

**NOTICE AND AGENDA
CITY OF NORTH LAS VEGAS
PLANNING COMMISSION REGULAR MEETING**

August 10, 2022

Website - <http://www.cityofnorthlasvegas.com>

BRIEFING

5:30 P.M., Caucus Room, 2250 Las Vegas Boulevard North,
North Las Vegas, Nevada 89030

CALL TO ORDER

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

WELCOME

The Planning Commission welcomes each of you to its meeting.



The North Las Vegas City Council Chamber is accessible to all persons. If you need special assistance to attend and participate in this meeting, please call Relay Nevada, a free service provider for deaf, hard of hearing, deaf-blind or those having difficulty speaking on the phone, by dialing 7-1-1. Call at least 72 hours in advance of the meeting in order to speak to City offices to request reasonable accommodations. Later requests will be accommodated to the extent feasible.

Items on the agenda may be taken out of order. The Planning Commission may combine two or more agenda items for consideration or may remove an item from the agenda or delay discussions relating to an item on the agenda at any time. For general questions regarding this agenda or for supporting materials, please contact the City's Land Development and Community Services Department at (702) 633-1516.

If you wish to speak during the Public Forum or on any Public Hearing agenda item, please complete one of the blue cards located at either the table outside the main entrance to Council Chambers or at the podium rail inside Council Chambers and provide the card to the City Clerk. When called upon to speak by the Planning Commission Chairman, it is requested that you limit your comments to no more than three minutes and that you avoid repetition.

These proceedings can be viewed live online at the [City's website](#). Meeting video is published to the City's [Public Access Portal](#) the day after the meeting.

VERIFICATION

Verification that the Agenda and Meeting Notice was properly posted on the bulletin board at City Hall, 2250 Las Vegas Boulevard North, the City's website (including supporting materials) and Nevada Public Notice website in compliance with NRS 241 (the Nevada Open Meeting Law).

PLEDGE OF ALLEGIANCE - BY INVITATION

PUBLIC FORUM

This is the first of two portions of the meeting devoted to the Public. Public comment during this portion of the agenda must be limited to matters on the agenda for action. After completing and submitting a blue speaker card, please come forward to the podium upon recognition by the Planning Commission Chairman. Please state your name and address for the record. In consideration of other citizens, we ask that you please limit your comments to three minutes and that repetition be avoided.

AGENDA

1. Approve Planning Commission Regular Meeting Agenda of August 10, 2022. (For Possible Action)

CONSENT AGENDA

Matters listed on the Consent Agenda are considered routine and may be approved by a single motion. However, any Consent Item may be moved to the Business portion of the agenda for discussion at the request of any Commissioner.

2. Approve Planning Commission Regular Meeting Minutes of May 11, 2022. (For Possible Action)
3. Approve Planning Commission Regular Meeting Minutes of June 8, 2022. (For Possible Action)
4. Approve Planning Commission Regular Meeting Minutes of July 13, 2022. (For Possible Action)

BUSINESS

5. **SUP-25-2022 MOBI MUNCH, INC. (Public Hearing).** Applicant: Chi Hang Tany. Request: A Special Use Permit in an M-2 (General Industrial District) to Allow a Vehicle, Boat, or Recreational Vehicles Sales, and Rental Lot (Outdoor). Location: 439 Rock Quarry Way. (APN 139-10-310-014) Ward 2. (For Possible Action)
6. **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)
7. **SUP-32-2022 NELSON RESIDENCE #1 (Public Hearing).** Applicant: Raul Avendano. Request: A Special Use Permit in an R-2 (Single-Family Medium Density District) to Allow a Single-Family Residence. Location: 1304 East Nelson Avenue. (APN 139-14-810-073) Ward 1. (For Possible Action)
8. **SUP-33-2022 NELSON RESIDENCE #2 (Public Hearing).** Applicant: Raul Avendano. Request: A Special Use Permit in an R-2 (Single-Family Medium Density District) to Allow a Single-Family Residence. Location: 1308 East Nelson Avenue. (APN 139-14-810-072) Ward 1. (For Possible Action)
9. **SUP-34-2022 TERRIBLE HERBST (Public Hearing).** Applicant: Herbst Development. Request: A Special Use Permit in an M-2 (General Industrial District) to Allow a Convenience Food Store with Gas Pumps with an "Off-Sale" Beer-Wine-Spirit Based Products License. Location: Northeast Corner of Interstate 15 and Las Vegas Boulevard North. (APN 122-09-210-002) Ward 1. (For Possible Action)
10. **T-MAP-14-2022 CAREY & CONCORD.** Applicant: Ambleside Properties LLLP Attn: Rahoul Sharan. Request: A Tentative Map in an R-1 (Single-Family Low Density District), to Allow a 9-Lot Single-Family Residential Subdivision. Location: Generally 100 Feet East of the Northeast Corner of North Street and Carey Avenue. (APN 139-16-802-003) Ward 2. (For Possible Action)
11. **T-MAP-13-2022 GRAND TETON - DECATUR RETAIL.** Applicant: InterCapital Asset Management - Stan Wasserkrug. Request: A Tentative Map in a C-1 MPC (Neighborhood Commercial Master Planned Community District), to Allow a 1-Lot, Commercial Subdivision. Location: Southeast Corner of Decatur Boulevard and Grand Teton Drive. (APN 124-18-110-009) Ward 3. (For Possible Action)

12. **T-MAP-15-2022 215 & PECOS.** Applicant: Legacy AK, LLC. Request: A Tentative Map in a C-2 (General Commercial District), to Allow a 2-Lot, Commercial Subdivision. Location: Southwest Corner of Pecos Road and Rome Boulevard. (APNs 124-24-701-005 and 124-24-701-006) Ward 4. (For Possible Action)
13. **T-MAP-16-2022 215 & PECOS.** Applicant: Legacy AK, LLC. Request: A Tentative Map in a C-2 (General Commercial District), to Allow a 1-Lot Commercial Subdivision. Location: Northwest Corner of Pecos Road and Deer Springs Way. (APN 124-24-601-001) Ward 4. (For Possible Action)
14. **SUP-26-2022 CAR WASH (Public Hearing).** Applicant: Blue Speed, LLC. Request: A Special Use Permit in a C-1 (Neighborhood Commercial District) to Allow a Vehicle Washing Establishment. Location: Generally Located on the Northwest Corner of Cheyenne Avenue and Martin L. King Boulevard. (APN 139-09-401-012) Ward 2. (For Possible Action) **(Continued July 13, 2022)**
15. **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) **(Continued July 13, 2022)**

STAFF ITEMS

COMMISSION ITEMS

PUBLIC FORUM

This is the portion of the meeting devoted to the Public to speak on any subject within the jurisdiction, control, or authority of the Planning Commission Chairman. After completing and submitting a blue speaker card, please come forward to the podium upon recognition by the Chairman. No matter raised in Public Forum may be the subject of deliberation or action but may be referred to staff for action at a later date. Please state your name and address for the record. In consideration of other citizens, we ask that you please limit your comments to three minutes and that repetition be avoided.

ADJOURNMENT

**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 5th 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:

/s/

George H. Warner, Chairman

/s/

Deputy City Clerk, Daisy Rivera

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

June 8, 2022

BRIEFING

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

CALL TO ORDER

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

ROLL CALL

COMMISSIONERS PRESENT

Chairman Warner
Vice Chairman Berrett
Commissioner 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
Senior Deputy City Attorney Moore
City Clerk Rodgers
Deputy City Clerk McDowell
Deputy City Clerk Rivera

PLEDGE OF ALLEGIANCE - BY INVITATION

Chairman Warner

PUBLIC FORUM

There was no public participation.

AGENDA

1. Approve Planning Commission Regular Meeting Agenda of June 8, 2022. (For Possible Action)

ACTION: APPROVED AS AMENDED; ITEM NO. 14 CONTINUED UNTIL JULY 13, 2022.

MOTION: Commissioner Greer

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

NAYS: None

ABSTAIN: None

ABSENT: None

CONSENT AGENDA

2. Approve Planning Commission Regular Meeting Minutes of March 9, 2022. Citywide (For Possible Action)

ACTION: APPROVED

MOTION: Commissioner Kraft

AYES: Chairman Warner, Vice Chairman Berrett, Commissioner Greer, Guymon, Warner, Riley

NAYS: None

ABSTAIN: None

ABSENT: None

3. Approve Planning Commission Meeting Minutes of April 13, 2022. Citywide (For Possible Action)

ACTION: APPROVED

MOTION: Commissioner Kraft

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

NAYS: None

ABSTAIN: None

ABSENT: None

BUSINESS

- 4. AMP-04-2022 ORCHARD CANYON II (Public Hearing). Applicant: Richmond American Homes. Request: An Amendment to the Comprehensive Master Plan to Change the Land Use Designation from Community Commercial to Single-Family Medium. Location: Southwest Corner of Lamb Boulevard and Tropical Parkway. (APN 123-30-701-001) Ward 1 (For Possible Action)**

Items number 4, 5 and 6 were discussed together under item 4 and voted upon separately.

Planning and Zoning Manager Eastman, stated that the applicant is requesting to amend the Comprehensive Land Use Map from Community Commercial to Single-Family Medium. The proposed amendment is for approximately 10.39 net acres at the southwest corner of Lamb Boulevard and Tropical Parkway. The applicant's letter of intent stated the land use amendment will allow a 53 lot single-family residential development. The subject parcel's current zoning is C-1, Neighborhood Commercial District. The applicant has also filed a request (AMP-04 -2022) to change the land use designation of the subject site from Community Commercial to Single-Family Medium. In addition, the applicant has filed an application (ZN-08-2022) to rezone the property from C-1, Neighborhood Commercial District to R-CL, Single-Family Compact Lot Residential District.

The subject site is located at the intersection of two arterials. Lamb Boulevard is a 120-foot street and Tropical Parkway is a 100-foot street. Normally this would support commercial land uses on the site. However, the site does not have access onto Lamb Boulevard. The Lamb Boulevard bridge touches down adjacent to this site and direct access to Lamb is not permissible. Additionally, Tropical Parkway is a residential street to the east of Lamb Boulevard. Therefore the site is not suitable for commercial development. The proposed Single-Family Medium land use is compatible with the surrounding neighborhood (as well as the companion zoning, ZOA-08-2022). The proposed R-CL, Single-Family Compact Lot Residential District is consistent with the proposed land use designation of Single-Family Medium. The City does not anticipate any adverse impacts on facilities or neighboring land uses surrounding the subject site and staff has no objections to the proposed request.

In addition, Mr. Eastman stated that in regards to the request for consideration to the tentative map, the proposed tentative map contains single-family lots that range in size from 5,226 to 7,194 square feet, with a typical lot size of 5,250 square feet (50' X 105'). However, the proposed site has some challenges to its development. There are two SNWA water lines (78" & 24" in diameter) running parallel to Lamb Boulevard through this site from the south, which then turn to run under Lamb Boulevard. The water pipe will not be moved. Additionally, there is a large existing drainage facility at the southeast corner of the site. The drainage facility is located along the southern portion of the parcel and currently sites on top of the water pipe, but the drainage for the site will be

changed to reduce the size of the facility and create more usable land. Modifications to the proposed tentative map are needed to incorporate the requirements created by the SNWA water lines, Lamb Boulevard Overpass and the drainage facility. Specific modifications include moving or widening Street "E" to ensure accommodations for all the utilities necessary for the homes are provided in the street and sidewalk areas of the development. Also, the intersection of Lamb Boulevard and Tropical Parkway was completed with construction of the Lamb Overpass. The intersection includes a unique sidewalk used to accommodate ADA requirements, this sidewalk should remain and be incorporated into the perimeter landscaping.

The private entry street is 60 feet in width and includes one 17' drive aisle, one 23' drive aisle and a 6' median. This design does not meet the requirements for the fire department and revision is needed. The revised design is also 60 feet in width, so the revision should be minor and can be reviewed with the civil improvement plans. The minimum lot area allowed within the R-CL District is 3,600 square feet with a minimum lot width of 40 feet. Therefore, all of the lots are in conformity with the requirements of the Title 17 development standards. The proposed tentative map is consistent with the proposed land use plan and zoning for the site. The lots, internal streets and open space areas comply with the development standards. The development is compatible with the neighborhood and the surrounding uses, approval is warranted.

Tony Celeste, 1980 Festival Plaza Drive, Suite 650, Las Vegas represented the applicant, Richmond American Homes and presented a map to staff and commissioners that demonstrated the Southwest Corner of Lamb Boulevard and Tropical Parkway. 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; 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

- 5. ZN-08-2022 ORCHARD CANYON II (Public Hearing). Applicant: Richmond American Homes. Request: A Property Reclassification from C-1 (Neighborhood Commercial District) to R-CL (Single-Family Compact Lot Residential District). Location: Southwest Corner of Lamb Boulevard and Tropical Parkway. (APN 123-30-701-001) Ward 1 (For Possible Action)**

Tony Celeste, 1980 Festival Plaza Drive, Suite 650, Las Vegas represented the applicant, Richmond American Homes. 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; 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

- 6. T-MAP-05-2022 ORCHARD CANYON II. Applicant: Richmond American Homes. Request: A Tentative Map in a C-1 (Neighborhood Commercial District), Proposed property reclassification to R-CL (Single-Family Compact Lot Residential District), to allow a 53-Lot, Single-Family Subdivision. Location: Southwest Corner of Lamb Boulevard and Tropical Parkway. (APN 123-30-701-001) Ward 1 (For Possible Action)**

Tony Celeste, 1980 Festival Plaza Drive, Suite 650, Las Vegas represented the applicant, Richmond American Homes. The applicant has 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. COMMON ELEMENT "F" SHALL CONTAIN AT A MINIMUM: ONE AGE APPROPRIATE PLAY STRUCTURE WITH EPDM SAFETY SURFACING AND TWO BENCHES.

