

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

May 11, 2022

**BRIEFING**

5:30 p.m., Caucus Room, 2250 Las Vegas Boulevard North,  
North Las Vegas, Nevada 89030

**CALL TO ORDER**

6:02 PM, Council Chambers, 2250 Las Vegas Boulevard North,  
North Las Vegas, Nevada 89030

**ROLL CALL**

**COMMISSIONERS PRESENT**

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

**COMMISSIONERS ABSENT**

**STAFF PRESENT**

Land Development and Community Services Director Jordan  
Planning and Zoning Manager Eastman  
Assistant City Attorney Aguayo  
City Clerk Rodgers  
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 May 11, 2022. (For Possible Action)**

ACTION: APPROVED AS AMENDED; ITEM NO. 24 WAS MOVED FIRST TO BE HEARD UNDER BUSINESS.

MOTION: Commissioner Kraft

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

NAYS: None

ABSTAIN: None

ABSENT: None

### **2. Approve Planning Commission Regular Meeting Minutes of January 12, 2022. (For Possible Action)**

ACTION: APPROVED

MOTION: Commissioner Greer

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

NAYS: None

ABSTAIN: None

ABSENT: None

### **3. Approve Planning Commission Regular Meeting Minutes of February 9, 2022. (For Possible Action)**

ACTION: APPROVED

MOTION: Commissioner Greer

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

NAYS: None

ABSTAIN: None

ABSENT: None

## **BUSINESS**

**24. AMP-03-2022 MIXED USE COMMERCIAL - DENSITIES (Public Hearing).  
Applicant: City of North Las Vegas. Request: An Amendment to The  
Comprehensive Master Plan Specifically to Increase the Residential Density  
Range Within the Mixed-Use Commercial Land Use Category, and  
Providing for Other Matters Properly Related Thereto. (For Possible  
Action)**

Planning and Zoning Manager Eastman stated that currently, the Mixed Use Commercial land use designation allows for a maximum residential density up to 25 dwelling units per acre or 50 dwelling units per acre within one-quarter mile of a designated future transit station location. This amendment would allow a residential density range up to 50 dwelling units per acre when located within an Activity Center. The increase in density will allow greater flexibility and encourage a more diverse mix of housing options when Mixed Use Commercial is developed within an Activity Center. The Comprehensive Master Plan designated three Activity Centers. All three activity centers include portions of the North 5th Street Transit Corridor. The Activity Centers are Downtown North Las Vegas; North 5<sup>th</sup> Transit Corridor and Craig Ranch; and the Northern Development Area.

- The intent of the Downtown Activity Center is to serve as a high-quality defining center of the City with a strong sense of place. Downtown Activity Center should be diverse and include higher-density mixed-use development to increase the supply and range of options for housing in the area.
- The North 5th Transit Corridor and Craig Ranch Activity Center are planned for high capacity transit. East-west feeder connections such as Craig Road increase access to this transit corridor from other areas of the City. The Activity Center will be the central hub for transit and entertainment.
- The Northern Development Area Activity Center includes large influential developments such as: the VA Hospital, both Job Creation Zones and the future UNLV North Campus. The close proximity of these major influences is mutually supportive of each other and the surrounding uses.

Therefore, staff feels that this increase is appropriate and they recommended that the resolution be approved and forwarded to City Council for final action.

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

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION.

MOTION: Commissioner Calhoun

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

NAYS: None

ABSTAIN: None

ABSENT: None

**4. ZN-04-2022 CAREY / SIMMONS INDUSTRIAL (Public Hearing). Applicant: Columbia Industrial Acquisition Company, LLC. Request: A Property Reclassification from an R-1 (Single-Family Low Density District) to an M-1 (Business \Park Industrial District). Location: Northeast Corner of Carey Avenue and Simmons Street. (APNs 139-17-701-001 and 139-17-801-004). Ward 2. (For Possible Action)**

Planning and Zoning Manager Eastman, stated that currently, these two parcels have a Comprehensive Master Plan land use designation for the subject site is Employment. The applicant is requesting the zoning to be in conformity and match what the land use specifies, which would be a use that is not residential. When reviewing the proposed application because the existing land use is employment, there are three classifications that would be appropriate. The M-1, Business Park Industrial District, CP Commercial Office or a Planned Unit Development. However, M-1, Business Park Industrial District is to accommodate light industrial uses, offices, and warehousing in a comprehensively planned and attractive setting while minimizing the amount of non-industrial uses (e.g., retail, religious institutions, and banks). The proposed light industrial park will act as a transition from the more intensive uses of the airport to the existing residential. Therefore, staff believes that the M-1, Business Park Industrial District does meet this criteria and would make a suitable buffer. Staff recommended approval of the proposed rezoning and to be forwarded to City Council for final action.

**Bob Gronauer, 1980 Festival Plaza Drive, Suite 650, Las Vegas** represented the applicant, Lincoln Property Group, and stated that he was there to conduct a presentation on three items. His presentation will incorporate information on items 4, 5, and 6 at the same time. Mr. Gronauer presented a map to staff and commissioners that demonstrated the 86 acres of raw land and showed the landmark of the community, which is Windsor Park Residential sub-division. The parcel is adjacent to the North Las Vegas Airport and a residential area which is to the south and east. In 2009, Planning Commission recommended approval for a zone change application from R-1 (Single-Family Low Density District) to an M-1 (Business \Park Industrial District). He stated that the land use with this parcel was for employment. Mr. Gronauer stated that the applicant meets these conditions since Carey Avenue and Simmons Street both have a 100 foot Right-Of-Way street.

He also stated that there are designated truck routes in North Las Vegas, Carey Avenue and Simmons Street are part of those designated streets. In addition, the construction process will yield about 500 jobs and once the project is completed, they estimate a growth of 1600 jobs in the area. These jobs will range anywhere from entry-level positions to Management positions. As stated previously by Mr. Eastman, this will serve as a transitional buffer in the area as it is proposed as a light industrial development. A few examples of future tenants are as follows:

- E-commerce
- Food and Beverage
- Third Party Logistics
- Distribution Center
- Line and Packaging Assembly
- Warehouse
- Research Development
- Telecom Data Center

In regards to item 5, Mr. Gronauer presented a tentative map and stated that the applicant would like to remove a Section of Cartier Avenue beginning at Simmons Street and extending east; approximately 795 feet. This will ensure that there is no truck circulation coming to the school area.

In regards to item 6, Mr. Gronauer presented a tentative map for a 1-lot commercial sub-division. He stated that this is fairly standard for all types of commercial type of development.

Mr. Gronauer stated that this is a unique application because there is a lot of history in this location. He presented another map that showed the 86 parcels and also showed the properties that are or were owned by the City of North Las Vegas during a study done in 2019. In this study, it showed that North Las Vegas City owned 134 parcels. 109 parcels were privately owned, and 92 were occupied, which adds up to 243 parcels with different types of ownerships. Mr. Gronauer stated that he held three separate neighborhood meetings. He thanked Councilwoman Pamela Goynes-Brown and State Senator Dina Neal for taking part and assisting in the neighborhood meetings. Mr. Gronauer stated that during the first meeting, 40 people attended, but only 20-24 actually lived in the area. The second meeting, 20 people attended.

Mr. Gronauer stated that the community partnership consists of addressing their concerns about preserving the history of Windsor Park. Therefore, the applicant has taken Councilwoman Pamela Goynes-Brown's suggestion to brand the park and call it, Windsor Commerce Park. The applicant plans to use the Windsor History to create the parks theme. It will use Windsor's Park's artifacts and plaques that reflect its history. He stated that it is important to the applicant and the community to not lose part of that history. Secondly, Councilwoman Goynes-Brown has provided the contact information for local schools and churches in order for the applicant to become more involved in the community. In addition, Las Vegas Paving spends a lot of time and money keeping this

location clean.

Mr. Gronauer also mentioned that this location will not have any residential units because of the soil. He stated that by having this development at this location, it will increase the property value in the area. He stated that what they are looking to do is build this location into a campus-type setting. They are proposing increased setbacks for buildings, landscaping, and architectural. In addition, he stated that North Las Vegas has an official track route. Most of the traffic would be going through Simmons/North South Route, which will then take traffic to Cheyenne Avenue and on to the Interstate 15. In addition, there will be more employment opportunities in this area after completion of the project. Mr. Gronauer was available for questions.

Chairman Warner stated that before opening the public forum he wanted to recognize that Nevada State Senator Dina Neal, has joined the Planning Commission Meeting.

Chairman Warner opened the public hearing.

