTION: APPROVED WITH CONDITIONS:

Planning and Zoning:

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.

Public Works:

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.
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 Number 222.1 and 225.
6. The property owner is required to grant a roadway easement for commercial driveways.
7. 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
8. The public street geometrics and thickness of the pavement sections will be determined by the Department of Public Works.
9. 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.

10. 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.
 11. 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. [**ZN-17-2022 PUD FOR GHOST KITCHEN WITHIN EXISTING DAYCARE \(PUBLIC HEARING\). APPLICANT: ALISA PARK. REQUEST: A PROPERTY RECLASSIFICATION FROM A PUD \(PLANNED UNIT DEVELOPMENT DISTRICT\) TO A PUD \(PLANNED UNIT DEVELOPMENT DISTRICT\) TO ALLOW A GHOST KITCHEN WITHIN AN EXISTING DAYCARE FACILITY. LOCATION: 4095 WEST CRAIG ROAD. \(APNS 139-06-701-004 AND 139-06-701-005\) WARD 3 \(FOR POSSIBLE ACTION\)**](#)

ACTION: CONTINUED UNTIL OCTOBER 12, 2022

10. [**FDP-10-2022 CONWAY & WASHBURN. APPLICANT: SHARAN PROPERTIES. REQUEST: A FINAL DEVELOPMENT PLAN IN A PUD \(PLANNED UNIT DEVELOPMENT DISTRICT\) TO DEVELOP A 13-LOT, SINGLE-FAMILY SUBDIVISION. LOCATION: SOUTHEAST CORNER OF WEST WASHBURN ROAD AND CONWAY STREET. \(APN 124-34-701-007\) WARD 4 \(FOR POSSIBLE ACTION\)**](#)

JEREMIAH JOHNSON, 6030 S. JONES BLVD., LAS VEGAS 89118, ON BEHALF OF THE APPLICANT.

There was no public participation.

ACTION: APPROVED WITH CONDITIONS – FORWARD TO CITY COUNCIL FOR FINAL ACTION:

Planning and Zoning:

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-28-2021 (Ordinance No. 3107).

11. AMP-08-2022 NORTHERN BELT ROAD. (PUBLIC HEARING). APPLICANT: PROLOGIS LP / CANDICE JOHNSON. REQUEST: AN AMENDMENT TO THE COMPREHENSIVE MASTER PLAN TO CHANGE THE LAND USE DESIGNATION FROM RESORT COMMERCIAL TO HEAVY INDUSTRIAL. LOCATION: NORTHEAST CORNER OF NORTH BELT ROAD AND INTERSTATE 15. (APN 123-22-301-001) WARD 1 (FOR POSSIBLE ACTION)

Item Numbers 11 and 12 were discussed together and voted upon separately.

TREASEA WOLF, 6671 LAS VEGAS BLVD. S., LAS VEGAS, 89119, ON BEHALF OF THE APPLICANT

There was no public participation.

ACTION: APPROVED – FORWARD TO CITY COUNCIL FOR FINAL ACTION

12. ZN-18-2022 NORTHERN BELT ROAD (PUBLIC HEARING). APPLICANT: PROLOGIS LP / CANDICE JOHNSON. REQUEST: A PROPERTY RECLASSIFICATION FROM C-2 (GENERAL COMMERCIAL DISTRICT) TO M-2 (GENERAL INDUSTRIAL DISTRICT). LOCATION: NORTHEAST CORNER OF NORTH BELT ROAD AND INTERSTATE 15. (APN 123-22-301-001) WARD 1 (FOR POSSIBLE ACTION)

Item Numbers 11 and 12 were discussed together and voted upon separately.

TREASEA WOLF, 6671 LAS VEGAS BLVD. S., LAS VEGAS, 89119, ON BEHALF OF THE APPLICANT

There was no public participation.

ACTION: APPROVED – FORWARD TO CITY COUNCIL FOR FINAL ACTION

13. ZN-23-2022 SPEEDWAY 11 (PUBLIC HEARING). APPLICANT: PROLOGIS. REQUEST: A PROPERTY RECLASSIFICATION FROM O-L (OPEN LAND DISTRICT) TO M-2 (GENERAL INDUSTRIAL DISTRICT). LOCATION: APPROXIMATELY 320 FEET EAST OF BEESLEY DRIVE BETWEEN EAST WASHBURN ROAD AND FISHER AVENUE. (APNS 123-34-201-012 AND 123-34-201-013) WARD 1 (FOR POSSIBLE ACTION)

JEREMIAH JOHNSON, 6030 S. JONES BLVD., LAS VEGAS 89118, ON BEHALF OF THE APPLICANT.