3. COMMON ELEMENT "C" SHALL CONTAIN: OPEN PLAY TURF AREAS, A DOG PARK, PET WASTE STATION AND BENCHES.
4. ALL KNOWN GEOLOGIC HAZARDS SHALL BE SHOWN ON THE PRELIMINARY DEVELOPMENT PLAN, TENTATIVE MAP AND THE CIVIL IMPROVEMENT PLANS. GEOLOGICAL HAZARDS SUCH AS FAULT LINES OR FISSURES AFFECTING RESIDENTIAL STRUCTURES MAY SUBSTANTIALLY ALTER THE TENTATIVE MAP LAYOUT AND REQUIRE THE SUBMISSION OF A REVISED TENTATIVE MAP WHICH MUST BE APPROVED BY THE CITY PRIOR TO FINAL APPROVAL OF THE CIVIL IMPROVEMENT PLANS. THE FOOTPRINT OF PROPOSED STRUCTURES SHALL BE PLOTTED ON ALL LOTS IMPACTED BY FAULTS AND/OR FISSURES AND A MINIMUM WIDTH OF FIVE (5) FEET SHALL BE PROVIDED FROM THE EDGE OF ANY PROPOSED STRUCTURE TO THE NEAREST FAULT AND/OR FISSURE.
5. APPROVAL OF A DRAINAGE STUDY IS REQUIRED PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS.
6. THE SIZE AND NUMBER OF ACCESS POINTS AND THEIR LOCATIONS ARE SUBJECT TO REVIEW AND APPROVAL BY THE CITY OF NORTH LAS VEGAS TRAFFIC ENGINEER AND MUST MEET THE STANDARDS SET FORTH IN *NORTH LAS VEGAS MUNICIPAL CODE* SECTION 17.24.040; CONFORMANCE MAY REQUIRE MODIFICATIONS TO THE SITE.
7. ALL RESIDENTIAL DRIVEWAY GEOMETRICS SHALL BE IN COMPLIANCE WITH THE *UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS* DRAWING NUMBER 222.
8. PROPOSED RESIDENTIAL DRIVEWAY SLOPES SHALL NOT EXCEED TWELVE PERCENT (12%).
9. APPROVAL OF A TRAFFIC STUDY IS REQUIRED PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS. PLEASE CONTACT TRAFFIC ENGINEERING AT 633-2676 TO REQUEST A SCOPE. A QUEUING ANALYSIS MAY BE REQUIRED.

10. 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*:

i. TROPICAL PKWY

11. A REVOCABLE ENCROACHMENT PERMIT FOR LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY IS REQUIRED, IF APPLICABLE.

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

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

14. COMMON ELEMENTS ARE REQUIRED TO BE PUBLIC UTILITY AND PUBLIC DRAINAGE EASEMENTS.

15. THE PROPERTY OWNER IS REQUIRED TO GRANT ROADWAY EASEMENTS WHERE PUBLIC AND PRIVATE STREETS INTERSECT.

16. A VACATION-PRE-APPLICATION WITH SUBSEQUENT FORMAL APPLICATION TO VACATE ANY PUBLIC RIGHT-OF-WAY OR EASEMENT(S) IS REQUIRED. [RIGHT TURN @ TROPICAL PKWY]

17. TO MINIMIZE CONFLICTS WITH DRY UTILITIES AND COMPLY WITH *UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS* DRAWING NUMBER 501, THE ASPHALT WIDTH OF STREET "E" SHALL BE EXPANDED TO ACCOMMODATE THE EXISTING SNWA FACILITIES AND PROPOSED FUTURE UTILITIES WITHIN THIS ROADWAY.

18. 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.

19. 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. SUP-20-2022 PRIMROSE SCHOOL (Public Hearing). Applicant: Eig14t (8-14 Architect). Request: A Special Use Permit in an MPC C-1 (Master Planned Community Neighborhood Commercial District) to Allow a Child Care Facility. Location: Generally Located on the Northwest Corner of Centennial Parkway and Aliante Parkway. (APN 124-20-414-017) Ward 3 (For Possible Action)

Planning and Zoning Manager Eastman, stated that the applicant is requesting Planning Commission consideration of a special use permit to allow a child care facility within the Aliante Master Planned Community. The developments within the Aliante Master Planned Community are regulated by the Aliante Development Agreement supplemented by specific development standards, design guidelines, and master sign plans. According to the letter of intent, the building is designed to accommodate approximately 216 children. The proposed location of the child care facility is a developing five acre commercial center and the subject site within the center is approximately 1.97 acres. The center contains a Walgreens, a US Bank, and a Jack in the Box (UN-27-16). Both the Walgreens and the US Bank are principally permitted uses within the Aliante Development Agreement.

Architecturally, the submitted plans do not match the existing commercial center nor do they comply with the Aliante Commercial Design Guidelines. The submitted plans depict a traditional style schoolhouse with board and batten siding. The exterior façade should also have either a smooth coat stucco finish or a textured paint added to the proposed Hardie panels. Modifying the façade appearance with the aforementioned changes should match the existing commercial buildings and comply with the Aliante Commercial Design Standards. The recommended changes to the building elevations can be made during the building permit process. To ensure compatibility with the other buildings within the commercial center and the Aliante Commercial Design Standards modifications to the building design should be made.

In addition, Planning and Zoning Manager Eastman stated that the applicant is proposing to use a portion of the existing landscape buffer for the playground areas for the daycare facility. The outdoor playground areas should be reduced in size to not encroach on the perimeter landscape buffer. However, there are sparse areas that should be landscaped to ensure an adequate buffer from the residences to the north and west. Specifically, in addition to the double row of trees and pyracanthas, additional shrubs should be provided along the north and west property lines to provide 60% ground coverage within two years of planting. Staff recommends approval subject to the following conditions.

Mark Kellenberger, 1695 Twelve Mile Road, Berkley, MN represented the applicant, Eig14t (8-14 Architect), and stated that they are looking to develop the child care use in this area. Applicant has agreed to the conditions and is available for questions.

Chairman Warner opened the public hearing.

Hume Bates, 3005 Guilliemot Avenue, North Las Vegas stated that he currently resides behind this proposed childcare development, he will share a common wall. Speaker stated that he objects to this proposed development. He stated that the lot was originally classified as an MPC C1, Master Planned Community Neighborhood Commercial District. Mr. Bates has resided at his current residence since 2016, and even then, he was opposed when there was an adjustment made to allow the Jack in the Box restaurant in 2016. He stated that because of this there is now a rat problem in the area. In addition, Mr. Bates advised that he works from home as a Security Engineer and takes care of his elderly mother, and he is concerned about the noise. He wanted to know the amount of students that they are expecting to have and how the applicant will handle the traffic in the area. He advised that there are many other childcare facilities in the area and does not see the necessity to rezone this location when they are other facilities in the area.

Mark Kellenberger, 1695 Twelve Mile Road, Berkley, MN answered Mr. Bates concerns and stated that they are required and there is currently a traffic study being conducted. This is part of the building permit process. In regard to the shared wall, there will be a buffer that will consist of additional plant material. The representative believes that there is a need and desire for childcare use in the area. Mr. Kellenberger presented a map to staff and commissioners that demonstrated where the shared wall is located and where they plan to add additional plant material.

Chairman Warner closed the public hearing.

Commissioner Greer requested that the representative explain the map to Mr. Bates and the public.

Mark Kellenberger, 1695 Twelve Mile Road, Berkley, MN answered Commissioner Greer's question and informed the public where the buffer with additional plants would be located on the map. He stated that the playground area is used singularly, which means they would be used (1) classroom at a time. Mr. Kellenberger answered Commissioner Calhoun's question and stated that the playground area would be used on and off throughout the day and there would be a specific areas that divides the children by age. The playground equipment would be climbing and slides with shade structures. The building is currently licensed to have 216 students, but that can vary depending on the needs of the community. The operation hours of the proposed childcare facility are from 6:00am to 6:00pm. Mark Kellenberger answered Commissioner Guymon's question and stated that the dividing wall between the facility and the speaker's residence is 6 feet. The representative stated he did not have the plans for the playground equipment to be able to identify the height of the playground equipment. In addition, the representative stated that staff will be parking at the southwest corner of the site.

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. OUTDOOR PLAY AREAS SHALL NOT ENCROACH ON THE EXISTING PERIMETER LANDSCAPE AREAS.
3. SHRUBS SHALL BE ADDED, TO PROVIDE 60% GROUND COVERAGE WITHIN TWO YEARS OF PLANTING, ALONG THE NORTHERN AND WESTERN PROPERTY LINES ADJACENT TO THE RESIDENCES.
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.

MOTION: Commissioner Calhoun

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

NAYS: None

ABSTAIN: None

ABSENT: None

8. SUP-23-2022 VERIZON BELMONT GREENFIELD (Public Hearing).

Applicant: Cellco Partnership, LLC. Request: A Special Use Permit in a C-2 (General Commercial District) to Allow a Public Utility Building, Structure or Equipment. Location: Southeast Corner of Las Vegas Boulevard North and Belmont Street. (APN 139-13-713-001) Ward 1 (For Possible Action)

Planning and Zoning Manager Eastman, stated that the subject property consists of one (1) parcel that is approximately 11.97 acres. The site plan also indicates the MSC facility and commercial development will be constructed in two phases. The first phase includes the MSC building and equipment as well as the proposed commercial at the corner of Las Vegas Boulevard and Belmont Street. The second phase includes an expansion of the MSC facility and a future commercial building pad at the corner of Las Vegas Boulevard and the Las Vegas Wash. In general the development and use are more industrial than commercial. Las Vegas Boulevard North is a commercial corridor for the City, and commercial development is important for this arterial. To ensure the commercial development occurs with the use permit, the Economic Development Division has created conditions of approval to help provide the incentives to create the commercial frontage on this parcel. In general the building is utilitarian and is industrial in appearance. Modifications to the building are needed to meet the commercial design standards. According to the applicant's letter of intent, the proposed use will contain five to ten employees and should not impact the neighborhood.

In addition, elevations for the proposed trash enclosure were not provided, but the enclosures are required to use similar materials and color palette as the principal building. There is also an elevation of the decorative screen wall. The applicant did not submit a landscape plan. Foundation landscaping and parking lot landscaping are also required. The applicant can address the landscaping and make the necessary changes to the site plan to accommodate the landscaping during the building permit process. Staff recommends approval subject to conditions.

Jennifer Lazovich, 1980 Festival Plaza Drive, Suite 650, Las Vegas represented the applicant, Cellco Partnership, LLC and thanked staff for working with the applicant with the plan and conditions in the staff reports. The representative 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. ALL SCUPPERS AND DOWNSPOUTS SHALL BE INTEGRATED INTO THE BUILDING AND ADDITIONAL ARCHITECTURAL FEATURES ADDED TO COMPLY WITH THE COMMERCIAL DESIGN STANDARDS.
3. THE SCREEN WALL ELEVATION SHALL SUBSTANTIALLY COMPLY WITH THE PROPOSED BUILDING ELEVATIONS SUBMITTED AS PART OF THE SPECIAL USE PERMIT.
4. ALL KNOWN GEOLOGIC HAZARDS SHALL BE SHOWN ON ANY PRELIMINARY DEVELOPMENT PLANS AND CIVIL IMPROVEMENT PLANS SUBMITTED TO THE CITY. SUBSEQUENT IDENTIFICATION OF ADDITIONAL HAZARDS MAY SUBSTANTIALLY ALTER DEVELOPMENT PLANS.
5. APPROVAL OF A DRAINAGE STUDY IS REQUIRED PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS.
6. THE SIZE AND NUMBER OF ACCESS POINTS AND THEIR LOCATIONS ARE SUBJECT TO REVIEW AND APPROVAL BY THE CITY OF NORTH LAS VEGAS TRAFFIC ENGINEER AND MUST MEET THE STANDARDS SET FORTH IN NORTH LAS VEGAS MUNICIPAL CODE SECTION 17.24.040; CONFORMANCE MAY REQUIRE MODIFICATIONS TO THE SITE.
7. 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. THE PROPERTY OWNER IS REQUIRED TO GRANT A ROADWAY EASEMENT FOR COMMERCIAL DRIVEWAY(S).
9. 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.
10. ALL UTILITIES WILL BE STUBBED TO THE ENTIRETY OF THE COMMERCIAL SITE BY OR PRIOR TO THE ISSUANCE OF THE CO FOR THE PHASE I-MSC BUILD.
11. APPLICANT WILL CONSTRUCT AN 8 FOOT TALL DECORATIVE BLOCK WALL BETWEEN THE COMMERCIAL SITE AND THE MSC SITE, AS SHOWN ON THE PLANS. APPLICANT WILL INSTALL A 10-FOOT WIDE LANDSCAPE BUFFER FROM THE NORTH SIDE OF THE DECORATIVE BLOCK WALL FOR VISUAL SCREENING. THE DECORATIVE BLOCK WALL AND LANDSCAPING WILL BE COMPLETED PRIOR TO THE ISSUANCE OF THE CO FOR THE PHASE I-MSC BUILD.
12. APPLICANT SHALL HAVE THE FOLLOWING OPTIONS WITH REGARD TO THE DEVELOPMENT OF THE COMMERCIAL SITE:
 - a. PRIOR TO THE ISSUANCE OF THE CO FOR THE PHASE I-MSC BUILD:
 - (1) APPLICANT MAY SELL EITHER THE ENTIRETY OF THE COMMERCIAL SITE OR ONLY THE PHASE I COMMERCIAL PAD TO: (I) A DEVELOPER OR REAL ESTATE INVESTOR WHO HAS DEVELOPED COMMERCIAL PROJECTS IN NORTH LAS VEGAS WITHIN THE LAST 5 YEARS, (II) A CORPORATE OR REGIONAL OWNER/OCCUPIER THAT HAS A MINIMUM OF TEN COMPLETED COMMERCIAL PROJECTS IN NEVADA OR ITS SURROUNDING STATES (E.G. STARBUCKS, CHICK-FIL-A), OR (III) A DEVELOPER WITH SIMILAR QUALIFICATIONS OUTSIDE OF NORTH LAS VEGAS THAT HAS BEEN APPROVED BY THE CITY'S ECONOMIC DEVELOPMENT DIRECTOR OR DESIGNEE (EACH OF (I)-(III), A "QUALIFIED INVESTOR"). IF (A) THE

ENTIRE COMMERCIAL SITE IS SOLD, NO CONDITIONS WITH REGARD TO TIMING OF CONSTRUCTION OR OCCUPANCY OF THE COMMERCIAL SITE WILL BE PLACED ON THE APPLICANT FOR THE PHASE I-MSC BUILD OR ANY THE SUBSEQUENT PHASES OF THE MSC BUILD; OR (B) ONLY THE PHASE I COMMERCIAL PAD IS SOLD, NO CONDITIONS WITH REGARD TO TIMING OF CONSTRUCTION OR OCCUPANCY OF THE PHASE I COMMERCIAL PAD WILL BE PLACED ON THE APPLICANT ONLY WITH REGARD TO THE PHASE I-MSC BUILD; OR

(2) APPLICANT WILL COMPLETE THE CONSTRUCTION OF THE BUILDING SHELL ON THE PHASE I COMMERCIAL PAD (THE "PHASE I BUILDING") PRIOR TO THE ISSUANCE OF THE CO FOR THE PHASE I-MSC BUILD. THE PHASE I BUILDING WILL BE CONSTRUCTED IN SUBSTANTIAL CONFORMANCE TO THE PLANS AND ANY FURTHER CHANGES WILL BE REVIEWED BY CITY STAFF. TENANT CUSTOMIZATION AND/OR OCCUPANCY OF THE PHASE I BUILDING WILL NOT BE A REQUIREMENT OR CONDITION FOR THE ISSUANCE OF THE CO FOR THE PHASE I-MSC BUILD. APPLICANT WILL USE COMMERCIALY REASONABLE EFFORTS TO ENTER INTO A LEASE WITH A TENANT FOR THE PHASE I BUILDING WITHIN ONE (1) YEAR FROM THE ISSUANCE OF THE CO FOR PHASE I-MSC BUILD.