**Rashanda Stevens, 3409 E Cartier Ave North Las Vegas** stated that she is representing someone else, but will not disclose the person's name. She stated that her question is if the developer has already found tenants for the building and would the community be able to evaluate the future tenants. She stated that she provides consulting services and was not able to obtain a quote from the general contractors.

**LaShona Weasly, 2304 W Cartier Ave North Las Vegas** stated that there were three different neighborhood meetings. Two of the meetings were canceled and the third the applicant provided the incorrect date. She stated that she received a letter from the applicant stating that they will no longer be holding neighborhood meetings and if they would like to talk about the project they could attend the Planning Commission meeting. She stated that in 2019 she was informed by the builder that the land was sinking and no good. Therefore, they planned to develop a local park, but now they are planning to build commercial buildings.

**Nevada State Senator Dina Neal, 3217 Brautigan Court, North Las Vegas** stated that what Mr. Gronauer is stating is accurate, and that she has been working with Councilmember Goynes-Brown and the development company to figure out what is the best fit for the area. Senator Neal mentioned that the speakers are not clear on what the master plan will be for this new development. She mentioned that on the agenda, it is not clear about the Cartier Street closure and if there will be a park. They also want to address the height of the new buildings.

**Bob Gronauer, 1980 Festival Plaza Drive, Suite 650, Las Vegas** stated that he would like to obtain Ms. LaShona's information to forward to his client. He stated that based on marketing studies and demands, this area is a better use for commercial. He also apologized for any miscommunication about the neighborhood meetings. Notices for these meetings were sent out and conducted. As far as the soil on this land, it is one of the applicants and City's concerns. However, there are millions of dollars that have

been invested on the land in order to remedy the soil problem. He stated that the local park in that area can be a collaborate effort between the neighborhood and the City. In addition, regarding Cartier Street, there will be a cul-de-sac in place and should not impact the neighborhood.

Chairman Warner closed the public hearing.

Commissioner Berrett apologized to the speakers for the miscommunication of details in regards to the neighborhood meeting. He stated that these meetings are very important not just to the applicant but also for the Commissioners.

Planning and Zoning Manager Eastman, responded to Commissioner Kraft's question and stated that in 2019 there was a previous vote to rezone the land.

Land Development and Community Services Director Jordan, responded to Commissioner Kraft's question and stated that residents in Windsor Park are allowed to make repairs to their homes but not to expand or have a total rebuild.

Planning and Zoning Manager Eastman, answered Commissioner Kraft's question and stated that through the comprehensive plan use category for this site is a Master Plan for employment. This lot is not suitable for a residential site.

Commissioner Calhoun stated that the community can benefit from some of the employment opportunities this location will bring.

**ACTION:** APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION.

**MOTION:** Commissioner Guymon

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

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** None

5. **AMP-01-2022 CAREY / SIMMONS INDUSTRIAL (Public Hearing). Applicant: Columbia Industrial Acquisition Company, LLC. Request: An Amendment to the Master Plan of Streets and Highways to Remove a Section of Cartier Avenue Beginning at Simmons Street and Extending East Approximately 795 Feet. Location: Northeast Corner of Carey Avenue and Simmons Street. (APNs 139-17-701-001 and 139-17-801-004). Ward 2. (For Possible Action)**

Planning and Zoning Manager Eastman, stated that the applicant is requesting to amend the Master Plan of Streets and Highways by removing a portion of Cartier commencing at Simmons Street and extending east approximately 820-feet. The intent is to remove the proposed street to allow the applicant to combine the parcels for a future industrial subdivision. Access to the parcels are still from Evans Avenue to the north; Carey Avenue to the south; Clayton Street to the east; and Simmons Street to the west. Removing this portion of Cartier Avenue would prevent industrial related traffic from travelling through the Windsor Park neighborhood. However, to address the consequences resulting from this amendment and the subsequent vacation of right-of-way, the applicant will need to provide a cul-de-sac on the west end of Cartier Avenue in order to comply with the City of North Las Vegas Municipal Code section 16.20.050.O which prohibits the use of stub streets. The Department of Public Works has reviewed the subject application and has no objection to the proposed amendment. Staff recommends approval and forwarded to City Council for final action.

**Bob Gronauer, 1980 Festival Plaza Drive Suite 650, Las Vegas** incorporated all of his comments from item 4 into items 5 and 6.

Chairman Warner opened the public hearing.

**Rashanda Stevens, 3409 E Cartier Ave North Las Vegas** no longer needs to speak on this item.

**Lashauna Weasley, 2304 W Cartier Ave, North Las Vegas** had a legal question that the commissioners were not able to discuss or vote on.

Chairman Warner closed the public hearing.

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION.

MOTION: Vice Chairman Berrett

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

NAYS: None

ABSTAIN: None

ABSENT: None



**6. T-MAP-03-2022 CAREY / SIMMONS INDUSTRIAL. Applicant: Columbia Industrial Acquisition Company, LLC. Request: A Tentative Map in an R-1 (Single-Family Low Density District), to Allow a One-Lot Commercial Subdivision and for a Future Industrial Project. Location: Northeast Corner of Carey Avenue and Simmons Street. (APNs 139-17-701-001 and 139-17-801-004). Ward 2. (For Possible Action)**

Planning and Zoning Manager Eastman, stated that the applicant is requesting consideration of a one-lot commercial tentative map. The applicant is proposing to combine two (2) undeveloped parcels totaling 86.16 acres located at the northeast corner of Carey Avenue and Simmons Street. The two parcels are currently split by Cartier Avenue, which the applicant is proposing to vacate to create a single parcel. The subject site is zoned M-1, Business Park Industrial District and has a land use designation of Employment. According to the letter of intent, the proposed one-lot commercial tentative map would be for a future industrial project. The M-1, Business Park Industrial District is appropriate and compatible with the surrounding area. Staff has no objections to the proposed tentative map. Staff recommends approval subject to the conditions listed.

**Bob Gronauer, 1980 Festival Plaza Drive Suite 650, Las Vegas** incorporated all of his comments from item 4 and 5 to item 6.

**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. THE PROPOSED DRIVEWAY ON CLAYTON STREET SHALL BE LOCATED A MINIMUM OF 200 FEET SOUTH OF THE DRIVEWAY FOR GILBERT ELEMENTARY SCHOOL.
6. ALL DRIVEWAY GEOMETRICS SHALL BE IN COMPLIANCE WITH THE APPLICABLE UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS DRAWING NUMBER 222.1.
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. SIMMONS ST.
  - B. CHAMBERLAIN LANE
  - C. EVANS AVE.
8. APPROVAL OF A TRAFFIC STUDY IS REQUIRED PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS. PLEASE CONTACT TRAFFIC ENGINEERING AT 633-2676 TO REQUEST A SCOPE. A QUEUING ANALYSIS MAY BE REQUIRED.
9. THE PUBLIC STREET GEOMETRICS AND THICKNESS OF THE PAVEMENT SECTIONS WILL BE DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS.
10. RIGHT-OF-WAY DEDICATION AND CONSTRUCTION OF A RTC BUS TURN-OUT IS REQUIRED ON SIMMONS STREET NEAR W. CAREY AVE PER THE UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS DRAWING NUMBER 234.1.
11. RIGHT-OF-WAY CONSTRUCTION OF A RTC BUS TURN-OUT IS REQUIRED ON SIMMONS STREET NEAR CITIZEN AVE PER THE UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS DRAWING NUMBER 234.1.

12. REVISE THE STUB STREETS TO COMPLY WITH THE CORRESPONDING TENTATIVE MAP, VACATIONS AND CITY OF NORTH LAS VEGAS MODIFIED STUB STREET DESIGN WHICH FEATURES A MINIMUM 24 FOOT BACK OF CURB RADIUS AND A MAXIMUM LENGTH OF 150 FEET, AS MEASURED FROM THE BACK OF CURB OF THE INTERSECTING STREET TO THE BACK OF CURB AT THE FURTHEST POINT OF THE CUL-DE-SAC. MAKE THE NECESSARY CORRECTIONS OR USE A STANDARD CUL-DE-SAC DESIGN.

- A. WEST END OF W. CARTIER AVE.
- B. WEST END OF HAYWORTH AVE.
- C. NORTH END OF STANTON DR.

13. THE PROPERTY OWNER IS REQUIRED TO GRANT A ROADWAY EASEMENT FOR COMMERCIAL DRIVEWAY(S).

14. A PORTION OF CARTIER AVENUE SHOULD BE VACATED. A VACATION PRE-APPLICATION IS REQUIRED AND SHOULD BE SUBMITTED TO THE REAL PROPERTY SERVICES DIVISION PRIOR TO SUBMITTING A VACATION APPLICATION.