There was no public participation.

ACTION: APPROVED – FORWARD TO CITY COUNCIL FOR FINAL ACTION

14. T-MAP-17-2022 LINK LOGISTICS GOWAN @ COMMERCE. APPLICANT: B9 GOWAN ROAD OWNER LLC C/O LINK LOGISTICS REAL ESTATE. REQUEST: A TENTATIVE MAP IN AN M-2 (GENERAL INDUSTRIAL DISTRICT), TO ALLOW A SINGLE-LOT, COMMERCIAL SUBDIVISION. LOCATION: NORTHEAST CORNER OF COMMERCE STREET AND GOWAN ROAD. (APNS 139-10-601-001 AND 139-10-601-002) WARD 2 (FOR POSSIBLE ACTION)

TAYLOR ERDMANN, 6671 S. LAS VEGAS BLVD., LAS VEGAS, 89119, ON BEHALF OF THE APPLICANT

ACTION: APPROVED WITH CONDITIONS:

Planning and Zoning

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.

Public Works

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 applicable *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.1.

6. 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. Gowan Road (sidewalk/streetlights)
 - b. Commerce Street
 - c. Gilmore Avenue
 - d. Goldfield Street
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. Right of way dedication and construction of a RTC bus turn-out is required on Commerce Street north of Gowan Road per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 234.1.
9. The public street geometrics and thickness of the pavement sections will be determined by the Department of Public Works.
10. The property owner is required to grant a roadway easement for commercial driveway(s).
11. Any existing roadway easements not needed for the project may be vacated.
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.

15. T-MAP-18-2022 SEDONA RANCH COMMERCIAL. APPLICANT: MEQ-SEDONA, LLC. REQUEST: A TENTATIVE MAP IN A PUD (PLANNED UNIT DEVELOPMENT DISTRICT), TO ALLOW A SINGLE-LOT, COMMERCIAL SUBDIVISION. LOCATION: NORTHWEST CORNER OF NORTH 5TH STREET AND ANN ROAD. (APN 124-27-801-009) WARD 4 (FOR POSSIBLE ACTION)

PATRICIA TICANO, 3203 E. WARM SPRINGS, LAS VEGAS, 89120, ON BEHALF OF THE APPLICANT.

ACTION: APPROVED WITH CONDITIONS:

Planning and Zoning

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.

Public Works

2. When submitting the final map and associated civil improvement plans to the Department of Public Works for review, the developer must provide a copy of the Covenants, Conditions, Restrictions and Easements that will establish the provisions for cross access/reciprocal parking, surface and/or underground drainage facilities and utilities crossing property lines, development and maintenance of the property and improvements. The document must be recorded upon approval of the final map.
3. All existing easements shall be shown on the final map.

16. FDP-13-2022 CRAIG & ALLEN APARTMENTS. APPLICANT: MORGAN STONEHILL, LLC. REQUEST: A FINAL DEVELOPMENT PLAN IN A PUD / PID (PLANNED UNIT DEVELOPMENT / PLANNED INFILL DEVELOPMENT DISTRICT), TO ALLOW A 159-UNIT, MULTI-FAMILY DEVELOPMENT. LOCATION: GENERALLY LOCATED EAST OF THE SOUTHEAST CORNER OF CRAIG ROAD AND ALLEN LANE. (APN 139-05-301-009) WARD 4 (FOR POSSIBLE ACTION)

JENNIFER LAZOVICH, 1980 FESTIVAL PLAZA DR., LAS VEGAS 89135, ON BEHALF OF THE APPLICANT.

ACTION: APPROVED WITH CONDITIONS:

Planning and Zoning:

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-05-2022 (Ordinance No. 3117).
3. Pedestrian access gates with five (5) foot wide sidewalk connections to Allen Lane, Craig Road and the commercial center shall be provided.

17. [FDP-11-2022 HOMEWOOD SUITES CRAIG H8. APPLICANT: SUN WEST COMMERCIAL LLC. REQUEST: A FINAL DEVELOPMENT PLAN IN A PUD \(PLANNED UNIT DEVELOPMENT DISTRICT\) TO DEVELOP A HOTEL. LOCATION: GENERALLY LOCATED 330 FEET NORTH OF CRAIG ROAD AND 250 FEET EAST OF BRUCE STREET. \(APN 139-02-612-014\) WARD 2 \(FOR POSSIBLE ACTION\)](#)

DAVID LOGSDON, 3203 E. WARM SPRINGS RD, LAS VEGAS, 89120, ON BEHALF OF THE APPLICANT.