B. PRIOR TO THE ISSUANCE OF THE CO FOR THE PHASE II-MSC BUILD:

(1) APPLICANT MAY SELL TO A QUALIFIED INVESTOR EITHER (A) THE ENTIRETY OF THE COMMERCIAL SITE, OR (B) THE REMAINING PORTION OF THE COMMERCIAL SITE IF ONLY THE PHASE I COMMERCIAL PAD WAS PREVIOUSLY SOLD. IN THE EVENT OF A SALE, NO CONDITIONS WITH REGARD TO TIMING OF CONSTRUCTION OR OCCUPANCY OF THE COMMERCIAL SITE OR THE PHASE II COMMERCIAL PAD WILL BE PLACED ON THE APPLICANT FOR THE PHASE II-MSC BUILD OR ANY SUBSEQUENT PHASES OF THE MSC BUILD; OR

(2) APPLICANT WILL COMPLETE THE CONSTRUCTION OF THE BUILDING SHELL ON THE PHASE II COMMERCIAL PAD (THE "PHASE II BUILDING") PRIOR TO THE ISSUANCE OF THE CO FOR THE PHASE II-MSC BUILD. THE PHASE II BUILDING WILL BE CONSTRUCTED IN SUBSTANTIAL CONFORMANCE WITH THE PLANS SUBMITTED WITH A FUTURE APPLICATION AND ANY FURTHER CHANGES WILL BE REVIEWED BY CITY STAFF. TENANT CUSTOMIZATION AND/OR OCCUPANCY OF THE PHASE II BUILDING WILL NOT BE A REQUIREMENT OR CONDITION FOR THE ISSUANCE OF THE CO FOR THE PHASE II-MSC BUILD. APPLICANT WILL USE COMMERCIALY REASONABLE EFFORTS TO ENTER INTO A LEASE WITH A TENANT FOR THE PHASE II BUILDING WITHIN ONE (1) YEAR FROM THE ISSUANCE OF THE CO FOR PHASE II-MSC BUILD.

13. THE ECONOMIC DEVELOPMENT CONDITIONS NUMBERS 10 THRU 12 ARE SUBJECT TO MODIFICATION WITH THE WRITTEN APPROVAL FROM THE DIRECTOR OF ECONOMIC DEVELOPMENT.

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

9. ZN-09-2022 ELYSIAN (Public Hearing). Applicant: The Calida Group. Request: A Property Reclassification from C-2 (General Commercial District) to a PUD (Planned Unit Development District), Consisting of a 222-Unit Multi-Family Development. Location: Located East of Clayton Street and Approximately 292 Feet North of Craig Road. (APN 139-04-201-022) Ward 4 (For Possible Action)

Planning and Zoning Manager Eastman, stated that the applicant's subject site consists of one (1) parcel that is approximately 8.2 gross acres. The proposed development is for a 222-unit multi-family complex with an overall density of 26.2 dwelling units per acre. The subject site is located within the North 5th Transit Corridor and Craig Ranch Activity Center. This area is planned for high capacity transit. East-west feeder connections such as Craig Road increase access to the transit corridor from other areas of the City. This Activity Center will be a central hub for transit and entertainment. The landscape plan also includes the landscape buffer areas along the north and south

property line, parking lot foundation and open space areas. The overall landscape plan does not provide the required 50% coverage of plants. The landscape areas may need to be adjusted with the additional open space and final locations for the trash enclosures. Any corrections to the landscape plan can be reviewed with the final development plan. The applicant is required to provide 88,800 square feet (400 square feet per unit) of open space for the development. Perimeter landscaping, parking areas, ornamental landscaped areas, any areas that are less than 20 feet in width and required balconies or patios cannot be counted toward the required open space.

In addition, the individual dwelling units in each building are accessed from a single internal hallway. The Multi-Family Design Standards require that no more than four dwelling units may be entered from a single hall, landing area or walkway. Exceptions to limited entry areas may be made for elevator buildings, congregate care or other arrangements for residents with special needs requiring common entry. Both residential buildings include enclosed staircases to access each of the floors. Building 1000, as it is referred to on the floor plans submitted, also includes three (3) elevators spaced throughout the building to access the multiple floors. Building 2000, as it is referred to on the floor plans submitted, does not include an elevator. An elevator to access all floors in Building 2000 should be added. The floor plans provided show unit plans with balconies only. The floor plan also included a unit summary table identifying each dwelling unit on the second and third floors with a balcony exceeding the forty square foot minimum and all first floor units with patios meeting or exceeding the eighty (80) square feet minimum. All 222 dwelling units will either a balcony or patio meeting the minimum square footage to comply with the multi-family design standards.

The applicant is proposing 423 parking spaces where 424 parking spaces are required. The applicant will need to include the additional parking space as part of the final development plan. The required number of parking spaces is calculated based on the following: one bedroom requires 1.5 spaces per unit; two bedroom requires 2 parking spaces per unit; three bedrooms or more requires 2.5 spaces per unit; and 0.25 per unit for guest parking.

Tony Celeste, 1980 Festival Plaza Drive, Suite 650, Las Vegas represented the applicant, The Calida Group and presented a map to staff and commissioners that demonstrated the site. The representative has agreed to the conditions and was available for questions.

Chairman Warner opened the public hearing. Having no requests to speak, the public hearing was closed.

ACTION: APPROVED; SUBJECT TO THE FOLLOWING CONDITIONS AND 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. BOTH RESIDENTIAL BUILDINGS SHALL INCLUDE AN ELEVATOR TO ACCESS ALL FLOORS OR THE BUILDINGS SHALL BE MODIFIED TO COMPLY WITH THE MULTI-FAMILY DESIGN STANDARDS.
4. ALL KNOWN GEOLOGIC HAZARDS SHALL BE SHOWN ON THE PRELIMINARY DEVELOPMENT PLAN, TENTATIVE MAP AND THE CIVIL IMPROVEMENT PLANS. GEOLOGICAL HAZARDS SUCH AS FAULT LINES OR FISSURES AFFECTING RESIDENTIAL STRUCTURES MAY SUBSTANTIALLY ALTER THE TENTATIVE MAP LAYOUT AND REQUIRE THE SUBMISSION OF A REVISED TENTATIVE MAP WHICH MUST BE APPROVED BY THE CITY PRIOR TO FINAL APPROVAL OF THE CIVIL IMPROVEMENT PLANS. THE FOOTPRINT OF PROPOSED STRUCTURES SHALL BE PLOTTED ON ALL LOTS IMPACTED BY FAULTS AND/OR FISSURES AND A MINIMUM WIDTH OF FIVE (5) FEET SHALL BE PROVIDED FROM THE EDGE OF ANY PROPOSED STRUCTURE TO THE NEAREST FAULT AND/OR FISSURE.
5. APPROVAL OF A DRAINAGE STUDY IS REQUIRED PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS. CONFORMANCE MAY REQUIRE MODIFICATIONS TO THE SITE PLAN.
6. THE SIZE AND NUMBER OF ACCESS POINTS AND THEIR LOCATIONS ARE SUBJECT TO REVIEW AND APPROVAL BY THE CITY OF NORTH LAS VEGAS TRAFFIC ENGINEER AND MUST MEET THE STANDARDS SET FORTH IN NORTH LAS VEGAS MUNICIPAL CODE SECTION 17.24.040; CONFORMANCE MAY REQUIRE MODIFICATIONS TO THE SITE.

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

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

**10. SUP-14-2022 ABUNDANT HEART COMMUNITY CHURCH (Public Hearing).
Applicant: Donald L. McCoy. Request: A Special Use Permit in an R-1
(Single-Family Low Density District) to Allow a Religious Institution
(Church). Location: Southwest Corner of Simmons Street and Gilmore
Avenue. (APN 139-08-201-006) Ward 2 (For Possible Action)**

Planner Dotson, stated that the property is zoned R-1, Single-Family Low Density District and the Comprehensive Master Plan Land Use designation for the subject site is Single-Family Low. Religious institutions may be located within residential zone districts with a special use permit. According to the letter of intent, the applicant intends to develop a 30,000 square foot, two-story facility, containing a church and a school. However, the special use permit application is for a church only. If the applicant intends on constructing a school, a separate special use permit is required. The applicant is aware and they are taking the necessary steps to obtain the additional special use permit. The building should also have a coherent design with a consistent level of detailing and finish on all sides. The perimeter, parking lot and foundation landscaping does not appear to meet the minimum 50% ground coverage requirement. The necessary modifications to the building design can be addressed during the building permit process.

In addition, access to the site is from two (2) driveways on Simmons Street and one (1) driveway on Gilmore Avenue. The parking requirement for a religious institution is one (1) off-street parking space for every four (4) seats based on the design capacity of the main assembly hall. The sanctuary is proposed to accommodate up to 500 seats. Therefore, the required parking for the church is 125 off-street spaces. The site plan has 121 parking spaces shown. The parking lot will need modifications to include the required number of parking spaces. This modification can be addressed during the building permit process.

The surrounding neighborhood includes Desert Horizons Park to the east, a single story residential subdivision to the north, a residential subdivision with both single story and two story homes to the west and an undeveloped parcel to the south. With minor modifications, the proposed church should not create a negative impact on the surrounding neighborhood. Staff supports and recommends approval with conditions.

Kim McCoy, 4017 California Condor Avenue, North Las Vegas represented the applicant, her husband, Pastor Donald L. McCoy, and stated that the church is excited about the future and they are anticipating changing lives in their community. She stated that this will be a Gospel Centered, Multi-Generational and Diverse Church. The church will provide breakfast, and school supplies; organize workshops, mental health services guided by licensed clinical psychologists. The aim of the facility is to house an elementary school and provide an afterschool program that provides tutoring.

Chairman Warner opened the public hearing.

Bill Neely, 2906 West Gilmore Avenue, North Las Vegas stated that he resides directly across the open lot and he does not support this new project. He stated that he feels that by having a church in this location it will attract more transient individuals to the location. He is concerned about transient individuals starting fires or littering in the streets. He stated that another concern is the amount of traffic on Gilmore Avenue where drivers tend to speed and the street is also unfinished. There are no curbs or sidewalks on that street, and he thinks people will begin to park their cars at that location, making the street narrow and difficult for cars to drive. He also stated that some of the homes are sinking in that area. He stated that when it rains, the street becomes very flooded and adding the church, it will aggravate their concerns.

William T.D. Hale, Jr., 2918 Gilmore Avenue, North Las Vegas stated that he resides directly across the open lot and he does not support this project. He stated that his concerns are with the height of the facility, which is 32 feet in height, and that it will tower over the homes in the location. He also stated that the current elevations of this site are high and adding the 32 feet on top of this will create a huge structure. He recommends limiting the height of the structure and architectural elements to be included to make it lower. In addition, he stated that the red brick that they are proposing will not coincide with the ones in the surrounding homes. He is also concerned about traffic and the children that walk to and from school. He recommends that the city finish the Gilmore Avenue street improvement project and address the flooding problem. Mr. Hale presented pictures to staff and commissioners that demonstrated a design of another local church that shows the color of the brick, a light post that is slanted, and a crack on the street.

Kim McCoy, 4017 California Condor Avenue, North Las Vegas stated that the applicant has done a geotechnical report about the soil which lists the cracks on the streets. She stated that the speakers are concerned about the transient people around the church and she explained that the church provides a pantry services where food is provided to the people in need. People who need food would call first before coming to pick up any items. The church's square feet will be reduced, and this will not be a brick building, but a steel building.

Planning and Zoning Manager Eastman, stated that with the construction of the church, any off-site improvements will be required to be built by the applicant. Additional projects that may be contemplated by the city would be a public works question.

Development and Flood Control Manager Escobedo, stated that any off-site improvements adjacent to the project will need to be completed as part of this project. In addition, they would have to provide a drainage and traffic study which will identify any adverse conditions that might need to be mitigated. As part of the city project on Gilmore Avenue, he is not aware of what the status of that project or the schedule

Kim McCoy, 4017 California Condor Avenue, North Las Vegas answered Commissioner Calhoun's questions and advised that they are currently holding services at the Masonic Lodge on West Colton location in North Las Vegas, and they are not experiencing any issues with transient individuals.

Planning and Zoning Manager Eastman, answered Commissioners Kraft question and stated that the maximum height in an R-1, Single-Family Low Density Residential District is 35 feet.

Commissioner Kraft advised that since the maximum is 35 feet, he does not think there will be an issue since the church will be 32 feet in height. He also addressed the representative and advised that they will need to complete a drainage and traffic study.

Planning and Zoning Manager Eastman, answered Commissioners Kraft question regarding the issue with the traffic signal. He stated that this is a public works issue, but if the traffic study indicates that a signal would be warranted, the applicant would be responsible for a portion.

Commissioner Kraft also mentioned that transient individuals are more likely to congregate on empty lots rather than in use buildings. He understands the concerns but believes that this project will mitigate that concern.

Commissioner Berrett stated on the record that this agenda item is to vote on whether or not they church can be developed at the proposed location, not on the design of the building.

Planner Dotson, advised that the use is what is being presented at the meeting, but during the building permit process is where they will discuss the designs, such as elevations. There are further steps before any design is approved.

Land Development & Community Services Director Jordan, advised that it might be a metal building but according to the elevation plans submitted by the applicant, shows brick veneer.