15. ALL NEVADA ENERGY EASEMENTS, APPURTENANCES, LINES AND POLES MUST BE SHOWN AND SHALL BE LOCATED ENTIRELY WITHIN THE PERIMETER LANDSCAPE AREA OF THIS DEVELOPMENT. DISTRIBUTION LINES, EXISTING OR PROPOSED, SHALL BE PLACED UNDERGROUND IF IMPACTED BY THE PROPOSED DEVELOPMENT OF THE PARCEL OR IF THE POLE IMPEDES UPON THE PROPER ADA CLEARANCES FOR SIDEWALK. UNDER NO CIRCUMSTANCES WILL NEW DOWN GUY WIRES BE PERMITTED.

MOTION: Commissioner Greer

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

NAYS: None

ABSTAIN: None

ABSENT: None

7. **ZN-07-2022 1941 JEFFERSON ST (Public Hearing). Applicant: KLQOZB II, LLC. Request: A Property Reclassification from R-A / R-2 (Redevelopment Area / Medium Density Residential Subdistrict) to R-A / DC (Redevelopment Area / Downtown Core Subdistrict). Location: 1941 Jefferson Street. (APN 139-23-311-119). Ward 1. (For Possible Action)**

Land Development and Community Services Director Jordan, stated that the applicant is requesting consideration to reclassify (rezone) one parcel from R-A/R-2, Redevelopment Area/Medium Density Residential Subdistrict to R-A/DC, Redevelopment Area/Downtown Core Subdistrict. The Comprehensive Plan Land Use designation for the subject site is Downtown Business District. A neighborhood meeting was held on April 27, 2022; the meeting summary stated that no one was in attendance at the meeting. The property was formerly owned by the Clark County School District and used as a maintenance yard. The Redevelopment Agency acquired the Jefferson Maintenance Yard from the Clark County School District in 2018. This area of Downtown includes North Vista Hospital, several restaurants, and retail plazas with high pedestrian activity. Staff recommends approval.

**Sheldon Colen, 2525 W Horizon Ridge Pkwy. Suite 230, Henderson** represented the applicant, KLQOZB II, LLC and was available for questions.

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

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION.

MOTION: Commissioner Calhoun

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

NAYS: None

ABSTAIN: None

ABSENT: None

8. **AMP-02-2022 TROPICAL LOSEE (Public Hearing). Applicant: Harmony Homes. Request: An Amendment to the Comprehensive Master Plan to Change the Land Use Designation from Neighborhood Commercial to Single-Family Medium. Location: Southwest Corner of Losee Road and Tropical Parkway. (APN 124-26-701-009). Ward 2. (For Possible Action)**

Land Development and Community Services Director Jordan, read items 8, 9 and 10 together but stated that it will require separate votes. The applicant is requesting consideration to amend the Comprehensive Master Plan Land Use Element from Neighborhood Commercial to Single-Family Medium. The proposed amendment is for approximately 15.19 acres located at the southwest corner of Losee Road and Tropical Parkway. The applicant held a neighborhood meeting on February 15, 2022. According

to the neighborhood meeting summary, one (1) neighbor attended the meeting and had no questions or concerns. The site currently has a commercial zoning designation. There is 25 acres of commercial to the east and additional parcels to the north currently zoned for commercial uses. The Comprehensive Plan shows the surrounding land uses as Employment, Community Commercial, Single Family Low and Single Family Medium.

In regards to item 9, the applicant is requesting consideration to reclassify (rezone) the subject property from C-1, Neighborhood Commercial District to a PUD, Planned Unit Development District to allow a 196-lot multi-family (townhome) subdivision on 15.19 acres with a density of 12.91 dwelling units per acre. The applicant is proposing a gated townhome development with three (3) different building types (4-plex, 6-plex and 8-plex) for a total of 196-units. The proposed typical interior townhome lot will be 21 feet wide and 61 feet long. However, a typical side lot will be an additional 4 feet (corner side yard) for a total of 25 feet wide and 61 feet long. The perimeter landscaping along Tropical Parkway does not comply with the required 15 feet of landscaping, including a five (5) foot sidewalk. In addition, the proposed site plan is missing a secondary emergency access and will need to provide one. Both issues will need to be addressed with the Final Development Plan. The applicant is required to provide 78,400 square feet of open space (400 square feet per dwelling unit) per code requirements. The proposed site plan indicates 102,463 square feet of open space. Per the municipal code requirement, 75% of the useable open space is located within one central area as required by code. The applicant did not provide the amenities for the open space. Pedestrian connections should be added to allow additional pedestrian access to Tropical Parkway and Losee Road. The applicant submitted elevations for two-story attached 4-plex, 6-plex and 8-plex residential townhomes. Each dwelling unit contains two-car garages and a minimum 80 square foot front porch. The three (3) models range in size from 1,800 square feet to 2,100 square feet. Staff recommends approval.

In regards to item 10, staff has no objections and recommended approval.

**Bob Gronauer, 1980 Festival Plaza Drive, Suite 650, Las Vegas** represented the applicant, Harmony Homes and was available for questions.

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

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION.

MOTION: Commissioner Greer

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

NAYS: None

ABSTAIN: None

ABSENT: None

9. **ZN-06-2022 TROPICAL LOSEE (Public Hearing). Applicant: Harmony Homes. Request: A Property Reclassification from a C-1 (Neighborhood Commercial District) to a PUD (Planned Unit Development District), Consisting of a 196-Lot, Multi-Family (Townhome) Subdivision. Location: Southwest Corner of Losee Road and Tropical Parkway. (APN 124-26-701-009). Ward 2. (For Possible Action)**

Staff recommends approval subject to the conditions listed.

**Bob Gronauer, 1980 Festival Plaza Drive, Suite 650, Las Vegas** represented the applicant, Harmony Homes and was available for questions.

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION.

1. UNLESS EXPRESSLY AUTHORIZED THROUGH A VARIANCE, WAIVER OR ANOTHER APPROVED METHOD, THIS DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
2. A FINAL DEVELOPMENT PLAN IS REQUIRED.
3. PEDESTRIAN CONNECTIONS SHALL BE ADDED TO THE EASEMENT/OPEN SPACE AREAS BETWEEN LOTS 12 AND 13 FOR ACCESS ONTO TROPICAL PARKWAY. PEDESTRIAN CONNECTIONS SHALL INCLUDE A PEDESTRIAN GATE AND A FIVE (5) FOOT WIDE SIDEWALK.
4. PEDESTRIAN CONNECTIONS SHALL BE ADDED TO THE EASEMENT/OPEN SPACE AREAS BETWEEN LOTS 156 AND 157 AND 1 AND 196 FOR ACCESS ONTO LOSEE ROAD. PEDESTRIAN CONNECTIONS SHALL INCLUDE A PEDESTRIAN GATE AND A FIVE (5) FOOT WIDE SIDEWALK.
5. THE APPLICANT SHALL PROVIDE A SECONDARY ACCESS FOR EMERGENCY ACCESS REQUIREMENT.
6. 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.

7. SETBACKS FOR THE LOTS ARE AS FOLLOWS:

- FRONT SETBACK (NOT INCLUDING PATIO) – 6 FEET
- SIDE YARD SETBACK BUILDING (INTERIOR) – 0 FEET
- BUILDING CORNER SETBACK – 4 FEET
- REAR SETBACK – GARAGE – 5 FEET

8. 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.

9. APPROVAL OF A DRAINAGE STUDY IS REQUIRED PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS.
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.
11. 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 (SIDEWALK, STREETLIGHTS)
  - B. TROPICAL PKWY
12. THE PUBLIC STREET GEOMETRICS, WIDTH OF OVER-PAVE AND THICKNESS OF THE PAVEMENT SECTIONS WILL BE DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS.
13. THE PROPERTY OWNER IS REQUIRED TO GRANT ROADWAY EASEMENTS WHERE PUBLIC AND PRIVATE STREETS INTERSECT.