ACTION: APPROVED WITH CONDITIONS:

Planning and Zoning:

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-17-90 and SUP-20-2021.
3. The wainscoting shall be a stacked stone veneer to match the buildings in remainder of the commercial center.
4. The stacked stone veneer shall encase the support columns of the canopy/carport at the main customer entrance.

Public Works:

5. 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.
6. Approval of a drainage study is required prior to submittal of the civil improvement plans. Conformance may require modifications to the site plan.
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 Nevada Energy easements, appurtenances, lines and poles must be shown and shall be located entirely within the perimeter landscape area of this development. Distribution lines, existing or proposed, shall be placed underground if impacted by the proposed development of the parcel or if the pole impedes upon the proper ADA clearances for sidewalk. Under no circumstances will new down guy wires be permitted.
9. Within the landscape buffer along the northern property line, trees shall be planted within five feet of the southern edge of the landscape buffer.
10. Within the Public Utility Easements (including PUE document #: 20111110-0002005), the property owner shall continually maintain all property improvements without limitation, including all landscape improvements and all surface improvements. To the extent the City disturbs the soil for maintenance/repair of the facility, the City shall return the soil to the surface grade, but the City shall not restore the landscape, irrigation and surface improvements, which restoration shall be the responsibility of the property owner.

18. [SUP-36-2022 TERRIBLE HERBST @ ANN & VALLEY CONVENIENCE STORE \(PUBLIC HEARING\). APPLICANT: DOMINIQUE DOUMANI WITH DOUMANI DEVELOPMENT, LLC. REQUEST: A SPECIAL USE PERMIT IN A C-1 \(NEIGHBORHOOD COMMERCIAL DISTRICT\) TO ALLOW A CONVENIENCE FOOD STORE WITH GAS PUMPS AND AN "OFF-SALE" BEER-WINE-SPIRIT BASED PRODUCTS LICENSE. LOCATION: NORTHWEST CORNER OF ANN ROAD AND VALLEY DRIVE. \(APN 124-30-401-021\) WARD 3 \(FOR POSSIBLE ACTION\)](#)

Item Numbers 18 and 19 were discussed together and voted upon separately.

BENJAMIN GIRARDIN, 7373 PEAK DR., LAS VEGAS, 89128, ON BEHALF OF THE APPLICANT.

JULIE MONTEIRO, 5648 ANCIENT AGORA ST., NORTH LAS VEGAS, 89031, IN OPPOSITION TO THE PROPOSAL.

ACTION: APPROVED WITH CONDITIONS:

Planning and Zoning:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. Two (2) offset rows of trees shall be provided at 10 feet on center within the landscaped buffer along the north property line.
3. The parking row fronting Valley Drive shall be shifted a minimum of six (6) feet to the south to provide a minimum of six feet of landscaping between the parking row and the entry drive.

Public Works:

4. All known geologic hazards shall be shown on any preliminary development plans and civil improvement plans submitted to the City. Subsequent identification of additional hazards may substantially alter development plans.
5. Approval of a drainage study is required prior to submittal of the civil improvement plans. Conformance may require modifications to the site plan.
6. 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.

7. The property owner is required to grant a roadway easement for commercial driveway(s).
 8. 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 and a minimum width of five (5) feet shall be provided behind the required bus turn-out.
 9. When submitting the civil improvement plans to the Department of Public Works for review, the developer must provide a copy of the Covenants, Conditions, Restrictions and Easements that will establish the provisions for cross access/reciprocal parking, surface and/or underground drainage facilities and utilities crossing property lines, development and maintenance of the property and improvements. The document must be recorded prior to approval of the civil improvement plans.
19. [SUP-38-2022 TERRIBLE HERBST @ ANN & VALLEY CAR WASH \(PUBLIC HEARING\). APPLICANT: DOMINIQUE DOUMANI WITH DOUMANI DEVELOPMENT, LLC. REQUEST: A SPECIAL USE PERMIT IN A C-1 \(NEIGHBORHOOD COMMERCIAL DISTRICT\) TO ALLOW A VEHICLE WASHING ESTABLISHMENT. LOCATION: NORTHWEST CORNER OF ANN ROAD AND VALLEY DRIVE. \(APN 124-30-401-021\) WARD 3 \(FOR POSSIBLE ACTION\)](#)

Item Numbers 18 and 19 were discussed together and voted upon separately.