Chairman Warner 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. AN ADDITIONAL USE PERMIT IS REQUIRED IF THE APPLICANT INTENDS ON ADDING A SCHOOL TO THIS SITE.
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 MAY BE 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. GILMORE AVE.
 - B. SIMMONS ST. (SIDEWALK & STREETLIGHTS)

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

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

MOTION: Commissioner Kraft

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

NAYS: None

ABSTAIN: None

ABSENT: None

11. SUP-16-2022 MOBILITYWORKS (Public Hearing). Applicant: WMK, LLC. an Ohio Limited Liability Company, dba Mobility Works. Request: A Special Use Permit in an M-2 (General Industrial District) to Allow a Vehicle, Boat, or Recreational Vehicles Sales, and Rental Lot (Outdoor). Location: 3575 West Cheyenne Avenue, Suite 105. (APN 139-17-101-005) Ward 2 (For Possible Action)

Planner Dotson, stated the applicant is requesting approval of a special use to allow an outdoor vehicle, boat, or recreational vehicle sales, and rental lot. Specifically, the applicant Mobility Works, intends to display wheelchair vans for sale on a 4.77-acre site located at 3575 West Cheyenne Avenue, Suite 105 in the Cheyenne Airport Center. Fifteen (15) wheelchair vans outside along Cheyenne Avenue will be displayed and twenty (20) vehicles will be stored in the rear parking lot within the existing industrial complex. The outdoor display for the vehicle sales is in conjunction with an existing service performed by Mobility Works outfitting vehicles with wheelchair lifts and other accessories. The existing services are performed within the building. The subject site is a portion of a large industrial complex, Cheyenne Airport Center, which includes six (6) existing buildings and an undeveloped parcel for a future building. The parking requirement for the industrial complex is 1 parking space per 1,000 square feet of industrial use and 1 parking space per 500 square feet of accessory office use. The area where the vehicle sales outdoor display will be located has 264 parking spaces for the 66,260 square feet of industrial buildings. The use is compatible with the existing uses of the industrial complex and the surrounding neighborhood. Staff recommends approval subject to conditions.

Brian Wolfe, 6586 Escondido Street, Las Vegas represented the applicant, WMK, LLC an Ohio Limited Liability Company, dba Mobility Works. The representative has agreed to the conditions and was available for questions.

Chairman Warner opened the public hearing. Having no requests to speak, the public hearing was closed.

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 OUTSIDE DISPLAY OF VEHICLES SHALL BE LIMITED TO NO MORE THAN FIFTEEN (15) VEHICLES, AND SHALL BE LIMITED TO WHEELCHAIR VANS/MINIVANS.

MOTION: Vice Chairman Berrett

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

NAYS: None

ABSTAIN: None

ABSENT: None

12. SUP-14-2020 MLK & ALEXANDER (Public Hearing). Applicant: Majed Khater / MK Architecture LLC. 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: Northeast Corner of Martin L King Boulevard and Alexander Road. (APN 139-04-818-003) Ward 4 (For Possible Action)

Planner Dotson, stated that the applicant is requesting Planning Commission approval for an extension of time for a previously approved special use permit to allow a convenience food store with gas pumps on the northeast corner of Martin L King Boulevard and Alexander Road. The site will be developed with a 5,000 square foot convenience food store with six (6) fueling stations. The neighborhood has not substantially changed since the special use permit was previously approved in 2020. The proposed use is consistent with the C-1, Neighborhood Commercial District zoning designation and the use is compatible with the surrounding area. The Planning Commission originally approved a special use permit (UN-47-06) to allow a 3,700 square foot convenience food store with six (6) gas pumps and a special use permit (UN-48-06) to allow an automatic car wash on June 14, 2006. Those special use permits have since expired for those uses.

In addition, the proposed elevations of the convenience food store demonstrate the elevation materials as stucco and stone veneer. The applicant should use stone veneer on the rear façade to provide more articulation as shown on the front of the building. The proposed site plan provided foundation landscaping, however the foundation landscaping is not adequate. The applicant will need to provide adequate foundation landscaping per code which can be reviewed at the time of building permit. Staff has no objections to this special use permit request, it is compatible with the surrounding zoning and land use and recommends approval subject to conditions.

Majed Khater, 50 East Serene Avenue #414, Las Vegas represented is the applicant and stated that they are working with the building department on all the conditions they need to meet. The representative has agreed to the conditions and was available for questions.

Chairman Warner opened the public hearing. Having no requests to speak, the public hearing was closed.

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. TRASH ENCLOSURE EXTERIOR FINISH SHALL MATCH THE CONVENIENCE FOOD STORE BUILDING.
3. SIGNAGE FOR THE SITE SHALL BE IN COMPLIANCE WITH TITLE 17 REQUIREMENTS.
4. THE LANDSCAPE BUFFER ALONG THE EASTERN PROPERTY LINE ADJACENT TO THE RESIDENTIAL SHALL BE THIRTY-FIVE (35) FEET IN WIDTH.
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. 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 PLAN.
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, INCLUDING THROAT DEPTH REQUIREMENTS AS LISTED ON UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS DRAWING NUMBER 222.1.
9. THE PROPERTY OWNER IS REQUIRED TO GRANT A ROADWAY EASEMENT FOR COMMERCIAL DRIVEWAYS.
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.

MOTION: Commissioner Kraft

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

NAYS: None

ABSTAIN: None

ABSENT: None

13. **SUP-17-2022 TOMMY'S EXPRESS CARWASH (Public Hearing). Applicant: HC Klover Architect. Request: A Special Use Permit in a C-2 (General Commercial District) to Allow a Vehicle Washing Establishment. Location: Southeast Corner of North 5th Street and Deer Springs Way. (APN 124-23-316-010) Ward 4 (For Possible Action)**

Planner Dotson, stated that the applicant's letter of intent states that the applicant will construct a 4,550 square foot building containing a 122.5-foot washing tunnel on approximately 0.86 (37,250 square feet) acres. The proposed carwash will be set back from the perimeter streets are located within the interior of the parcel. All operations will take place at the rear of the building. The carwash will be located in an existing commercial center. The existing commercial center, Deer Springs Crossing, is approximately thirty-five (35) acres and has been under development for approximately

fifteen (15) years. The originally approved site plan allows for approximately 345,000 square feet of commercial. Since Kohl's was constructed in 2007 several dining establishments have been constructed including McDonalds, Subway, Panda Express and Sean Patrick's Pub & Grill. In addition to the dining establishments, there is also an auto service facility (Discount Tire), a Dollar Loan Center and a convenience store with gas pumps. The proposed vehicle washing establishment is not in conjunction with the existing convenience food store with gas pumps. The proposed use is a stand-alone facility. Access to the proposed vehicle washing establishment (car wash) is from existing shared driveways located on North 5th Street, Deer Springs Way and Rome Boulevard. Vehicle stacking would occur on the northwest side of the building and enter the building on the west side. Typically, the stacking area for the car wash includes an exit area before customers enter the washing tunnel. These exit areas are included in the event the customers decide not to enter the washing tunnel. The applicant should consider revising the site plan to include an exit area prior to the washing tunnel.

In addition, the proposed floor plan for the car wash includes a vacuum area. The site plan contains 12 vacuum parking spaces and when located adjacent to the building, the vacuums are set on the sidewalk and not within the parking space. Staff recommends approval subject to conditions.

Michael Twitchel, 8813 Penrose Lane #400, Lenexa, KS represented the applicant, HC Klover Architect and stated that they will pass along the condition to the applicant and was available for questions.

Chairman Warner opened the public hearing. Having no requests to speak, the public hearing was closed.

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 SUBSTANTIALLY COMPLY WITH THE PROPOSED BUILDING ELEVATIONS SUBMITTED AS PART OF THE SPECIAL USE PERMIT. A MODIFICATION TO THE COLOR PALETTE IS REQUIRED TO MATCH THE COLOR PALETTE OF THE DEER SPRINGS CROSSING COMMERCIAL CENTER.
3. ADJUST THE LOCATION OF THE TRASH ENCLOSURE TO ALLOW FOR SIX FEET OF LANDSCAPING ON ALL THREE SIDES THAT DO NOT INCLUDE THE GATE.
4. ADD FIVE FEET OF LANDSCAPING ADJACENT TO THE FIVE

VACUUM PARKING SPACES ALONG THE SOUTHEAST PROJECT BOUNDARY LINE.

5. 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.
6. APPROVAL OF A DRAINAGE STUDY IS REQUIRED PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS. CONFORMANCE MAY REQUIRE MODIFICATIONS TO THE SITE PLAN.

MOTION: Vice Chairman Berrett

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

NAYS: None

ABSTAIN: None

ABSENT: None

14. **SUP-19-2022 U-HAUL (Public Hearing). Applicant: Steven Deutsch. Request: A Special Use Permit in a C-2 (General Commercial District) to Allow a Sign Height of 45 Feet Where a Maximum of 35 Feet is Allowed, and a Sign Area of 616 Square Feet Where a Maximum of 250 Square Feet is Allowed. Location: 6751 North 5th Street. (APN 124-22-701-007) Ward 4 (For Possible Action)**

ACTION: CONTINUED UNTIL JULY 13, 2022

15. **ZOA-03-2022 CNLV (Public Hearing). Applicant: City of North Las Vegas. Request: An Amendment to Title 17 (Zoning Ordinance) to Modify the RV Parking Requirements; Permitted Use Table; and Providing for Other Matters Properly Related Thereto. Citywide (For Possible Action)**

Planning and Zoning Manager Eastman, the City is proposing numerous amendments to Title 17 the Zoning Code: the largest changes include modifications to the permitted use table and to the recreation vehicle parking standards. Other minor changes are to remove some landscaping requirements in industrial developments and correct incorrect references in the code. One of the modification will require any restricted gaming "on-sale" use (tavern) within the RA / DC, Redevelopment Area / Downtown Core Subdistrict to have a restaurant. This is to prevent gaming dominated bars in the downtown area and promote restaurants within this neighborhood. Also, any vehicle service facilities, deferred deposit establishments, and auto title loan establishments

become not permitted within the RA /DC, Redevelopment Area / Downtown Core Subdistrict. The existing uses within the downtown area that are no longer permitted uses, will be considered legally non-conforming uses and will be “grandfathered.” Lastly, modification is to the RV parking requirements within the residential areas. The changes provide more flexibility for residences, by removing the lot width requirements, setback requirements, and driveway requirements. Any recreational vehicle will still be required to be parked or stored on a paved surface and the vehicle must be located behind the block wall on either the side or rear yard of the property. The other modifications are minor. Staff recommends approval and to be forwarded to City Council for final consideration.

Chairman Warner opened the public hearing. Having no requests to speak, the public hearing was closed.

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

MOTION: Chairman Warner

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

NAYS: None

ABSTAIN: None

ABSENT: None

STAFF ITEMS

Director Jordan wished the commission and early happy Fourth of July, and reminded the commissioners that the election for Chair and Vice Chair of the commission will happen at the next meeting.

COMMISSION ITEMS

There were no additional commission items.

PUBLIC FORUM

There was no public participation.

ADJOURNMENT

Chairman Warner adjourned the meeting at 7:27 PM.

APPROVED:

/s/
George H. Warner, Chairman

/s/
Deputy City Clerk, Daisy Rivera

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

July 13, 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

COMMISSIONERS ABSENT

STAFF PRESENT

Land Development and Community Services Director Jordan
Planning and Zoning Manager Eastman
Planner Dotson
Senior Deputy City Attorney Moore
City Clerk Rodgers
Deputy City Clerk McDowell
Deputy City Clerk Rivera

PLEDGE OF ALLEGIANCE - BY INVITATION

Commissioner Guymon

PUBLIC FORUM

There was no public participation.

ELECTION OF OFFICERS

1. Chairman (For Possible Action)

ACTION: APPROVED: GEORGE WARNER, CHAIRMAN

MOTION: Commissioner Greer

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

NAYS: None

ABSTAIN: None

ABSENT: None

2. Vice Chairman (For Possible Action)

ACTION: APPROVED: JD CALHOUN, VICE CHAIRMAN

MOTION: Commissioner Greer

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

NAYS: None

ABSTAIN: None

ABSENT: None

AGENDA

3. Approve Planning Commission Regular Meeting Agenda of July 13, 2022. (For Possible Action)

ACTION: APPROVED AS AMENDED - ITEM 21 CONTINUED UNTIL AUGUST 10, 2022

MOTION: Commissioner Kraft

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

NAYS: None

ABSTAIN: None

ABSENT: None

BUSINESS

- 4. T-MAP-09-2022 LONE MOUNTAIN & ALLEN. Applicant: ACAK Irrevocable Trust. Request: A Tentative Map in a PUD (Planned Unit Development District), to Allow a 39-Lot, Single-Family Subdivision. Location: Generally North of Lone Mountain Road Between Willis Street and Kenny Way. (APNs 124-31-802-008 Through 124-31-802-011 and 124-32-401-005 and 124-32-401-006) Ward 3. (For Possible Action)**

Items number 4 and 5 were discussed together under item 4 and voted upon separately.

Planning and Zoning Manager Eastman, stated that the development is within a PUD, Planned Unit Development (ZN-15-2020). The PUD is also within the Ranch Estates Rural Preservation Overlay District. The applicant is requesting approval for a 39-lot residential tentative map on approximately 16.58 acres for a density of 2.35 dwelling units per acre. The conditions of the approved PUD required that all lots be a minimum of 14,500 square feet in area. Otherwise, the lots are supposed to meet the Ranch Estate zoning classification. However there are eight lots (13-20) that are 155 feet in width and 93 feet in depth. On July 6, 2022, the City Council approved Ordinance No. 3129 (ZN-15-2020) to reclassify the subject parcel from the R-E, Ranch Estates Residential District to a PUD, Planned Unit Development District to allow a 39-lot single family subdivision on 16.58 acres with a density of 2.29 dwelling units per acre. The tentative map and the final development do comply with the approved PUD, Planned Unit Development. The development is within the Ranch Estates Rural Preservation Overlay District. This requires rural standards to be used on all streets within the development. Therefore, the perimeter elements include a seven foot equestrian trail with eight feet of landscaping. In addition, along Lone Mountain Road and Allen Lane a five foot sidewalk is provided.

The proposed tentative map is consistent with the proposed land use plan and the Planned Unit Development for the site. All internal streets are 37 feet wide public streets without sidewalks. The lots, internal streets, connections to the perimeter and perimeter equestrian trails and elements areas comply with the development standards and the Ranch Estates Rural Preservation Overlay District. The development is compatible with the neighborhood and the surrounding uses, approval is warranted. The applicant has submitted two (2) single-story models ranging in size from 3,565 square feet to 4,000 square feet when a minimum of two (2) models are required for a development with 16 - 75 dwelling units. The two models are very large and do not fit all of the lots. The 3,565 square foot model has exterior dimensions of 68' width and 76' in depth, while the 4,000 square foot lot is 69 feet in width and 77' feet in depth. These two models do not fit on lots 13-20. The developer should provide additional models that can be used on the proposed lots. Architecturally, they do meet the single-family residential design standards. Staff is recommending approval of the final development plan with the modification to condition number 3.

Stephanie Allen, 1980 Festival Plaza Drive, Suite 650, Las Vegas represented the applicant, ACAK Irrevocable Trust and presented a map to staff and commissioners that demonstrated the property and surrounding neighborhood. Representative stated that this project started with a different applicant which conducted several neighborhood meetings. During these neighborhood meetings, residents expressed their concerns about ensuring that the applicant keep the development compatible with the neighborhood and the surrounding uses. The representative appreciated staff's recommendation for approval and was available for questions.