14. A REVOCABLE ENCROACHMENT PERMIT FOR LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY IS REQUIRED
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. (SHOWN AS A PEDESTRIAN ACCESS EASEMENT GRANTED ON THE MAP USUALLY FOR RESIDENTIAL SUBDIVISIONS; CONDO PROJECTS PROVIDE AS A SEPARATE DOCUMENT USING A SIDEWALK EASEMENT).
16. ALL COMMON ELEMENTS SHALL BE LABELED AND ARE TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
17. ALL OFF-SITE IMPROVEMENTS MUST BE COMPLETED PRIOR TO FINAL INSPECTION OF THE FIRST BUILDING.
18. PROPOSED RESIDENTIAL DRIVEWAY SLOPES SHALL NOT EXCEED TWELVE PERCENT (12%).
19. THIS DEVELOPMENT SHALL COMPLY WITH THE CNLV PRIVATE STREET POLICY FOR RESIDENTIAL DEVELOPMENT; HOWEVER, IN LIEU OF A FIVE FOOT WIDE SIDEWALK ON BOTH SIDES OF THE STREET, THE APPLICANT SHALL PROVIDE A SEVEN FOOT WIDE SIDEWALK WITHIN A TWENTY FOOT WIDE (MINIMUM) COMMON ELEMENT THROUGHOUT THE DEVELOPMENT AND BETWEEN THE BUILDINGS. MODIFICATIONS TO THE PRELIMINARY DEVELOPMENT PLAN ARE REQUIRED TO ACHIEVE COMPLIANCE.
20. ALL DRY UTILITY FACILITIES SERVING THE UNITS, EXCEPT GAS, SHALL BE PLACED WITHIN A PUBLIC UTILITY EASEMENT OUTSIDE OF THE INTERNAL STREET PAVEMENT / CURB.
21. A FIVE FOOT WIDE PUBLIC UTILITY EASEMENT SHALL BE PROVIDED ADJACENT TO ALL STREETS.
22. THE APPLICANT SHALL PROVIDE AN EXHIBIT THAT CONFIRMS ADEQUATE GUEST PARKING IS PROVIDED AS REQUIRED BY THE CNLV PRIVATE STREETS POLICY.



23. A CONFORMING TENTATIVE MAP INCORPORATING THE CONDITIONS OF APPROVAL SHALL BE SUBMITTED FOR REVIEW AND APPROVAL TO THE DEPARTMENT OF PUBLIC WORKS AND LAND DEVELOPMENT & COMMUNITY SERVICES PRIOR TO SUBMITTAL OF THE PROJECT'S DRAINAGE STUDY.
24. 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 Calhoun, Greer, Guymon, Kraft, Riley

NAYS: None

ABSTAIN: None

ABSENT: None

- 10. T-MAP-04-2022 TROPICAL LOSEE. Applicant: Harmony Homes. Request: A Tentative Map in a C-1 (Neighborhood Commercial District), Proposed Property Reclassification to a PUD (Planned Unit Development District), to Allow a 196-Lot Multi-Family (Townhome) Subdivision. Location: Southwest Corner of Losee Road and Tropical Parkway. (APN 124-26-701-009). Ward 2. (For Possible Action)**

Staff recommends approval subject to the conditions listed.

**Bob Gronauer, 1980 Festival Plaza Drive, Suite 650, Las Vegas** represented the applicant, Harmony Homes 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. APPLICANT SHALL COMPLY WITH ZN-06-2022.

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

**11. ZN-05-2022 CRAIG & ALLEN APARTMENTS (Public Hearing). Applicant: Morgan Stonehill, LLC. Request: A Property Reclassification from a C-1 (Neighborhood Commercial District) to a PUD / PID (Planned Unit Development District / Planned Infill Development District), Consisting of a 161-Unit, Multi-Family Development. Location: Approximately Located 540 Feet East of the Southeast Corner of Craig Road and Allen Lane. (APN 139-05-301-009). Ward 4. (For Possible Action)**

Planning and Zoning Manager Eastman, stated that the site is an “L” shaped parcel that wraps around an existing CVS Pharmacy and an additional vacant commercial parcel. Architecturally, the proposed multi-family dwellings appear to be in compliance with code. Floor plans were not provided, however, each unit will be required to provide an eighty (80) square foot patio area or a forty (40) square foot balcony to comply with the multi-family design standards. However, the applicant did not provide a landscape plan but they do have the space needed for the landscaping. This will need to be addressed during the final development plan. The applicant is proposing 319 parking spaces where 317 parking spaces are required. Code requires that each unit have one covered parking space, the preliminary development plan does not show the required 161 covered carport spaces. The applicant is required to provide 64,400 square feet (400 square feet per unit) of open space for the development. The preliminary development plan provides 64,400 square feet of open space per code requirements. The applicant’s letter of intent does not list what amenities will be located in the open space area. Those amenities are required and will need to be reviewed with the final development plan. Staff recommends approval subject to the conditions listed.

**Jennifer Lazovich, 1980 Festival Plaza Drive, Suite 650, Las Vegas** represented the applicant, Morgan Stonehill, LLC 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: AGE APPROPRIATE PLAYGROUND EQUIPMENT WITH EPDM SURFACING; TURFED OPEN PLAY AREAS; SHADED PICNIC AREAS; 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. CONFORMANCE MAY REQUIRE MODIFICATIONS TO THE SITE PLAN.
5. THE SIZE AND NUMBER OF ACCESS POINTS AND THEIR LOCATIONS (INCLUDING EMERGENCY ACCESS 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 PLAN.
6. ALL DRIVEWAY GEOMETRICS SHALL BE IN COMPLIANCE WITH THE UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS DRAWING NUMBERS 222.1
7. THE PUBLIC STREET GEOMETRICS, WIDTH OF OVERPAVE AND THICKNESS OF THE PAVEMENT SECTIONS WILL BE DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS.
8. BUILDING NUMBERING SHALL BE IN ACCORDANCE WITH THE NORTH LAS VEGAS STREET NAMING AND ADDRESS ASSIGNMENT STANDARDS.

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. ALLEN LANE

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 Kraft

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

NAYS: None

ABSTAIN: None

ABSENT: None

- 12. FDP-04-2022 BINION 50 EAST. Applicant: PN II, Inc. Request: A Final Development Plan in a PUD (Planned Unit Development District) to Develop 170 Single-Family Homes. Location: Northwest Corner of Losee Road and Deer Springs Way. (APNs 124-23-601-020 and 124-23-501-010). Ward 4. (For Possible Action)**

Planning and Zoning Manager Eastman, stated that the applicant is requesting Planning Commission approval for a final development plan that will consist of 170 single-family dwelling units. The subject site is approximately 27.04 gross acres with a proposed

density of 6.29 dwelling units per acre. The adjacent subdivision referred to as Binion West 50, which is part of the overall Pulte Homes development. The smaller lots proposed in this subdivision will provide more housing diversity to the overall Pulte Homes development; increase the residential density as supported by the Comprehensive Master Plan and support the goals and design recommendations of the Deer Springs District Livable Center Study. The proposed final development includes 41-lots with an overall dimension of 40' x 100' (4,000 square feet) and 129-lots with an overall dimension of 35' x 90' feet (3,150 square feet). The Pulte Homes development includes single-family lots ranging from 4,000 to 4,500 square foot lots. In the amended condition, an eight (8) foot wide sidewalk was required and the applicant has meet that condition. However, the final development plan provides 25 feet of perimeter landscaping including a centered eight (8) foot sidewalk adjacent to Deer Springs Way and Losee Road north to A Street. The eight (8) foot wide sidewalk shown on the plan is reduced to five (5) feet in width when adjacent to the bus stop on Deer Springs Way, at the intersection of Deer Springs Way and Losee Road, and adjacent to the utility equipment located in the landscape areas. The sidewalk should be maintained to a width of eight feet for the length of Deer Springs Way and Losee Road north to A Street.

In addition, the applicant is required to provide 85,000 square feet of open space (500 square feet per dwelling unit). The final development plan provides 91,623 square feet of open space with the majority in four larger common areas including a central park. The central park area is 63,939 square feet and provides slightly more than 75% of the required open space. Amenities located within the central park include two (2) open play turf areas; one (1) play structure with EPDM safety surfacing; one (1) corn-hole court; two (2) picnic tables (not covered) set upon stabilized decomposed granite; one (1) Shade Ramada with picnic table; benches, pet waste station; and trash and recycling receptacles. This is in compliance with what was originally proposed with the PUD. Staff recommended approval with one modification to the amended condition. Staff is requesting the removal of the first bullet point on condition number 6. The connection point between lot 6 and 7 there is a great differential layer which makes it difficult for the applicant to meet that requirement and from a safety standpoint it is not required. Staff recommends approval subject to the conditions listed.