BENJAMIN GIRARDIN, 7373 PEAK DR., LAS VEGAS, 89128, ON BEHALF OF THE APPLICANT.

ACTION: APPROVED WITH CONDITIONS:

Planning and Zoning:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.

Public Works:

2. All known geologic hazards shall be shown on any preliminary development plans and civil improvement plans submitted to the City. Subsequent identification of additional hazards may substantially alter development plans.
 3. Approval of a drainage study is required prior to submittal of the civil improvement plans. Conformance may require modifications to the site plan.
 4. Approval of a traffic study is required prior to submittal of the civil improvement plans. Please contact Traffic Engineering at 633-2676 to request a scope. A queuing analysis may be required.
 5. The property owner is required to grant a roadway easement for commercial driveway(s).
 6. 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 and a minimum width of five (5) feet shall be provided behind the required bus turn-out.
 7. When submitting the civil improvement plans to the Department of Public Works for review, the developer must provide a copy of the Covenants, Conditions, Restrictions and Easements that will establish the provisions for cross access/reciprocal parking, surface and/or underground drainage facilities and utilities crossing property lines, development and maintenance of the property and improvements. The document must be recorded prior to approval of the civil improvement plans.
20. [SUP-39-2022 U-HAUL \(PUBLIC HEARING\). APPLICANT: U-HAUL COMPANY OF NEVADA. REQUEST: A SPECIAL USE PERMIT IN A C-2 \(GENERAL COMMERCIAL DISTRICT\) TO ALLOW AN EXPANSION TO AN EXISTING MINI WAREHOUSE FACILITY. LOCATION: 160 WEST CRAIG ROAD. \(APN 139-03-601-007\) WARD 2 \(FOR POSSIBLE ACTION\)](#)

MISHA RAY, 1980 FESTIVAL PLAZA DR., LAS VEGAS, 89135, ON BEHALF OF THE APPLICANT

STEVEN DEUTSCH, 5880 GRECHETTO CT., LAS VEGAS, 89141, ON BEHALF OF THE APPLICANT

**JENNIFER LAZOVICH, 1980 FESTIVAL PLAZA DR., LAS VEGAS 89135, ON
BEHALF OF THE APPLICANT**

ACTION: APPROVED WITH CONDITIONS:

Planning and Zoning:

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. The metal exterior panel shall be textured and painted to match the existing mini-warehouse building.

Public Works:

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. The site plan provided by the applicant shows proposed access from Commerce Street across APN 139-03-610-002. The owner shall provide a copy of a recorded agreement that addresses cross access and paved access to the Department of Public Works upon submittal of the civil improvement plans.
5. Approval of a drainage study is required prior to submittal of the civil improvement plans. Conformance may require modifications to the site plan.
6. Approval of a traffic study or traffic study waiver is required prior to submittal of the civil improvement plans. Please contact Traffic Engineering at 633-2676 to request a scope.
7. All Nevada Energy easements, appurtenances, lines and poles must be shown and shall be located entirely within the perimeter landscape area of this development. Distribution lines, existing or proposed, shall be placed underground if impacted by the proposed development of the parcel or if the pole impedes upon the proper ADA clearances for sidewalk. Under no circumstances will new down guy wires be permitted

21. FDP-16-2022 CIRCLE K AT ANN & 5TH. APPLICANT: CIRCLE K STORES INC. REQUEST: A FINAL DEVELOPMENT PLAN IN A PUD (PLANNED UNIT DEVELOPMENT DISTRICT) TO ALLOW A NEW 5,200-SQUARE-FOOT CONVENIENCE FOOD STORE WITH GAS PUMPS. LOCATION: NORTHEAST CORNER OF ANN ROAD AND NORTH 5TH STREET. (APN 124-26-401-008) WARD 4 (FOR POSSIBLE ACTION)

JODI HAMILL, 11811 N. TATUM BLVD., PHOENIX, AZ 85028, ON BEHALF OF THE APPLICANT.