Chairman Warner advised that there were a few blue cards from the first public forum that were not addressed. Chairman Warner opened the public forum with approval from Senior Deputy City Attorney Moore.

Robert Cunningham, 6030 S. Jones Blvd, Las Vegas NV advised staff and commissioners that he represented the applicant for items 4, 5, 11, 12, 13, 16, 17 and 18. The representative will speak once his items are called by the commissioners.

Chairman Warner closed the public forum.

ACTION: APPROVED WITH CONDITIONS:

1. UNLESS EXPRESSLY AUTHORIZED THROUGH A VARIANCE, WAIVER OR ANOTHER APPROVED METHOD, THIS DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
2. APPROPRIATE MAPPING WILL BE REQUIRED TO COMBINE THE PARCELS AS WELL AS CIVIL IMPROVEMENT PLAN REVIEW.
3. THE PROPERTY OWNER IS REQUIRED TO GRANT ROADWAY EASEMENTS WHERE PUBLIC AND PRIVATE STREETS INTERSECT.
4. COMMON ELEMENTS SHALL BE LABELED AND ARE TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
5. 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.
6. A REVOCABLE ENCROACHMENT PERMIT FOR LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY IS REQUIRED WHERE/IF APPLICABLE.

7. THE VACATION MUST RECORD CONCURRENTLY WITH THE FINAL MAP AND PRIOR TO THE CIVIL IMPROVEMENT PLANS.

MOTION: Commissioner Greer

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

NAYS: None

ABSTAIN: None

ABSENT: None

5. **FDP-06-2022 LONE MOUNTAIN & ALLEN. Applicant: ACAK Irrevocable Trust. Request: A Final Development Plan in a PUD (Planned Unit Development District) to Develop 39 Single-Family Homes. Location: Generally North of Lone Mountain Road Between Willis Street and Kenny Way. (APNs 124-31-802-008 Through 124-31-802-011 and 124-32-401-005 and 124-32-401-006) Ward 3. (For Possible Action)**

Stephanie Allen, 1980 Festival Plaza Drive, Suite 650, Las Vegas represented the applicant, ACAK Irrevocable Trust and was available for questions.

ACTION: APPROVED PER AMENDED CONDITION NO. 3:

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. 3136 (ZN-15-2020).
3. ADD PEDESTRIAN CONNECTIONS TO THE TWO CUL-DE-SACS THAT BUT ALLEN LANE (MONTGOMERY CREEK AND ALLEN CREEK).

MOTION: Commissioner Calhoun

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

NAYS: None

ABSTAIN: None

ABSENT: None

6. AMP-07-2022 KAVISON HOMES (Public Hearing). Applicant: Kavison Homes, LLC. Request: An Amendment to the Comprehensive Master Plan to Change the Land Use Designation from Single-Family Low to Single-Family Medium. Location: Southeast Corner of Simmons Street and San Miguel Avenue. (APNs 139-05-801-001 and 139-05-801-003) Ward 4. (For Possible Action)

Items number 6 and 7 were discussed together under item 6 and voted upon separately.

Planning and Zoning Manager Eastman, stated that the overall site is currently (2) parcels and the subject site is approximately 4.08 gross acres. The overall density of the proposed site is approximately 6.6 dwelling units to the acre. The surrounding area consists predominately of low-density single-family homes. However, Cheyenne High School is located directly across Simmons Street from the subject site. The surrounding area also includes Richard C. Priest Elementary and the commercial (retail/restaurants) located along Craig Road. This neighborhood includes both higher intensity uses and lower density residential subdivisions. Therefore the applicant is requesting the Single-Family Medium land use that will support up to 13 units to the acre. The proposed PUD/PID may be conditioned to allow a maximum density of 6.6 dwelling units per acre. The residential lots will range in size from 4,000 square feet to 6,942 square feet. The proposed minimum lot width is 40-feet. The lot dimensions are most similar to the lot dimension of R-CL, Single-Family Compact Lot which has a minimum lot width of 40-feet. The typical lot size adjacent to the east boundary of the subject site is 4,800 square feet and the typical lot size adjacent to the southern boundary is 4,200 square feet. The smallest lots within the proposed subdivision are 4,000 square feet.

The proposed subdivision's internal streets are 47-foot wide public streets with a five (5) foot sidewalk on each side of the street. Simmons Street, a 100-foot right-of-way, has an existing five (5) foot sidewalk along the southern portion of the subject site. Typically, when a sidewalk is required within the perimeter landscape area, it is centered between two approximately equal strips of landscaping. However, the existing portion of the sidewalk along Simmons Street is adjacent to the curb. Therefore, the new sidewalk to be constructed on Simmons Street along the northern parcel may also be located adjacent to the curb to match the existing conditions. The applicant is required to provide 8,100 square feet (300 square feet per dwelling unit) of common open space within the proposed subdivision. The preliminary development plan includes approximately 9,453 square feet of common open space. Neither the applicant's letter of intent nor the landscape plan submitted include the list of amenities to be provided within the common open space area. The applicant should include, at a minimum, the following amenities within common open space: a tot-lot with EPDM surfacing; an open play turf area; a barbeque area; a shaded ramada; benches; lighting and dog station areas. The final amenity list will be reviewed with the final development plan. Staff is recommending approval subject to the conditions listed.

Lexa Green, 1980 Festival Plaza Drive, Suite 650, Las Vegas represented the applicant, Kavison Homes, LLC Trust, and presented a map to staff and commissioners that demonstrated the property and surrounding neighborhood. She stated that the north lot is currently undeveloped and the south lot has an existing residential home. Applicant is requesting a zone change and amendment to the existing plan. The lot to the north is currently zoned as R-1, Single-Family Low Residential District and the lot to the south is zoned as R-E, Ranch Estates Residential District. Applicant is requesting it to be change to a PUD / PID, Planned Unit Development / Planned Unit Development District. In addition, the applicant is also requesting a change to the Master Plan from Single-Family Low density to a Single-Family Medium density. The proposed lots range from 4,000 to 4,452 square feet, which is compatible with the surrounding homes in the area. The subject site overall has 4 acres which will meet the requirements for the PID, Planned Unit Development / Planned Unit Development District. The exterior of the homes are compatible with the surrounding area. The elevations submitted consist of stucco exteriors with concrete tile roofs and are gray tones in color. The representative appreciated staff's recommendation for approval and was available for questions.

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

ACTION: APPROVED

MOTION: Commissioner Kraft

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

NAYS: None

ABSTAIN: None

ABSENT: None

- 7. ZN-15-2022 KAVISON HOMES (Public Hearing). Applicant: Kavison Homes, LLC. Request: A Property Reclassification from R-1 (Single-Family Low Density District) and R-E (Ranch Estates District) to a PUD / PID (Planned Unit Development / Planned Infill Development District), Consisting of a 27-Lot, Single-Family Subdivision. Location: Southeast Corner of Simmons Street and San Miguel Avenue. (APNs 139-05-801-001 and 139-05-801-003) Ward 4. (For Possible Action)**

Lexa Green, 1980 Festival Plaza Drive, Suite 650, Las Vegas represented the applicant, Kavison Homes, LLC and was available for questions.

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

ACTION: APPROVED WITH 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 DENSITY SHALL BE 6.6 DWELLING UNITS PER ACRE.
3. THE COMMON OPEN SPACE SHALL INCLUDE, AT A MINIMUM, THE FOLLOWING AMENITIES:
 - a. A TOT-LOT WITH EPDM SURFACING
 - b. AN OPEN PLAY TURF AREA
 - c. A BARBEQUE AREA
 - d. A SHADED RAMADA
 - e. BENCHES
 - f. LIGHTING
 - g. DOG STATION AREAS
4. ALL KNOWN GEOLOGIC HAZARDS SHALL BE SHOWN ON THE PRELIMINARY DEVELOPMENT PLAN, TENTATIVE MAP AND THE CIVIL IMPROVEMENT PLANS. GEOLOGICAL HAZARDS SUCH AS FAULT LINES OR FISSURES AFFECTING RESIDENTIAL STRUCTURES MAY SUBSTANTIALLY ALTER THE TENTATIVE MAP LAYOUT AND REQUIRE THE SUBMISSION OF A REVISED TENTATIVE MAP WHICH MUST BE APPROVED BY THE CITY PRIOR TO FINAL APPROVAL OF THE CIVIL IMPROVEMENT PLANS. THE FOOTPRINT OF PROPOSED STRUCTURES SHALL BE PLOTTED ON ALL LOTS IMPACTED BY FAULTS AND/OR FISSURES AND A MINIMUM WIDTH OF FIVE (5) FEET SHALL BE PROVIDED FROM THE EDGE OF ANY PROPOSED STRUCTURE TO THE NEAREST FAULT AND/OR FISSURE.
5. APPROVAL OF A DRAINAGE STUDY IS REQUIRED PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS.
6. 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 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 MAPS REQUIRE MODIFICATIONS TO THE SITE.
8. PROPOSED RESIDENTIAL DRIVEWAY SLOPES SHALL NOT EXCEED TWELVE PERCENT (12%).
9. ALL RESIDENTIAL DRIVEWAY GEOMETRICS SHALL BE IN COMPLIANCE WITH THE *UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS* DRAWING NUMBER 222.
10. 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 (SIDEWALK/STREETLIGHTS)
 - b. SAN MIGUEL AVE (SIDEWALK)
11. ALL OFF-SITE IMPROVEMENTS MUST BE COMPLETED PRIOR TO FINAL INSPECTION OF THE FIRST BUILDING.
12. THE CIVIL IMPROVEMENT PLANS FOR THE PROJECT SHALL INCLUDE SCHEDULE 40 PVC FIBER OPTIC CONDUIT ALONG SIMMONS STREET.
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. A REVOCABLE ENCROACHMENT PERMIT FOR LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY IS REQUIRED, IF APPLICABLE.
15. ALL COMMON ELEMENTS SHALL BE LABELED AND ARE TO BE MAINTAINED BY THE HOMEOWNER ASSOCIATION.

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

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

8. **SUP-29-2022 WASHU CAR WASH (Public Hearing). Applicant: Steve Timmer. Request: A Special Use Permit in a C-2 (General Commercial District) to Allow a Vehicle Washing Establishment. Location: Southwest Corner of Centennial Parkway and Commerce Street. (APN 124-27-115-004) Ward 4. (For Possible Action)**

Planning and Zoning Manager Eastman, stated that the applicant is requesting a special use permit to allow a vehicle washing establishment (car wash) within a C-2, General Commercial District. The proposed car wash facility will include a 4,940 square foot building with a 130-foot washing tunnel. This car wash will be located at 325 Centennial Parkway on approximately 1.1 acres. The carwash will be located within an existing commercial center, Commerce Centennial Marketplace. There is an existing charter school also located within the commercial center approximately 580 feet west of the proposed car wash. As shown on the site plan, the car wash building is 130 feet in length and 38 feet in width. The applicant proposed elevations with an overall roof line that is twenty feet in height with the highest point of the building at 31'-8" feet in height. The building has a modern architectural design with an emphasis on the rectangular form with clean sharp lines. The design incorporates several horizontal lines to break up the building mass. The proposed elevations show the building is constructed with modular metal panels. The applicant is also proposing painted foam pop-outs and a stone veneer wainscoting as accents. The colors submitted are called out as grey, blue variations and white. The proposed site plan and building elevations are generally in compliance with the commercial design standards for a vehicle washing establishment. However, the Commerce Centennial Marketplace color palette is mostly shades of brown, tan, beige and maroon. Modifications to the proposed color palette are needed to match the existing buildings in the commercial center. Modifying the color palette is a minor change that can be addressed during the building permit process.

In addition, the site plan contains 20 vacuum spaces and 6 standard spaces for total of 26 parking spaces. Also shown on the site plan are 21 vehicle stacking spaces before the entrance to the car washing facility. The proposed site plan provides the required vehicle parking and stacking spaces. As shown on the site plan, the trash enclosure is located along Centennial Parkway adjacent to the entry driveway. Trash enclosures should be located away from all street fronts and primary driveway entrances. The trash enclosure should be relocated towards the rear of the subject site. Staff is recommending approval subject to the conditions listed.

George Rogers, 6325 S. Jones Blvd, Suite 100, Las Vegas represented the applicant, Steve Timmer. The representative appreciated staff's recommendation for approval and was available for questions.

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

Land Development and Community Services Director Jordan answered Commissioner Riley's question and stated that the special use permit that was previously approved for the applicant is not the one that was previously approved for a different applicant. The application commissioner Riley is referring to is for a special use permit for a different applicant that was approved in 2020. There were a lot of car washes approved in the last couple of years and cannot verify how many car washes are currently on Centennial Parkway. Jordan answered Commissioner Kraft's question regarding the application being a new one and not a continued application from another meeting.

George Rogers, 6325 S. Jones Blvd, Suite 100, Las Vegas represented the applicant and answered Commissioners Riley question and stated that there are no other car washes on Centennial Parkway and Commerce Street. As far as the question about car washes in the vicinity, the applicant and representative are not aware of the amount.

Commissioner Calhoun stated that across the street from this site, there is a car wash available.

Land Development and Community Services Director Jordan answered Commissioner Berett's question and advised that there has not been an approved application for a car wash to be built on Centennial Parkway. He stated that he looked on the Gizmo website and the only other car wash he could locate in that area is one that is attached to the See's Candies. He cannot find a stand-alone car wash on Centennial Parkway. Jordan answered Commissioner Riley's question stating that there was a car wash recently approved at the last Planning Commission that is in the Kohl's shopping center which is a stand-alone car wash.

Planning and Zoning Manager Eastman answered Commissioner Riley's question and stated that there are no other approved applications for a car wash on Centennial Parkway.

ACTION: APPROVED WITH 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 QUEUING FOR THE CARWASH SHALL BE MAINTAINED ONSITE.
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.
4. APPROVAL OF A DRAINAGE STUDY IS REQUIRED PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS.