**Bob Gronauer, 1980 Festival Plaza Drive, Suite 650, Las Vegas** represented the applicant, Pulte Homes and stated that applicant has agreed to the amended conditions. Representative 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 REQUIREMENTS OF ORDINANCE NO. 3064 (ZN-29-2020).
3. AN EIGHT (8) FOOT WIDE SIDEWALK SHALL BE CENTERED WITHIN THE 25-FOOT PERIMETER LANDSCAPE AREA ALONG TO DEER SPRINGS WAY AND LOSEE ROAD NORTH TO "A" STREET.
4. THE CENTRAL OPEN SPACE PARK SHALL INCLUDE AT A MINIMUM THE FOLLOWING AMENITIES: TWO (2) OPEN PLAY TURF AREAS; ONE (1) PLAY STRUCTURE WITH EPDM SAFETY SURFACING; ONE (1) CORN-HOLE COURT; TWO (2) PICNIC TABLES NOT COVERED SET UPON STABILIZED DECOMPOSED GRANITE; ONE (1) SHADE RAMADA WITH PICNIC TABLE; BENCHES, PET WASTE STATION; TRASH AND RECYCLING RECEPTACLES; AND FURNITURE BY OTHERS.
5. ADD PEDESTRIAN CONNECTIONS INCLUDING A FIVE-FOOT WIDE SIDEWALK AND PEDESTRIAN GATE TO THE TWO COMMON OPEN SPACE AREAS ADJACENT TO THE NORTHERN BELTWAY (CC-215). THE COMMON OPEN SPACE AREAS ARE LOCATED ADJACENT TO LOT 22 AND LOT 34. THE PEDESTRIAN CONNECTIONS WILL CONNECT TO THE SIDEWALK ON "B" STREET TO THE PEDESTRIAN GATES ADDED TO THE PERIMETER WALL.
6. ADD PEDESTRIAN CONNECTIONS/ACCESS TO THE FOUR CUL-DE-SACS THAT ABUT DEER SPRINGS WAY AND LOSEE ROAD. THE CUL-DE-SACS ARE LOCATED BETWEEN THE FOLLOWING LOTS:
  - LOTS 122 AND 147
  - LOTS 153 AND 154
  - LOTS 164 AND 165
7. PARTIAL VIEW FENCES SHALL BE CONSTRUCTED PER THE PROPOSED WALL PLAN. PARTIAL VIEW FENCE SHALL BE USED INSTEAD OF VIEW FENCE ALONG DEER SPRINGS WAY AND LOSEE ROAD.
8. EXTEND THE PERIMETER THEME WALL TO ENCLOSE THE LANDSCAPED OPEN SPACE AREA BETWEEN LOTS 21 AND 22 INCLUDING THE PEDESTRIAN ACCESS REQUIRED IN CONDITION #4.

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

**13. SPR-02-2022 PROSPER 207 (Public Hearing). Applicant: Prosper 207, LLC. Request: A Site Plan Review in an R-3 (Multi-Family Residential District), to Allow a 207-Unit, Multi-Family Development. Location: Southeast Corner of Lamb Boulevard and Tropical Parkway. (APN 123-29-301-001). Ward 1. (For Possible Action)**

Planning and Zoning Manager Eastman, stated that the applicant is requesting Planning approval of a major site plan review with the intent to develop a 207-unit multi-family apartment complex on approximately 8.28 gross acres at a density of 25 dwelling units per acre. The subject site consists of one (1) parcel that is located on the southeast corner of Lamb Boulevard and Tropical Parkway. The applicant is proposing four (4) three (3) story buildings with a total of 207 dwelling units. The proposed buildings will contain a combination of 1 and 2 bedroom units. There will be a total of 87 1-bedroom units and 120 2-bedroom units. Architecturally, the submitted elevations contain four-sided architecture and appear to be in compliance with the Multi-Family Design Standards. The individual dwelling units in each building are accessed from a single internal hallway. Each residential building includes an enclosed staircase to access each of the floors. No elevator is provided on the floor plan. The Multi-Family Design Standards requires that no more than four dwelling units may be entered from a single hall, landing area or walkway or applicant needs to redesign the plan to build garden style units. However, the applicant stated earlier in the meeting that elevators will be added. According to the site plan, the applicant is proposing approximately 83,432 square feet of open space, including a club house with a fitness center; pool; picnic/barbeque areas; walking trail; and two children's play areas with EPDM surfacing. The applicant has provided seventy-five (75) percent of the required open space within two main useable areas and is generally in compliance with the open space standards. The applicant does meet the parking requirements and they are in compliance with the Multi-Family design standards and the R-3 (Multi-Family Residential District). Staff recommends approval subject to the conditions listed.

**Bob Gronauer, 1980 Festival Plaza Drive, Suite 650, Las Vegas** represented the applicant, Edwards Homes and stated that applicant has agreed to the conditions. Representative 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. UNLESS EXPRESSLY AUTHORIZED THROUGH A VARIANCE, WAIVER OR ANOTHER APPROVED METHOD, THIS DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES
2. ALL FOUR (4) RESIDENTIAL BUILDINGS SHALL INCLUDE AN ELEVATOR TO ACCESS ALL FLOORS OR THE BUILDINGS SHALL BE MODIFIED TO COMPLY WITH THE MULTI-FAMILY DESIGN STANDARDS.
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. 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; CONFORMANCE MAY REQUIRE MODIFICATIONS TO THE SITE.
6. ALL DRIVEWAY GEOMETRICS SHALL BE IN COMPLIANCE WITH THE *UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS* DRAWING NUMBERS 222.1



7. THE PUBLIC STREET GEOMETRICS AND THICKNESS OF THE PAVEMENT SECTIONS WILL BE DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS.
8. BUILDING NUMBERING SHALL BE IN ACCORDANCE WITH THE NORTH LAS VEGAS STREET NAMING AND ADDRESS ASSIGNMENT STANDARDS.
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. TROPICAL PKWY.
10. THE PROPERTY OWNER IS REQUIRED TO GRANT ROADWAY EASEMENTS WHERE PUBLIC AND PRIVATE STREETS INTERSECT.
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 A ROADWAY EASEMENT FOR COMMERCIAL DRIVEWAY(S).
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. (GRANTED PER SEPARATE DOCUMENT USING A SIDEWALK EASEMENT).
14. ALL NEVADA ENERGY EASEMENTS, APPURTENANCES, LINES AND POLES MUST BE SHOWN AND SHALL BE LOCATED ENTIRELY WITHIN THE PERIMETER LANDSCAPE AREA OF THIS DEVELOPMENT. DISTRIBUTION LINES, EXISTING OR PROPOSED, SHALL BE PLACED UNDERGROUND IF IMPACTED BY THE PROPOSED DEVELOPMENT OF THE PARCEL OR IF THE POLE IMPEDES UPON THE PROPER ADA CLEARANCES FOR SIDEWALK. UNDER NO CIRCUMSTANCES WILL NEW DOWN GUY WIRES BE PERMITTED.

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

**14. SUP-06-2022 PIER 88 BOILING SEAFOOD AND BAR (Public Hearing).  
Applicant: NLV Seafood Group LLC. Request: A Special Use Permit in a C-  
2 (General Commercial District) to Allow a Full "On-Sale" Liquor License in  
Conjunction with a Restaurant with a Waiver from the Required 400-Foot  
Separation from a Park. Location: 865 West Craig Road. (APN 139-04-713-  
010). Ward 4. (For Possible Action)**

Land Development and Community Services Director Jordan, stated that the restaurant and bar was formerly operated as Ruby Tuesday's for approximately 14 years. The site is located within the Revere Marketplace (commercial center). The building is 4,600 square feet and located in a C-2, general Commercial District. He stated that it should be noted that back in 2005, Planning Commission approved an "On-Sale" supper club liquor license for Ruby Tuesday's on July 27, 2005 (UN-69-05). The applicant is also requesting a waiver from the required 400-foot separation from Craig Ranch Regional Park in conjunction with the special use permit. The proposed restaurant is identified as Pier 88 Boiling Seafood and Bar. Staff supports the waiver request for the 400-foot distance separation from Craig Ranch Regional Park. An adequate barrier separates the park from the "On-Sale" use (Craig Road) and all the criteria for the use to occupy the same location has been met. Staff recommends approval with waiver to the separation from the park.

**Jeff Donato, 6037 S Fort Apache Rd, Suite 150, Las Vegas** represented the applicant, Pier 88 Boiling Seafood and Bar and stated that the applicant has agreed to the conditions. Representative 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.