ACTION: APPROVED WITH CONDITIONS:

Planning and Zoning:

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-22-2017 (Ordinance No. 3062).
 3. A cornice element matching the roofline of the convenience food store shall be added to the gas canopy roofline on all elevations.
 4. Trees shall be planted eighteen (18) feet on center within the landscape buffers along the north and east property lines.
 5. Modified landscape diamonds shall be spaced every three parking spaces along the parking adjacent to the west, north and east elevations of the building. Each modified landscape island shall include a minimum of one 24"-box tree and two shrubs.
 6. Street trees planted between the curb and sidewalk along North 5th Street shall match the North 5th Street Landscape Corridor Exhibit – trees types, spacing and pattern.
22. SUP-37-2022 CIRCLE K AT CRAIG & LAMB (PUBLIC HEARING). APPLICANT: CIRCLE K STORES INC. REQUEST: A SPECIAL USE PERMIT IN A C-2 (GENERAL COMMERCIAL DISTRICT) TO ALLOW A CONVENIENCE FOOD STORE WITH GAS PUMPS AND AN "OFF-SALE" BEER-WINE-SPIRIT BASED PRODUCTS LICENSE. LOCATION: SOUTHWEST CORNER OF CRAIG ROAD AND LAMB BOULEVARD. (APNS 140-06-611-006 AND 140-06-714-006) WARD 1 (FOR POSSIBLE ACTION)

**JODI HAMILL, 11811 N. TATUM BLVD., PHOENIX, AZ 85028, ON BEHALF OF
THE APPLICANT.**

ACTION: APPROVED WITH CONDITIONS:

Planning and Zoning:

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.

Public Works:

3. All known geologic hazards shall be shown on any preliminary development plans and civil improvement plans submitted to the City. Subsequent identification of additional hazards may substantially alter development plans.
4. Approval of a drainage study is required prior to submittal of the civil improvement plans. Conformance may require modifications to the site plan.
5. The size and number 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 and *Uniform Standard Drawings for Public Works’ Construction Off-Site Improvements* Drawing Number 222.1. Conformance may require modifications to the site.
6. All driveway geometrics shall be in compliance with the applicable *Uniform Standard Drawings for Public Works’ Construction Off-Site Improvements* Drawing Numbers.
7. The public street geometrics and thickness of the pavement sections will be determined by the Department of Public Works.
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 will be required. NDOT concurrence is required.

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. Craig Rd.
 - b. Lamb Blvd. (sidewalk & streetlights)
10. Right-of-way dedication and construction of a RTC bus turn-out and exclusive right turn lane is required on Lamb Blvd. per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 234.4.
11. Adjacent to any eighty (80) foot right-of-way, a common lot and/or landscape and pedestrian access easement, with a minimum width of five (5) feet, shall be provided behind the required bus turn-out.
12. A revocable encroachment permit for landscaping within the public right of way is required, if applicable
13. 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.
14. Appropriate mapping is required to combine the parcels. All mapping shall be in compliance with NRS Chapter 278 and the City of North Las Vegas Municipal Code, and associated Master Plans in effect at the time of subdivision and/or parcel map approval.
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.

23. SUP-28-2022 HEALTH AND FITNESS CENTER (PUBLIC HEARING). APPLICANT: FORWARD TEE LLC. REQUEST: A SPECIAL USE PERMIT IN AN M-2 (GENERAL INDUSTRIAL DISTRICT) TO ALLOW A HEALTH AND FITNESS CENTER. LOCATION: 4120 EAST CRAIG ROAD. (APN 140-06-610-017) WARD 1 (FOR POSSIBLE ACTION)

LORA WREN, 520 S. 4TH ST., LAS VEGAS, 89101 ON BEHLAF OF THE APPLICANT.

ACTION: APPROVED WITH CONDITIONS:

Planning and Zoning:

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 remove all non-permitted signage and obtain sign permits for any legal and allowable signage.

24. ZOA-04-2022 CNLV (PUBLIC HEARING). APPLICANT: CITY OF NORTH LAS VEGAS. REQUEST: AN AMENDMENT TO TITLE 17 (ZONING ORDINANCE) TO MODIFY THE TURF REQUIREMENTS, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO. CITYWIDE (FOR POSSIBLE ACTION)

ACTION: APPROVED – FORWARD TO CITY COUNCIL FOR FINAL ACTION

25. ZOA-05-2022 CNLV (PUBLIC HEARING). APPLICANT: CITY OF NORTH LAS VEGAS. REQUEST: AN AMENDMENT TO TITLE 17 (ZONING ORDINANCE) TO AMEND RESIDENTIAL POOL SIZES, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO. CITYWIDE (FOR POSSIBLE ACTION)

ACTION: APPROVED – FORWARD TO CITY COUNCIL FOR FINAL ACTION

STAFF ITEMS

Staff had nothing to report.

PUBLIC FORUM

There was no public participation.

ADJOURNMENT

The meeting was adjourned at 8:15 PM.