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

- 9. SUP-31-2022 CAMINO AL NORTE & RANCHO DEL NORTE (Public Hearing). Applicant: Dan Gluhaich. Request: A Special Use Permit in a PUD (Planned Unit Development District) to Allow a Convenience Food Store with Gas Pumps with a Waiver of the 400-Foot Proximity Distance Requirement from a Child Care Facility for an "Off-Sale" Beer-Wine Spirit Based Products License. Location: Northeast Corner of Camino Al Norte and Rancho Del Norte Drive. (APN 124-34-301-010) Ward 2. (For Possible Action)**

Planning and Zoning Manager Eastman, stated that the subject site includes an existing non-operational convenience food store with gas pumps which is located within an existing commercial center. Other uses located within the existing center (Rio Rancho Commercial Center) include Stepping Stones Childcare & Preschool, Domino's Pizza, Camino Al Norte Animal Hospital, North Star Bar and Grill, Crown Self-Storage and several auto service facilities. The existing daycare facility is located within 400-feet of the convenience food store with gas pumps. This overall development, Rancho Del Norte Site/Master Planned Community, was originally approved by City Council in 1988. It included a variety of land uses ranging from single family, multifamily to commercial development. The original zoning approval expired in 1991 and a revised development

plan (ZN-13-91) was approved by City Council in 1991 as Resolution of Intent 1597. The commercial uses approved in 1991 were very similar to the original concept plans of 1988. Planning Commission also approved a special use permit (UN-45-93) that included the convenience food store with gas pumps, a child care facility, a veterinarian clinic, and a mini-warehouse in 1993. At the time these entitlements were approved, the municipal code did not include a distance separation for a Beer-Wine “Off-Sale” liquor license to child care facilities. Currently, the municipal code requires a 400-foot distance separation from daycare. This convenience food store previously held a Beer-Wine “Off-Sale” liquor license until it closed in April 2020.

In addition, the existing convenience food store building elevation shows a 17-foot high stucco building a tile roof accent along the front of the building. The building is approximately 27 years old and should be painted to comply with the Commercial Design Guidelines. The buildings should be finished in earth tone or neutral colors indigenous to the Las Vegas Valley and its surrounds. The perimeter landscaping includes turf areas where the grass has died. Turf is no longer permitted in commercial areas. The turf areas should be replaced with a combination of shrubs and groundcover. Any existing trees, shrub or groundcover that have died or are missing should also be replaced. Staff supports the applicant’s request for a waiver of the distance separation for Beer-Wine “Off-Sale” to a daycare facility. Staff is recommending approval subject to the conditions listed.

Lebene Ohene, 520 South Fourth Street, Las Vegas represented the applicant, Dan Gluhaich, and stated that this location was previously a convenience food store with gas pumps. The applicant is requesting to reestablish the uses. The day care has expressed to the applicant their support. The representative appreciated staff’s recommendation for approval and was available for questions.

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

ACTION: APPROVED WITH CONDITIONS:

1. UNLESS EXPRESSLY AUTHORIZED THROUGH A VARIANCE, WAIVER OR ANOTHER APPROVED METHOD, THIS DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
2. THE APPLICANT CAN PROCESS A BEER-WINE-SPIRIT BASED “OFF-SALE” LIQUOR LICENSE IN CONJUNCTION WITH THE CONVENIENCE FOOD STORE AND MUST COMPLY WITH ALL APPLICABLE REQUIREMENTS OUTLINED WITHIN BOTH TITLE 5 AND TITLE 17 OF THE MUNICIPAL CODE FOR THE CITY OF NORTH LAS VEGAS.

3. THE CONVENIENCE FOOD STORE BUILDING SHALL BE PAINTED TO COMPLY WITH THE COMMERCIAL DESIGN GUIDELINES.
4. THE GAS CANOPY SHALL MATCH THE COLOR SCHEME OF THE CONVENIENCE FOOD STORE.
5. LANDSCAPE AREAS SHALL BE FREE FROM WEEDS AND ALL DEAD OR MISSING PLANTS SHALL BE REPLACED. THE FOLLOWING LANDSCAPING SHALL BE COMPLETED PRIOR TO ISSUANCE OF A BUSINESS LICENSE:
 - a. REPLACE TURF AREAS WITH SHRUBS THAT WILL PROVIDE 50% GROUND COVERAGE WITHIN TWO YEARS OF PLANTING.
 - b. REPLACE ALL MISSING AND/OR DEAD REQUIRED TREES AND SHRUBS FROM PERIMETER AND PARKING LOT LANDSCAPING.
 - c. REMOVE ALL WEEDS FROM PERIMETER AND PARKING LOT LANDSCAPING.

MOTION: Commissioner Riley

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

NAYS: None

ABSTAIN: None

ABSENT: None

- 10. SUP-26-2022 CAR WASH (Public Hearing). Applicant: Blue Speed, LLC. Request: A Special Use Permit in a C-1 (Neighborhood Commercial District) to Allow a Vehicle Washing Establishment. Location: Generally Located on the Northwest Corner of Cheyenne Avenue and Martin L. King Boulevard. (APN 139-09-401-012) Ward 2. (For Possible Action)**

Planning and Zoning Manager Eastman, stated that the applicant is requesting Planning Commission approval to allow a vehicle washing establishment (car wash) located at the northwest corner of Cheyenne Avenue and Martin L King Boulevard. The letter of intent stated that the applicant will construct a 4,550 square foot building containing a 120-foot washing tunnel on approximately 0.99 acres. The letter of intent also stated the car wash will be automated and employ two (2) to three (3) people, with hours of operation between 7 a.m. to 9 p.m., daily. This time frame is also consistent with the hours of operation established by the City Council for the adjacent car wash associated with the AROC AM PM, as such staff recommends these time frames be established as a condition of approval. In addition, because of its close proximity to residential, staff recommends that additional trees be provided adjacent to the residential property lines to help screen and reduce operation noises from the car wash. The site plan includes

18 vacuum spaces and three (3) standard spaces for an overall total of 21 parking spaces. The site plan also shows eleven (11) vehicle stacking spaces before the entrance to the washing facility. The proposed site plan provides the required vehicle parking and stacking spaces. The applicant did not submit a landscape plan. The site plan does have adequate space to provide the landscaping. The perimeter landscaping along Martin L King Boulevard should be twenty (20) feet in width including a five (5) foot sidewalk. The perimeter landscape area should include street trees planted twenty (20) feet on center and a mix of shrubs and plants to achieve a minimum ground coverage of 50% within two years of planting. A twenty (20) foot landscape buffer is needed adjacent to the northern and western property lines to buffer the existing residential from the proposed use.

In addition, the building elevations depict a building with a height of approximately 18 feet, with an entry tower of 35 feet and an exit tower of 24 feet. The primary building materials appear to be stucco on the sides and a portion of the entrance to the car wash with metal siding at the entrance and exit to the building. Additional architectural features include a metal fascia at various locations on the building. The building elevations also include decorative metal rings with some rings containing perforated metal panels on the sides of the building. While specific colors have not been indicated, the building elevations contain shades of yellow, blue, and grey metal. However, simulated materials may also be acceptable, if it provides a look similar to the preferred materials. While staff has no objections to the use of metal siding as an accent in a variety of locations, the proposed metal siding at the entrance and exit towers is too much and modifications are needed. This will allow the building to be more compatible with the existing convenience store and the development in the surrounding area. In addition, the building elevations indicate several decorative metal rings on the sides of the building. These decorative rings would be considered as signage. Wall signs must not exceed 15 percent of the wall area. When building permits are requested, the applicant will need to scale down these rings to ensure the overall wall signage does not exceed 15 percent. Staff is recommending approval subject to the conditions listed. Eastman stated that to answer Commissioner Berrett's question, there is an existing car wash in at the ARCO location on Martin L. King Boulevard and there is an approved, not yet finished, car wash at the southeast corner of the same intersection. Also, there is a car wash off Cheyenne Avenue and Decatur Boulevard.

Ranjit Gill, 11509 Harrington Street, Bakersfield, CA is the applicant and stated that they are not across the street from the ARCO but right next to it. He stated that the agreement prior to purchasing this location was that the car wash for the ARCO would be demolished.

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

Ranjit Gill, 11509 Harrington Street, Bakersfield, CA answered Commissioner Riley's question and stated that he has in writing the information where ARCO stated they would demolish the car wash they have attached to the building. However, he does not

have it presently with him at the meeting. Applicant also advised Commissioner Riley that the land had already been purchased.

ACTION: CONTINUED UNTIL AUGUST 10, 2022

MOTION: Commissioner Kraft

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

NAYS: None

ABSTAIN: None

ABSENT: None

- 11. AMP-05-2022 FUSELIER & CRAIG (Public Hearing). Applicant: Forestar (USA) Real Estate Group Inc. Request: An Amendment to the Comprehensive Master Plan to Change the Land Use Designation from Neighborhood Commercial to Single-Family Medium. Location: Approximately 280 Feet South of Craig Road on the West Side of Fuselier Drive. (APN 139-05-701-005) Ward 4. (For Possible Action)**

Items number 11, 12 and 13 were discussed together under item 11 and voted upon separately.

Planner Dotson, stated the applicant is requesting consideration to amend the Comprehensive Master Plan Land Use Element from Neighborhood Commercial to Single-Family Medium on approximately 2.29 acres. The site is located approximately 280 feet south of Craig Road on the west side of Fuselier Drive. The applicant is proposing to develop an 18 single-family subdivision. The proposed Single-Family Medium land use is being requested to allow 7.86 units per acre. Single-Family Medium allows 6.01 to thirteen (13) dwelling units to the acre. The site currently has a C-1, Neighborhood Commercial zoning designation. Currently, there is over 20 acres of existing commercial uses along Craig Road within a mile of the proposed site. The commercial development along Craig Road has blocked the visibility of this parcel and has reduced the viability for this parcel for commercial uses. Staff has no objections to the proposed request

The proposed tentative map contains 18 single-family lots that range in size from 3,600 square feet to 4,848 square feet, with an average lot size of 3,836 square feet. All of the lots are in conformity with the requirements of the Title 17 development standards. The applicant is proposing access to the site from one (1) entrance off Fuselier Drive. The proposed private internal streets are 47-foot-in width with a five (5) foot sidewalk on both sides. The proposed site plan indicated the required perimeter landscaping along Fuselier Drive has been provided. The required open space for this development is 350 square feet per lot, for a total of 6,300 square feet.

The proposed Comprehensive Master Plan Land Use designation for the subject site is Single-Family Medium. The subject site is located approximately 280 feet south of Craig Road on the west side of Fuselier Drive. The proposed R-CL, Single-Family Compact Lot Residential District is compatible with the proposed Comprehensive Master Plan land use designation of Single-Family Medium, which is intended for residential development with a density of 6.0 to 13.0 dwelling units per acre. The subject parcel's current land use designation is Neighborhood Commercial. The applicant has filed a request (AMP-05-2022) to change the land use designation of Neighborhood Commercial to Single-Family Medium. In addition, the applicant has filed an application for a tentative map (T-Map-06-2022) to allow an 18 lot single-family subdivision. Staff does not anticipate any adverse impacts on facilities or neighboring land uses surrounding the subject site and recommends approval with the conditions listed.

Robert Cunningham, 6030 S. Jones Blvd, Las Vegas represented the applicant, Forestar (USA) Real Estate Group Inc and presented a map to staff and commissioners that demonstrated the property and surrounding neighborhood. He stated that this represents the 18 lots and open space. The representative appreciated staff's recommendation for approval and was available for questions.

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

Robert Cunningham, 6030 S. Jones Blvd, Las Vegas answered Chairman Warner questions in regards to where access would be located. Representative stated that access would be from Craig Road on the West Side of Fuselier Drive.

ACTION: APPROVED

MOTION: Commissioner Greer

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

NAYS: None

ABSTAIN: None

ABSENT: None

- 12. ZN-10-2022 FUSELIER & CRAIG (Public Hearing). Applicant: Forestar (USA) Real Estate Group Inc. Request: A Property Reclassification from a C-1 (Neighborhood Commercial District) to an R-CL (Single-Family Compact Lot Residential District). Location: Approximately 280 Feet South of Craig Road on the West Side of Fuselier Drive. (APN 139-05-701-005) Ward 4. (For Possible Action)**

Robert Cunningham, 6030 S. Jones Blvd, Las Vegas represented the applicant, Forestar (USA) Real Estate Group Inc and stated he appreciated staff's recommendation for approval and was available for questions.

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

ACTION: APPROVED

MOTION: Commissioner Guymon

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

NAYS: None

ABSTAIN: None

ABSENT: None

- 13. T-MAP-06-2022 FUSELIER & CRAIG. Applicant: Forestar (USA) Real Estate Group Inc. Request: A Tentative Map in a C-1 (Neighborhood Commercial District), Proposed Property Reclassification to R-CL (Single-Family Compact Lot Residential District), to Allow an 18-Lot, Single-Family Subdivision. Location: Approximately 280 Feet South of Craig Road on the West Side of Fuselier Drive. (APN 139-05-701-005) Ward 4. (For Possible Action)**

Robert Cunningham, 6030 S. Jones Blvd, Las Vegas represented the applicant, Forestar (USA) Real Estate Group Inc and stated he appreciated staff's recommendation for approval and was available for questions.