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

**15. SUP-08-2022 TROPICAL SPEEDWAY COMMERCE CENTER III (Public Hearing). Applicant: NV Energy dba Nevada Power. Request: A Special Use Permit in an M-2 (General Industrial District) to Allow the Relocation of Electrical Power Transmission Poles and Lines. Location: Southeast Corner of Tropical Parkway and Mt. Hood Street. (APNs 123-27-701-001 Through 123-27-701-004). Ward 1. (For Possible Action)**

Land Development and Community Services Director Jordan, stated that the current alignment of the poles and lines start at the corner of Tropical Parkway and Shatz Street and runs in a southwestern direction towards El Campo Grande Avenue. The Zoning Ordinance allows Electrical Power Transmission Poles and Lines, provided these facilities are identified in the Comprehensive Master Plan. However, if the location of the Transmission Poles and Lines is not identified in the Comprehensive Master Plan, then a special use permit is required. The existing lines are not identified in the Comprehensive Master Plan. The applicant is proposing to relocate the 69 KV Transmission Poles and Lines to run parallel to Shatz Street and then parallel to El Campo Grande Avenue to reconnect to the current alignment going south. The poles will range in height between 80 and 85 feet at finished grade level. Staff recommends approval subject to the conditions listed.

**Mark Sullivan, 6226 West Sahara Ave, Las Vegas** represented the applicant, NV Energy dba Nevada Power and stated that the applicant has agreed to the conditions. Representative 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. UNLESS EXPRESSLY AUTHORIZED THROUGH A VARIANCE, WAIVER OR ANOTHER APPROVED METHOD, THIS DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.

2. TRANSMISSION POLES SHALL NOT BE RELOCATED WITHIN THE STREET RIGHT-OF-WAY, AS DEPICTED ON THE ASSOCIATED IMPROVEMENT PLANS TITLED TROPICAL SPEEDWAY COMMERCE CENTER III BY VTN NEVADA CONSULTING ENGINEERS.

MOTION: Commissioner Guymon

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

NAYS: None

ABSTAIN: None

ABSENT: None

16. **SUP-09-2022 BUZZ HOOKAH AND BAR (Public Hearing). Applicant: Buzz Hookah Lounge and Bar, LLC. Request: A Special Use Permit in a PUD (Planned Unit Development District) to Allow a Full "On-Sale" Liquor License in Conjunction with a Hookah Lounge, Banquet Hall and Restaurant. Location: 1366 West Cheyenne Avenue, Suites 101 and 102. (APN 139-09-801-012). Ward 2. (For Possible Action)**

Land Development and Community Services Director Jordan, stated that the proposed restaurant, bar and hookah lounge is approximately 7,247 square feet and located in a PUD, Planned Unit Development District. The applicant has stated that the bar and hookah lounge will be open from 12:00 p.m. to 12 a.m., 7 days a week. The applicant has submitted a survey plat indicating the proposed establishment complies with the 400-foot separation requirement from any school, park, daycare or a church. Staff recommends approval subject to the conditions listed.

**Sahil Sharma, 1366 West Cheyenne, Las Vegas** is the applicant for Buzz Hookah Lounge and Bar, LLC and gave a brief background of what their vision is for the bar. 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. MARIJUANA IS PROHIBITED FROM BEING USED IN THE HOOKAH LOUNGE.

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

**17. SUP-10-2022 ASPECT ACADEMY OF LEARNING (Public Hearing).  
Applicant: Marilyn Moore. Request: A Special Use Permit in a PUD  
(Planned Unit Development District) to Allow a School (Elementary or  
Secondary). Location: 3925 Martin L. King Boulevard, Suite 207. (APN 139-  
09-101-003). Ward 2. (For Possible Action)**

Land Development and Community Services Director Jordan, the applicant is requesting Planning Commission approval of a special use permit to allow an elementary or secondary school, specifically a private Montessori School for grades pre-k thru eighth (8th) grade. The applicant stated that the hours of operation will be Monday thru Friday 8:00 a.m. to 2:30 p.m. The applicant proposes to use one vacant suite totaling 1,200 square feet for offices and classroom instruction. The school will have twenty (20) students; six (6) full-time staff members. The parking requirements for an elementary or secondary school with an approximate area of 1,200 square feet is 13 parking spaces (1.5 per classroom; library or lecture hall; 1 per three (3) fixed seats and 1 space per every five (5) students). The development shows a total of 158 parking spaces which is more than the requirement. The surrounding uses consist of commercial uses to the north and east of the site; residential to the north; the Alexander Library and townhomes to the west and south of the site. There is also a Kids Campus Learning Center located south of the site as well. Staff does not anticipate any negative impacts on the neighboring properties. Staff recommends approval subject to the conditions listed.

**Marilyn Moore, 3125 Casey Drive, Las Vegas** is the applicant for Aspect Academy of Learning, 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. UNLESS EXPRESSLY AUTHORIZED THROUGH A VARIANCE, WAIVER OR ANOTHER APPROVED METHOD, THIS DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
2. THE MAXIMUM STUDENTS ALLOWED ONSITE AT ANY GIVEN TIME IS TWENTY (20).

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

MOTION: Commissioner Greer

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

NAYS: None

ABSTAIN: None

ABSENT: None

18. **SUP-13-2022 CITADEL STORAGE (Public Hearing). Applicant: Chad Peterson. Request: A Special Use Permit in a C-2 (General Commercial District) to Allow a Mini-Warehousing Establishment. Location: Southwest Corner of Nexus Way and Lamb Boulevard. (APN 123-31-502-003). Ward 1. (For Possible Action)**

Land Development and Community Services Director Jordan, the applicant is proposing to develop an 110,793 square foot building, three stories high that will contain 669 self-storage mini-warehousing units. The units will range in size from 5'x 5' to 10'x 30' along with office space for daytime staff. The elevations are missing architecture features to help alleviate a box-like or monolithic bulk structure. The proposed parapet is required to insure all roof-mounted equipment is screened from view of rights-of-way but it needs to be increased for proper roof equipment screening. The applicant did not submit a separate landscape plan. The site plan submitted does not indicate the required six (6) feet foundation of landscaping at the entrance of the building or the three (3) feet of foundation landscaping where parking spaces are located on the west side of the building. The site plan does not contain the required six (6) foot wide parking lot landscaping within islands and at the end of all parking rows. The proposed landscaping is not in compliance. This is minor and can be addressed at the building permit process. In addition, the proposed site plan indicates 26 parking spaces and complies with the parking requirements. Staff recommends approval subject to the conditions listed.

**Jeffrey Mitchell, 434 Beautiful Hill Court, Las Vegas** represented the applicant, Chad Peterson and stated that the project is consistent with the warehouse around the area. The architectural will be in compliance with code and they will be submitted with construction documents. The applicant has 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. UNLESS EXPRESSLY AUTHORIZED THROUGH A VARIANCE, WAIVER OR ANOTHER APPROVED METHOD, THIS DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
2. EXTERIOR STORAGE OF OTHER GOODS OR MATERIALS SHALL BE PROHIBITED.
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; 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 MAY BE REQUIRED.
9. THE PROPERTY OWNER IS REQUIRED TO GRANT A ROADWAY EASEMENT FOR COMMERCIAL DRIVEWAY(S).

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.

11. UNDER NO CIRCUMSTANCES WILL NEW DOWN GUY WIRES BE PERMITTED.

MOTION: Commissioner Kraft

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

NAYS: None

ABSTAIN: None

ABSENT: None

**19. UN-22-19 (PZ67477) CENTENNIAL & LAMB RETAIL CENTER (Public Hearing). Applicant: Centennial & Lamb Commercial, LLC. Request: An Extension of Time for a Special Use Permit in a C-2 (General Commercial District) to Allow a Restricted Gaming "On-Sale" Liquor License with a Waiver from the Required 500-Foot Separation from Developed Residential. Location: Southwest Corner of Centennial Parkway and Lamb Boulevard. (APN 123-30-516-003). Ward 1. (For Possible Action)**

Land Development and Community Services Director Jordan, stated that this is the third request for an extension from the applicant. Minor adjustments may be made during building permit process to ensure that proper foundational landscaping and parking lot landscaping is installed. Each building is required to provide six (6) feet of foundation landscaping at the entrance to the building and at least three (3) feet of foundation landscaping where parking spaces are located at the sides of the building. The building design does not incorporate a parapet which is required to insure all HVAC and other roof mounted equipment is screened from view of rights-of-way. The final color scheme and architectural design can be addressed with the building permit process. Staff supports the waiver request to allow Restricted Gaming "On-Sale" liquor license within 500 feet of the developed residential. The applicant is required to submit a survey plat stamped by a Nevada-licensed surveyor or a notarized statement indicating that the proximity distance requirements have been met. The applicant has submitted a stamped survey plat indicating the proposed establishment is not within 1,500 feet of any school, daycare, church or park. In addition, the survey indicates there are no other Restricted Gaming establishments within 2,500 feet of the proposed establishment. Staff recommends approval subject to the conditions listed.



**Bob Gronauer, 1980 Festival Plaza Drive, Suite 650, Las Vegas** represented the applicant, Centennial & Lamb Commercial, LLC and stated that within the next 3 to 6 months there should be some dirt work happening in the property. The representative 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. UNLESS EXPRESSLY AUTHORIZED THROUGH A VARIANCE, WAIVER OR ANOTHER APPROVED METHOD, THIS DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
2. BUILDING ELEVATIONS SHALL MEET THE COMMERCIAL DESIGN STANDARDS INCLUDING THE SCREENING OF ROOF TOP EQUIPMENT AND REQUIRED FOUNDATION LANDSCAPING.
3. A TWENTY-FOOT LANDSCAPE BUFFER IS REQUIRED AT THE WEST PROPERTY LINE ADJACENT TO THE EXISTING RESIDENTIAL.
4. THE TRASH ENCLOSURE EXTERIOR FINISH SHALL MATCH THE PRINCIPAL BUILDING, CONTAIN A ROOF AND A LANDSCAPED ISLAND IS REQUIRED AT THE END OF THE TRASH ENCLOSURE.
5. ALL KNOWN GEOLOGIC HAZARD SHALL BE SHOWN ON THE CIVIL IMPROVEMENT PLANS. SUBSEQUENT IDENTIFICATION OF ADDITIONAL HAZARDS MAY SUBSTANTIALLY ALTER PROPOSED SITE PLANS NOT CONTAINING THIS INFORMATION.
6. APPROVAL OF A DRAINAGE STUDY IS REQUIRED PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS.
7. THE SIZE AND NUMBER OF ACCESS POINTS AND THEIR LOCATIONS ARE SUBJECT TO REVIEW AND APPROVAL BY THE CITY OF NORTH LAS VEGAS TRAFFIC ENGINEER AND MUST MEET THE STANDARDS SET FORTH IN THE *NORTH LAS VEGAS MUNICIPAL CODE* SECTION 17.24.040. CONFORMANCE MAY REQUIRE MODIFICATIONS TO THE SITE.

8. ALL DRIVEWAY GEOMETRICS SHALL BE IN COMPLIANCE WITH THE *UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS* DRAWING NUMBER 222.1 AND 225.
9. THE PROPERTY OWNER IS REQUIRED TO GRANT A ROADWAY EASEMENT FOR COMMERCIAL DRIVEWAYS.
10. THE PROPOSED ACCESS ON CENTENNIAL PARKWAY SHALL BE RIGHT-IN-RIGHT OUT ONLY.
11. DEDICATION AND CONSTRUCTION OF THE FOLLOWING STREET AND/OR HALF STREET IS REQUIRED PER THE MASTER PLAN OF STREETS AND/OR HIGHWAYS AND CITY OF NORTH LAS VEGAS MUNICIPAL CODE SECTION 16.24.100:
  - A. CENTENNIAL PARKWAY
  - B. LAMB BOULEVARD (SIDEWALK)
12. THE DEVELOPER MUST PROVIDE A COPY OF THE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS THAT WILL ESTABLISH THE PROVISIONS FOR CROSS ACCESS, SURFACE AND /OR UNDERGROUND DRAINAGE FACILITIES, UTILITIES CROSSING PROPERTY LINES, AND THE DEVELOPMENT AND MAINTENANCE OF THE PROPERTY IMPROVEMENTS.
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 WIRE BE PERMITTED.
14. APPROVAL OF A TRAFFIC STUDY IS REQUIRED PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS. PLEASE CONTACT TRAFFIC ENGINEERING AT 633-2676 TO REQUEST A SCOPE. A QUEUING ANALYSIS MAY BE REQUIRED.

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

**20. 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. (124-35-803-009). Ward 2. (For Possible Action) (Continued March 9, 2022)**

Planning and Zoning Manager Eastman, stated that the applicant is requesting consideration to amend a previously approved PUD to allow the addition of a single-bay drive-thru vehicle washing establishment (carwash) to be added to the commercial component of the development. The subject site is approximately 1.5 acres in size and it is located at the northwest corner of Lone Mountain Road and Losee Road. In general, staff supports the addition of the use to this Planned Unit Development however, modifications to the site plan are necessary. The proposed amendment to the PUD, Planned Unit Development District is consistent with the proposed land use designation and should be compatible with the surrounding area. However, as currently designed the site does not meet code requirements for buffering or parking. The site plan can be modified to meet the requirements and not create a negative impact the other properties in the vicinity. The proposed project will be required to submit a final development plan for review. Staff recommends approval subject to the conditions listed.

**Bob Gronauer, 1980 Festival Plaza Drive, Suite 650, Las Vegas** represented the applicant, R5 Development, LLC, he 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; 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 TOTAL NUMBER OF LOTS SHALL NOT EXCEED 51.
3. AMENITIES SHALL BE PROVIDED WITHIN THE OPEN SPACE AREAS; AT A MINIMUM THE FOLLOWING AMENITIES SHALL BE PROVIDED: AGE APPROPRIATE PLAYGROUND EQUIPMENT WITH EPDM SURFACING; SHADED RAMADA AREA; PICNIC AREAS AND BARBEQUES; AND DOG STATIONS.
4. A CONVENIENCE STORE WITH GAS PUMPS AND SINGLE-BAY CARWASH ARE PERMITTED USES WITHIN THE PLANNED UNIT DEVELOPMENT.
5. A FINAL DEVELOPMENT PLAN IS REQUIRED TO BE SUBMITTED AND APPROVED BY PLANNING COMMISSION DEMONSTRATING COMPLIANCE WITH ALL REQUIREMENTS OF THE PLANNING UNIT DEVELOPMENT.
6. ALL KNOWN GEOLOGIC HAZARDS SHALL BE SHOWN ON THE PRELIMINARY DEVELOPMENT PLAN, TENTATIVE MAP AND THE CIVIL IMPROVEMENT PLANS. GEOLOGICAL HAZARDS SUCH AS FAULT LINES OR FISSURES AFFECTING RESIDENTIAL STRUCTURES MAY SUBSTANTIALLY ALTER THE TENTATIVE MAP LAYOUT AND REQUIRE THE SUBMISSION OF A REVISED TENTATIVE MAP WHICH MUST BE APPROVED BY THE CITY PRIOR TO FINAL APPROVAL OF THE CIVIL IMPROVEMENT PLANS. THE FOOTPRINT OF PROPOSED STRUCTURES SHALL BE PLOTTED ON ALL LOTS IMPACTED BY FAULTS AND/OR FISSURES AND A MINIMUM WIDTH OF FIVE (5) FEET SHALL BE PROVIDED FROM THE EDGE OF ANY PROPOSED STRUCTURE TO THE NEAREST FAULT AND/OR FISSURE.
7. APPROVAL OF A DRAINAGE STUDY IS REQUIRED PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS.
8. PROPOSED RESIDENTIAL DRIVEWAY SLOPES SHALL NOT EXCEED TWELVE PERCENT (12%).
9. ALL COMMON ELEMENTS SHALL BE LABELED AND ARE TO BE MAINTAINED BY THE HOME OWNERS' ASSOCIATION.
10. THE PROPERTY OWNER IS REQUIRED TO GRANT A PEDESTRIAN ACCESS EASEMENT FOR SIDEWALK LOCATED WITHIN A COMMON ELEMENT WHEN THAT SIDEWALK IS PROVIDING PUBLIC ACCESS ADJACENT TO THE RIGHT-OF-WAY.