ACTION: APPROVED WITH CONDITIONS:

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

2. COMMON ELEMENT "C" SHALL CONTAIN AT A MINIMUM: ONE AGE APPROPRIATE PLAY STRUCTURE WITH EPDM SURFACING, A TURFED PLAY AREA, BENCHES, AND A DOG STATION.
3. ALL KNOWN GEOLOGIC HAZARDS SHALL BE SHOWN ON THE PRELIMINARY DEVELOPMENT PLAN, TENTATIVE MAP AND THE CIVIL IMPROVEMENT PLANS. GEOLOGICAL HAZARDS SUCH AS FAULT LINES OR FISSURES AFFECTING RESIDENTIAL STRUCTURES MAY SUBSTANTIALLY ALTER THE TENTATIVE MAP LAYOUT AND REQUIRE THE SUBMISSION OF A REVISED TENTATIVE MAP WHICH MUST BE APPROVED BY THE CITY PRIOR TO FINAL APPROVAL OF THE CIVIL IMPROVEMENT PLANS. THE FOOTPRINT OF PROPOSED STRUCTURES SHALL BE PLOTTED ON ALL LOTS IMPACTED BY FAULTS AND/OR FISSURES AND A MINIMUM WIDTH OF FIVE (5) FEET SHALL BE PROVIDED FROM THE EDGE OF ANY PROPOSED STRUCTURE TO THE NEAREST FAULT AND/OR FISSURE.
4. APPROVAL OF A DRAINAGE STUDY IS REQUIRED PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS.
5. THE SIZE AND NUMBER OF ACCESS POINTS AND THEIR LOCATIONS ARE SUBJECT TO REVIEW AND APPROVAL BY THE CITY OF NORTH LAS VEGAS TRAFFIC ENGINEER AND MUST MEET THE STANDARDS SET FORTH IN *NORTH LAS VEGAS MUNICIPAL CODE* SECTION 17.24.040; CONFORMANCE MAY REQUIRE MODIFICATIONS TO THE SITE.
6. ALL RESIDENTIAL DRIVEWAY GEOMETRICS SHALL BE IN COMPLIANCE WITH THE *UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS* DRAWING NUMBER 222.
7. PROPOSED RESIDENTIAL DRIVEWAY SLOPES SHALL NOT EXCEED TWELVE PERCENT (12%).
8. 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. 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. FUSELIER DR.
10. ALL OFF-SITE IMPROVEMENTS MUST BE COMPLETED PRIOR TO FINAL INSPECTION OF THE FIRST BUILDING.
11. ALL COMMON ELEMENTS SHALL BE LABELED AND ARE TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
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 Riley
AYES: Chairman Warner, Vice Chairman Berrett, Commissioners Calhoun, Greer, Guymon, Kraft, Riley
NAYS: None
ABSTAIN: None
ABSENT: None

14. **VN-02-2022 NORTH 15 LOGISTICS CENTER IV (Public Hearing). Applicant: Seefried Industrial Properties. Request: A Variance in an M-2 (General Industrial District), to Allow a Retaining Wall that is Over 6 Feet in Height (16.4 Feet). Location: Southwest Corner of El Campo Grande Avenue and Nicco Way. (APN 123-28-801-001) Ward 1. (For Possible Action)**

Planner Dotson, stated that the applicant is requesting Planning Commission consideration for a retaining wall with a maximum height up to 16'4" where six (6) feet is the maximum height allowed in an M-2, General Industrial District for an industrial development. The subject site is located at the southwest corner of El Campo Grande Avenue and Nicco Way. The Comprehensive Master Plan land use designation is Heavy Industrial and the zoning classification is M-2, General Industrial District. The Municipal Code Section 17.24.070.c, stated where retaining walls are used, they shall not exceed six (6) feet in height. According to the letter of intent, the grade difference

along El Campo Grande Avenue and Nicco Way is causing retaining walls over the six (6) feet maximum allowable height. The Public Works Department has reviewed the requested wall height variance and has no objections to this request. Staff has no objections to the proposed variance request. The applicant is requesting a reasonable accommodation to utilize their uniquely situated property. Staff recommends approval of the request subject to conditions.

Jeremiah Johnson, 6030 South Jones Blvd, Las Vegas represented the applicant, Seefried Industrial Properties and stated that he appreciated staff's recommendation for approval and was available for questions.

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

ACTION: APPROVED WITH CONDITIONS

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

MOTION: Vice Chairman Berrett

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

NAYS: None

ABSTAIN: None

ABSENT: None

15. T-MAP-11-2022 LVB-CAREY. Applicant: Golcheh Development & Investments LLC. Request: A Tentative Map in a C-2 (General Commercial District), to Allow a 1-Lot Commercial Subdivision. Location: Northeast Corner of Las Vegas Boulevard and Carey Avenue. (APN 139-14-801-005) Ward 1. (For Possible Action)

Planner Dotson, stated that the applicant is requesting consideration of a 1-lot commercial tentative map. The subject site is 2.22 acres located at the northeast corner of Las Vegas Boulevard and Carey Avenue. The parcel is zoned C-2, General Commercial District and has a land use designation of Downtown Business District under the 2006 Comprehensive Plan. The site is also a part of the North Redevelopment Area. Access to the proposed site is from four (4) proposed entrances: two (2) proposed entrances on Las Vegas Boulevard and two (2) proposed entrances on Carey Avenue. According to the letter of intent, the proposed 1-lot commercial tentative map would be for a future commercial development. The C-2, General Commercial District is appropriate and compatible with the surrounding area. Public Works has reviewed the submitted tentative map and is recommending approval subject

to conditions. The proposed tentative map is consistent with the proposed land use and zoning for the subject site. The proposed tentative map is compatible with the planned commercial development within this portion of the City and the North Redevelopment Area. The proposed tentative map will allow the applicant to develop the site in accordance to the previously approved convenience food store with gas pumps (SUP-74-22) and vehicle washing establishment (SUP-75-2022). Staff has no objections to the proposed tentative map and recommends approval subject to conditions.

Ken Nicholson, 2727 South Rainbow Drive, Las Vegas is the applicant and stated that he appreciated staff's recommendation for approval and was available for questions.

ACTION: APPROVED WITH CONDITIONS:

1. UNLESS EXPRESSLY AUTHORIZED THROUGH A VARIANCE, WAIVER OR ANOTHER APPROVED METHOD, THIS DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
2. 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. CONFORMANCE MAY REQUIRE MODIFICATIONS TO THE SITE.
3. DEPICT THE CURRENT PARCEL DELINEATION ACCURATELY.
4. THE PROPERTY OWNER IS REQUIRED TO GRANT A ROADWAY EASEMENT FOR COMMERCIAL DRIVEWAY(S).
5. A REVOCABLE ENCROACHMENT PERMIT FOR LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY IS REQUIRED, WHERE APPLICABLE.
6. THE PROPERTY OWNER IS REQUIRED TO SIGN A RESTRICTIVE COVENANT FOR UTILITIES FOR COMMERCIAL SUBDIVISION MAPS.

MOTION: Commissioner Kraft

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

NAYS: None

ABSTAIN: None

ABSENT: None

- 16. AMP-06-2022 CENTENNIAL & MCCARRAN (Public Hearing). Applicant: Forestar (USA) Real Estate Group Inc. Request: An Amendment to the Comprehensive Master Plan to Change the Land Use Designation from Community Commercial to Single-Family Medium. Location: Northwest Corner of Centennial Parkway and McCarran Street. (APNs 124-24-401-019 and 124-24-401-021) Ward 2. (For Possible Action)**

Items number 16, 17 and 18 were discussed together under item 16 and voted upon separately.

Planning and Zoning Manager Eastman, stated that the applicant is requesting consideration to amend the Comprehensive Master Plan Land Use Element from Community Commercial to Single Family Medium. The applicant intends to develop the site as a 30-lot single-family residential subdivision. The proposed amendment is for approximately 4.19 gross acres generally located at the northwest corner of Centennial Parkway and McCarran Street. The subject site is located along the east boundary of the Centennial Village Commercial Center. The accompanying applications are ZN-13-2022 and T-MAP-07-2022.

In 2015, the subject site was partially developed with a Verizon Wireless telecommunications mono-palm tower (cell tower) and support structure. The existing cell tower is located on the property, specifically on parcel 124-24-401-019. The cell tower was permitted with an approved special use permit (UN-68-15) within the current C-1, Neighborhood Commercial District. With this property reclassification the cell tower site will be incorporated into the proposed PUD / PID. Normally a cell tower would be required to provide a setback of 200 feet from a residential property line. When UN-68-15 was approved the cell tower was required to be 200 feet from the closest residential unit. The tower is located approximately 200 feet from the closest multi-family building. With approval of the PUD / PID, homes will be located approximately 60 feet from the existing cell tower. Currently the cell tower and support equipment is enclosed with a block wall with an access that connects to Centennial Parkway. With the proposed preliminary development plan access will be provided from McCarran Street thru the residential subdivision and across the open space designated for the community. Access to the proposed development is from one access drive from McCarran Street. The applicant is proposing a 47-foot public street with a five (5) foot sidewalk on both sides of the street. The existing land use would be more compatible with the existing cell tower on the subject site and the neighboring commercial land uses. Amending the land use for the subject could negatively impact the existing residential developments and reduce commercial retail options for the neighborhood. Staff recommends denial of the applicant's request to amend the land use to Single Family Medium.

Robert Cunningham, 6030 S. Jones Blvd, Las Vegas represented the applicant, Forestar (USA) Real Estate Group Inc, and presented a map to staff and commissioners that demonstrated the property and surrounding neighborhood. The map reflects the present zoning for the commercial site, which includes the applicants

land. The map also reflected the amount of land that was planned for commercial use. There is currently a 15, 20 and 25 acre site that is adjacent to the applicant's site that currently has the same zoning. The map also reflected areas that would be considered for regional commercial use, such as shopping centers. The applicant's 5 acre lot has a border with 20 acres of commercial to the side and is surrounded by the same residential areas that the other commercial lots are located in. The representative stated that based on the current map he is demonstrating, it is more appropriate to rezone the site based on the adjacent lots. The representative also stated that the applicant held two neighborhood meetings on this project and all of them were supportive.

In addition, there is an existing cell tower directly adjacent to the applicant's property. On the cell tower property there is a palm tree pole that is surrounded by a wall. The current access point to this property is through Centennial Parkway. The applicants proposed plan would improve the access point to the cell tower property by creating an open space and buffer all around. Maintenance for the cell tower is only 4 times a year and the proposed access point would be reasonable. The representative and applicant are suggesting the commissioners reconsider the denial of the item. The representative was available for questions.

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

Commissioner Riley stated that the representative answered some of this concerns in regards to the access point for the cell tower and how many times it would be maintained throughout the year. However, his concern is that if the commission passed on this item, the lots adjacent to the cell tower may remain unused for several years.

Robert Cunningham, 6030 S. Jones Blvd, Las Vegas answered Commissioner Calhoun's question and stated that the way the applicants property is designed, the residential street is a public street, so the cell tower maintenance workers would need to drive to the end of the street and park their vehicles. In regards to any emergency maintenance being done to the cell tower, the street will be 47 feet wide, which will also support emergency vehicles such as fire trucks. Mr. Cunningham answered Commissioner Guymon's question and stated that the cell tower would be about 50 feet away from the first house in the proposed residential community.

Planning and Zoning Manager Eastman, answered Chairman Warner's question and stated that under normal circumstances, the setback would be 200 feet from a residential community.

Robert Cunningham, 6030 S. Jones Blvd, Las Vegas answered Commissioner Berrett's question and stated that the applicant and Verizon have been communicating back and forth in regards to the cell towers access point.

Commissioner Riley stated that his concern is the amount of residential communities being built in this area and not enough commercial buildings built to support the amount of people living in the area.

Commissioner Calhoun stated that his concern is the restriction on the types of vehicles the new access point might have.

Land Development and Community Services Director Jordan, stated that he has seen cases where applicants have come before the commission to try and rezone a piece of property. He stated that applicants will state that if the property does not get rezoned, it will remain vacant. He stated that there have been instances where a property has remained vacant and then after a while, developers will come in to build. In addition, when the Verizon cell tower was brought up to commission, they also were concerned about the future development of the adjacent properties. However, being that the cell tower is at the corner of the property, they did not think it would be a problem in the future since the property is zoned commercial. He stated that he did not anticipate having a builder come in and try to rezone the property into a residential one. One of his concerns is having commercial vehicles driving through residential zones. In addition, this would obligate the future residents of that community to accept the commercial vehicles to be part of their common element. If the cell tower gets decommissioned, what will happen to the property that is currently holding the cell tower? He stated that his recommendation is still to deny this item.

Robert Cunningham, 6030 S. Jones Blvd, Las Vegas represented the applicant, Forestar (USA) Real Estate Group Inc, and presented a map to staff and commissioners that demonstrated a similar property in Las Vegas as an example, which also has a cell tower tucked to the corner of the property. He stated that the access point the applicant is proposing is the same access point the property in Las Vegas has and there are no problems. He stated that the homeowners association is responsible for maintaining the street. Mr. Cunningham answered Commissioner Riley's question and stated that there was no second option for access.

ACTION: DENIED; FORWARDED TO CITY COUNCIL FOR FINAL
CONSIDERATION

MOTION: Vice Chairman Berrett

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

NAYS: Commissioners Riley

ABSTAIN: None

ABSENT: None

- 17. ZN-13-2022 CENTENNIAL & MCCARRAN (Public Hearing). Applicant: Forestar (USA) Real Estate Group, Inc. Request: A Property Reclassification from a C-1 (Neighborhood Commercial District) to PUD / PID (Planned Unit Development / Planned Infill Development District), Consisting of a 30-Lot, Single-Family Residential Subdivision. Location: Northwest Corner of Centennial Parkway and McCarran Street. (APNs 124-24-401-019 and 124-24-401-021) Ward 2. (For Possible Action)**

Robert Cunningham, 6030 S. Jones Blvd, Las Vegas NV represented the applicant, Forestar (USA) Real Estate Group Inc, and did not have any additional comments.

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

ACTION: DENIED

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

- 18. T-MAP-07-2022 CENTENNIAL & MCCARRAN. Applicant: Forestar (USA) Real Estate Group Inc. Request: A Tentative Map in a C-1 (Neighborhood Commercial District), Proposed Property Reclassification to a PUD / PID (Planned Unit Development / Planned Infill Development District), to Allow a 30-Lot, Single-Family Subdivision. Location: Northwest Corner of Centennial Parkway and McCarran Street. (APNs 124-24-401-019 and 124-24-401-021) Ward 2. (For Possible Action)**

Robert Cunningham, 6030 S. Jones Blvd, Las Vegas NV represented the applicant, Forestar (USA) Real Estate Group Inc, and did not have any additional comments.

ACTION: DENIED

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

19. T-MAP-10-2022 INSIGHT PARK HIGHLANDS. Applicant: Insight Park Highlands LLC. Request: A Tentative Map in an MPC C-2 (Master Planned Community General Commercial District), to Allow a 2-Lot Commercial Subdivision. Location: Northwest Corner of Revere Street and Dorrell Lane. (APN 124-21-510-004, 124-21-510-008 and 124-21-510-009) Ward 4. (For Possible Action)

Planning and Zoning Manager Eastman, stated that this parcel was originally part of the Park Highlands Master Planned Community. In June 2015, the Second Amended and Restated Development Agreement for Park Highlands East / Villages at Tule Springs was approved. This amendment removed two parcels totaling approximately 71 acres from the Park Highlands Master Planned Community and created a mixed use development. The development is split by CC-215 into a southern and northern portion. The 13.78 acre site is the commercial component of the southern 46 acres of this mixed use development. The proposed tentative map is consistent with the proposed land use, approved development agreement and zoning for the subject site. The proposed tentative map is compatible with the surrounding area. Staff has no objections to the proposed 2-lot tentative map. Staff has no objections to the proposed tentative map and recommends approval subject to conditions.

Aralia Newman, 3005 West Horizon Ridge Parkway, Henderson represented the applicant, Insight Park Highlands LLC and stated she appreciated staff's recommendation for approval and was available for questions.

ACTION: APPROVED WITH CONDITIONS:

1. UNLESS EXPRESSLY AUTHORIZED THROUGH A VARIANCE, WAIVER OR ANOTHER APPROVED METHOD, THIS DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
2. 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. CONFORMANCE MAY REQUIRE MODIFICATIONS TO THE SITE.
3. THE PROPERTY OWNER IS REQUIRED TO SIGN A RESTRICTIVE COVENANT FOR UTILITIES FOR COMMERCIAL SUBDIVISION MAPS.
4. A REVOCABLE ENCROACHMENT PERMIT FOR LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY IS REQUIRED.