11. THE STREET NAMES SHALL BE IN ACCORDANCE WITH THE NORTH LAS VEGAS STREET NAMING AND ADDRESS ASSIGNMENT STANDARDS, AND MUST BE APPROVED BY THE CITY OF LAS VEGAS CENTRAL FIRE ALARM OFFICE.
12. THE SIZE AND NUMBER OF ACCESS POINTS AND THEIR LOCATIONS ARE SUBJECT TO REVIEW AND APPROVAL BY THE CITY OF NORTH LAS VEGAS TRAFFIC ENGINEER AND MUST MEET THE STANDARDS SET FORTH IN *NORTH LAS VEGAS MUNICIPAL CODE* SECTION 17.24.040. CONFORMANCE MAY REQUIRE MODIFICATIONS TO THE SITE.
13. ALL DRIVEWAY GEOMETRICS SHALL BE IN COMPLIANCE WITH THE *UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS* DRAWING NUMBER 222.1 AND 222.
14. DEDICATION AND CONSTRUCTION OF THE FOLLOWING STREETS AND/OR HALF STREETS IS REQUIRED PER THE *MASTER PLAN OF STREETS AND/OR HIGHWAYS AND CITY OF NORTH LAS VEGAS MUNICIPAL CODE* SECTION 16.24.100:
  - A. LONE MOUNTAIN ROAD
  - B. LOSEE ROAD (SIDEWALK, STREET LIGHTS)
15. THE PUBLIC STREET GEOMETRICS AND THICKNESS OF THE PAVEMENT SECTIONS WILL BE DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS.
16. RIGHT OF WAY DEDICATION AND CONSTRUCTION OF A BUS TURN-OUT WITH EXCLUSIVE RIGHT TURN LANE IS REQUIRED ON LONE MOUNTAIN ROAD PER THE *UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS= CONSTRUCTION OFF-SITE IMPROVEMENTS* DRAWING NUMBER 234.4.
17. ALL NEVADA ENERGY EASEMENTS, APPURTENANCES, LINES AND POLES MUST BE SHOWN AND SHALL BE LOCATED ENTIRELY WITHIN THE PERIMETER LANDSCAPE AREA OF THIS DEVELOPMENT. DISTRIBUTION LINES, EXISTING OR PROPOSED, SHALL BE PLACED UNDERGROUND IF IMPACTED BY THE PROPOSED DEVELOPMENT OF THE PARCEL OR IF THE POLE IMPEDES UPON THE PROPER ADA CLEARANCES FOR SIDEWALK. UNDER NO CIRCUMSTANCES WILL NEW DOWN GUY WIRES BE PERMITTED.

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

19. APPROPRIATE SUBDIVISION AND/OR PARCEL 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.

20. ALL OFF-SITE IMPROVEMENTS MUST BE COMPLETED PRIOR TO FINAL INSPECTION OF THE FIRST BUILDING.

MOTION: Vice Chairman Berrett

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

NAYS: None

ABSTAIN: None

ABSENT: None

**21. FDP-03-2022 OLIVE GARDEN. Applicant: RSI Group, Inc - Preet Shergill. Request: A Final Development Plan in a PUD (Planned Unit Development District) to Develop a Restaurant. Location: Northwest Corner of Craig Road and Bruce Street. (APN 139-02-215-009). Ward 2. (For Possible Action)**

Planning and Zoning Manager Eastman, stated that the applicant is requesting Planning Commission approval for a Final Development Plan that will contain a 7,834 square foot restaurant and is proposing a full service restaurant (Olive Garden) with the sale of alcohol, which is allowed within the in a PUD, Planned Unit Development. The final development plan provides approximately eighty-one (81) parking spaces; the parking is in compliance with code requirements. In addition, the elevations appear to be in compliance with the commercial design standards. The building has a stone veneer with a faux wood fascia. The roof is a combination of ceramic tile and standing seam metal. The final development appears to be in compliance with ZN-13-2021 (Ordinance No. 3084). Staff recommends approval of the final development plan subject to conditions.

**Nina Raey, 3187-A Airway Ave, Costa Mesa, CA** represented the applicant, RSI Group, Inc - Preet Shergill and stated that most of the conditions have been made by the landlords and assures that the rest will be met. The representative agreed to the conditions 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-13-2021 (ORDINANCE NO. 3084).
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; 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 MAY BE REQUIRED.

9. THE PROPERTY OWNER IS REQUIRED TO GRANT A ROADWAY EASEMENT FOR COMMERCIAL DRIVEWAY(S).
10. THE PROPERTY OWNER IS REQUIRED TO GRANT A PUBLIC PEDESTRIAN ACCESS EASEMENT FOR SIDEWALK LOCATED WITHIN A COMMON ELEMENT, OR ON PRIVATE PROPERTY, WHEN THAT SIDEWALK IS PROVIDING PUBLIC ACCESS ADJACENT TO THE RIGHT-OF-WAY. (GRANTED PER SEPARATE DOCUMENT USING A SIDEWALK EASEMENT).
11. A REVOCABLE ENCROACHMENT PERMIT FOR LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY IS REQUIRED.
12. ALL NEVADA ENERGY EASEMENTS, APPURTENANCES, LINES AND POLES MUST BE SHOWN AND SHALL BE LOCATED ENTIRELY WITHIN THE PERIMETER LANDSCAPE AREA OF THIS DEVELOPMENT. DISTRIBUTION LINES, EXISTING OR PROPOSED, SHALL BE PLACED UNDERGROUND IF IMPACTED BY THE PROPOSED DEVELOPMENT OF THE PARCEL OR IF THE POLE IMPEDES UPON THE PROPER ADA CLEARANCES FOR SIDEWALK. UNDER NO CIRCUMSTANCES WILL NEW DOWN GUY WIRES BE PERMITTED.

MOTION: Commissioner Kraft

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

NAYS: None

ABSTAIN: None

ABSENT: None

- 22. VN-01-2022 I-215 INTERCHANGE LOGISTICS CENTER AT CENTENNIAL AND RANGE (Public Hearing). Applicant: Badiie Development - Scott Merry. Request: A Variance in an M-2 (General Industrial District), to Allow a Retaining Wall That is Over 6 Feet in Height (9' 2"). Location: North of Belt Road, Between Clark County 215 and the Union Pacific Railroad. (APN 123-20-000-003). Ward 1. (For Possible Action)**

Planning and Zoning Manager Eastman, stated that the applicant is requesting a variance to increase the retaining wall height up to nine (9) feet and two (2) inches where the municipal code allows a maximum height of six (6) feet. The subject site is a triangular shaped parcel located north of Belt Road, between the Clark County 215 Beltway and the Union Pacific Railroad (UPRR). The Comprehensive Master Plan land use designation is Heavy Industrial and the zoning classification is M-2, General Industrial District. The existing berms on the adjacent properties have created conditions that require the additional height of the retaining walls. Staff recommends approval of the final development plan subject to conditions.



**Jeremiah Johnson, 6030 South Jones Blvd, Las Vegas** represented the applicant, Badiie Development - Scott Merry he 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. UNLESS EXPRESSLY AUTHORIZED THROUGH A VARIANCE, WAIVER OR ANOTHER APPROVED METHOD, THIS DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
2. PER THE APPROVED DRAINAGE STUDY, THIS WALL CAN ONLY BE BUILT AFTER NDOT COMPLETES THE CC-215 / I-15 IMPROVEMENTS IN THIS AREA.

MOTION: Commissioner Calhoun

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

NAYS: None

ABSTAIN: None

ABSENT: None

**23. ZOA-02-2022 CNLV (Public Hearing). Applicant: City of North Las Vegas. Request: An Amendment to Title 17 (Zoning Ordinance) to Modify the Short Term Rental Requirements, and Providing for Other Matters Properly Related Thereto. (For Possible Action)**

Planning and Zoning Manager Eastman, stated that the City is proposing an amendment to Title 17 (Zoning Ordinance) to amend the short term rental requirements to be in compliance with Assembly Bill 363 passed during the 2021 Nevada State Legislature. The Nevada State Legislature passed a bill (AB363) during the 2021 legislative session amending the existing law regarding transient lodging (NRS 268.0195) referred to as short-term rentals in Title 17 of the Municipal Code.

Modifications to the City's regulations regarding Short Term Rentals resulting from the passage of AB 363 include: (Chapter modified)

- Removing the waiver provision from the 660 foot distance separation requirement. The state regulations establish a minimum separation distance between short term rentals of 660 feet without any provisions for a waiver. (Title 17).

- Established a 2,500 foot separation requirement to resort hotels. (Title 17).
- Prohibit the use of mobile homes, RV's, travel trailers, tents, vehicles and other similar non-permanent structures as short-term rentals (Title 17).
- Prohibit use of multi-family (apartments) as short-term rentals (Title 17).
- Require a fee structure for civil penalties for violations to the ordinance (Title 8).

The City Staff is recommending that the Zoning Ordinance be amended to incorporate the language and requirements for short-term rentals. The approval of this Ordinance will align the City with other jurisdictions with similar requirements and be in compliance with AB 363. Staff recommends that ZOA-02-2022 be forwarded to the City Council with a recommendation of approval.

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL  
CONSIDERATION.

MOTION: Commissioner Kraft

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

NAYS: None

ABSTAIN: None

ABSENT: None

### **STAFF ITEMS**

There were no additional items.

### **COMMISSION ITEMS**

Chairman Warner thanked staffed for their hard work.

### **PUBLIC FORUM**

There was no public participation.

### **ADJOURNMENT**

Chairman Warner adjourned the meeting at 8:03 PM

APPROVED:

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George H. Warner, Chairman

*/s/*

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Deputy City Clerk, Daisy Rivera