5. 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.

MOTION: Commissioner Calhoun

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

NAYS: None

ABSTAIN: None

ABSENT: None

20. **SUP-19-2022 U-HAUL (Public Hearing). Applicant: Steven Deutsch. Request: A Special Use Permit in a C-2 (General Commercial District) to Allow a Sign Height of 45 Feet Where a Maximum of 35 Feet is Allowed, and a Sign Area of 616 Square Feet Where a Maximum of 250 Square Feet is Allowed. Location: 6751 North 5th Street. (APN 124-22-701-007) Ward 4 (For Possible Action) (Continued June 8, 2022)**

Planning and Zoning Manager Eastman, stated that this item was previously scheduled for the Planning Commission meeting in June, 2022 but applicant requested that the item be continued to July to allow time to work with staff. The applicant has submitted revised plans that remove the request for the 45 feet to 35 feet, therefore, that portion of the use permit is no longer needed. The new sign has a height of 35 feet with an area of 343 square feet. The modified sign is a substantial improvement on the original application and is 37% increase in the total allowed sign area. The height is in compliance with code requirements and with this reduction in height the proposed sign will not dominate the surrounding area. However, staff feels a sign with a similar square footage as the U-Haul at Craig and Commerce (160 West Craig Road) is more appropriate. That sign replaces one of the 84 square foot (14' X 6') panel signs with a smaller 35 square foot (14' X 2.5') sign. The sign is a total of 294 square feet in size. Staff recommends approval subject to the conditions listed.

Frank Vivirito, 608 Kenny Way, Las Vegas represented the applicant, Steven Deutsch and presented a map to staff and commissioners that demonstrated the property. Representative and applicant agreed to the conditions, appreciated staff's recommendation for approval and was available for questions.

Steven Deutsch, 5880 Grechetto Court, Las Vegas is the applicant is the applicant and was available for questions.

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

ACTION: APPROVED WITH 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. TOTAL ALLOWED SQUARE FOOTAGE OF THE SIGN SHALL BE 294 SQUARE FEET.

MOTION: Chairman Berrett

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

NAYS: Commissioners Calhoun

ABSTAIN: None

ABSENT: None

21. 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. (For Possible Action)

ACTION: CONTINUED UNTIL AUGUST 10, 2022

STAFF ITEMS

There were no additional staff items.

COMMISSION ITEMS

Chairman Warner extended his congratulations to Commissioner Guymon as she will become a United States Citizen on Friday July 15, 2022.

Commissioner Berrett posed a question regarding changes to rules or codes related to the minimum amount of spacing between proposed businesses that are very similar to each other.

Senior Deputy City Attorney Moore stated to the Commissioners that this item could not be discussed, as it was not noticed on the agenda.

PUBLIC FORUM

There was no public participation.

ADJOURNMENT

Chairman Warner adjourned the meeting at 7:51 PM.

APPROVED:

/s/
George H. Warner, Chairman

/s/
Deputy City Clerk, Daisy Rivera



Planning Commission Agenda Item

Date: August 10, 2022

Item No: 5.

TO: Planning Commission

FROM: Marc Jordan, Director Land Development & Community Services
Prepared By: Johanna Murphy

SUBJECT: SUP-25-2022 MOBI MUNCH, INC. (Public Hearing). Applicant: Chi Hang Tany. Request: A special use permit in an M-2 (General Industrial District) to allow a vehicle, boat, or recreational vehicles sales, and rental lot (outdoor). Location: 439 Rock Quarry Way. Ward 2. (For possible action).

RECOMMENDATION: APPROVE WITH CONDITIONS

PROJECT DESCRIPTION: (APN 139-10-310-014)

The applicant is requesting a special use permit to allow an outdoor vehicle, boat, or recreational vehicle sales, and rental lot. The property is located at 439 Rock Quarry Way. The site is approximately 1.89 acres in area. The applicant is requesting four (4) food truck rental display spaces and ten (10) vehicle storage spaces. The zoning designation for the site is M-2, General Industrial District and has a land use designation of Employment.

BACKGROUND INFORMATION:

Previous Action
Planning Commission approved a special use permit (UN-95-01) at the November 15, 2001 meeting to allow an outdoor propane storage tank in an M-2, General Industrial District.

RELATED APPLICATIONS:

Application #	Application Request
N/A	

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Employment	M-2, General Industrial District	Joseph's Commissary
North	Employment	M-2, General Industrial District	Office/Warehouse
South	Employment	M-2, General Industrial District	Undeveloped
East	Employment	M-2, General Industrial District	Undeveloped
West	Employment	M-2, General Industrial District	Office/Warehouse

DEPARTMENT COMMENTS:

Department	Comments
Public Works:	No Comment.
Police:	No Comment.
Fire:	No Comment.
Clark County School District:	No Comment.
Clark County Department of Aviation:	No Comment.

ANALYSIS:

The applicant is requesting approval of a special use to allow an outdoor vehicle, boat, or recreational vehicle sales, and rental lot. Specifically, the applicant Mobi Munch, intends to display food trucks for rent on a 1.89-acre site located at 439 Rock Quarry Way. According to the applicant, there will be four (4) different style food trucks on display outside and up to ten (10) vehicles will be stored in the rear parking lot within the existing industrial development. The existing industrial building on site is a commissary kitchen for food trucks and the existing parking lot is also utilized for food truck storage. The applicant, Mobi Munch, will lease approximately 250 square feet within the existing building (9,559 square feet).

Access to the existing site is via one entrance from Rock Quarry Way. The parking requirement for the industrial building is 1 parking space per 750 square feet of industrial use (13 parking spaces) and 1 parking space per 500 square feet of accessory office use (2 spaces). The area where the food truck rental outdoor display

and food truck storage will be located has 94 parking spaces. This subject site has an abundance of parking and the proposed use should not negatively impact the on-site parking.

The commissary building was constructed in conformance with the Industrial Design Standards. The building has varying rooflines and the length of the walls were relieved with the use of color (beige and taupe) creating visual interest. The building has a coherent design on all sides.

Staff has no objections to the proposed use at this location. The proposed use is consistent with the M-2, General Industrial District zoning designation and the Employment land use designation. The use is compatible with the existing use (food truck commissary and food truck storage) and the surrounding neighborhood. Staff recommends approval subject to conditions.

Requirements for Approval of a Special Use Permit

In accordance with the Zoning Ordinance, the Planning Commission may, by motion, grant a special use permit if the Planning Commission finds, from the evidence presented, that all of the following facts exist:

1. The proposed use is consistent with the Comprehensive Master Plan and all applicable provisions of this Code and applicable State and Federal regulations;
2. The proposed use is consistent with the purpose and intent of the zoning district in which it is located and any applicable use-specific standards and criteria in Chapter 17.20 of this Code;
3. The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (such as, but not limited to, hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts);
4. Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent practicable; and
5. Facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service for existing development.

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 outside display of vehicles shall be limited to no more than four (4) food trucks and outdoor storage of no more than ten (10) additional food trucks.

ATTACHMENTS:

Letter of Intent

Site Plan

Floor plan

Building Elevations

Clark County Assessor's Map

Location and Zoning Map



4-7-22

Letter of Intent

City of North Las Vegas
2250 Las Vegas Boulevard North
North Las Vegas, NV 89030

Project Name

Mobi Munch, Inc
439 Rock Quarry Way
North Las Vegas, NV 89032

Dear Staff: Please consider this special use permit application for the property located at 439 Rock Quarry Way. The proposed Special Use is for a Vehicle, Boat, or Recreational Vehicle Sales and Rental Lot.

Existing Conditions:

The proposed property is a 1.89-acre site with an existing one-story concrete structure, paved area, and landscaping. The parcel assessor identification number for the property is 1391-031-0014.

Land Use:

Current Zone: M-2 (General Industrial)
Special Use: Vehicle, Boat, or Recreational Vehicle Sales and Rental Lot

Proposed Description:

This proposal is to request a special use permit to allow Vehicle, Boat, or Recreational Vehicle Sales and Rental on this lot. It will allow Mobi Munch to better serve the food truck rental industry of the community by providing a mobile food truck rental service. In addition, this sustainable development will activate a property that is currently underutilized.

Mobi Munch, Inc:

Mobi Munch is a total solutions provider to the modern street food industry. We offer a fleet of newly built food trucks for short and long term rental. We also develop, manage and operate a portfolio of ready-to-license food truck concepts.

Criteria for Approval of the Special Use Permit Application:

The City of North Las Vegas zoning ordinance includes the following approval criteria to be considered when evaluating a Special Use Permit request.

1. Is the proposed special use consistent with the Comprehensive Master Plan and all applicable provisions of this Code and applicable state and federal regulations?

- The proposed special use for Vehicle, Boat, or Vehicle Sales and Rental Lot is consistent with the policy and purpose of the Land Development Regulations. This land use area is designed to conveniently provide goods and services to the neighborhood residents. Mobi's proposal adheres to this plan, by complementing the surrounding commercial uses and benefiting the nearby residential districts. In addition, it is adjacent to other parcels in the M-2 district and consistent with the land use plan.

2. Is the proposed special use consistent with the purpose and intent of the zoning district in which it is located and any applicable use-specific standards and criteria in Chapter 17.20 of this Code.

-The proposed special use for Vehicle, Boat, or Vehicle Sales and Rental Lot is consistent with Chapter 17.20 use specific standards and criteria of the Code as noted below:

- 1) The maximum area for outdoor display shall not exceed 40% of total lot area
- 2) Display shall be limited to paved display areas.
- 3) All areas shall be screened by approved landscape from the street and adjacent properties.

3. Is the proposed special use compatible with adjacent uses in terms of scale, site design, and operating characteristics (such as, but not limited to, hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts)?

-Yes, the proposed special use is compatible with adjacent uses in terms of scale, site design, and operating characteristic (such as but not limited to, hours of operation, traffic generation, lighting, noise, odor, dust and other external impacts).

4. Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent practicable.

-The subject property is currently an existing structure, and this project will allow for new jobs within the community. By doing so, we will be strengthening the financial stability and economic welfare of the area. Therefore, the proposed special use will not have any significant adverse impacts and the use will be mitigated to the maximum extent practicable.

5. Facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service for existing development.

-This is an existing structure that has already been permitted and approved; therefore, the property already has facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation, as applicable) available to serve the subject property while maintaining adequate levels of service for existing development. No new streets or connections are proposed under this proposal.

Closing Statement:

Mobi Munch sees incredible potential with this site. Therefore, granting the special permit for Vehicle, Boat or Recreational Vehicle Sales and Rentals will allow us to revitalize the area while also increasing business in the City of North Las Vegas.

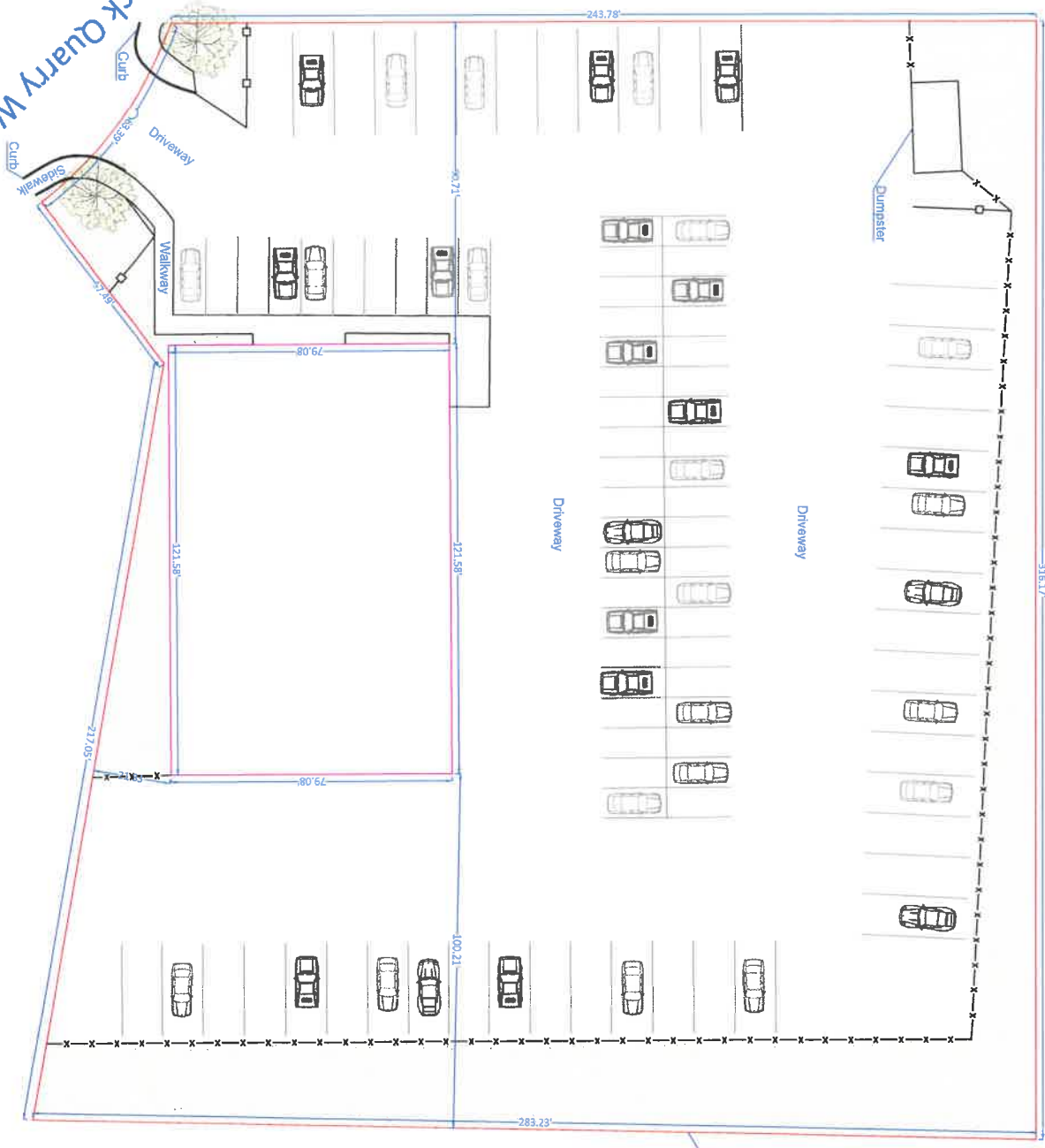
Thank you for your consideration.

Sincerely,

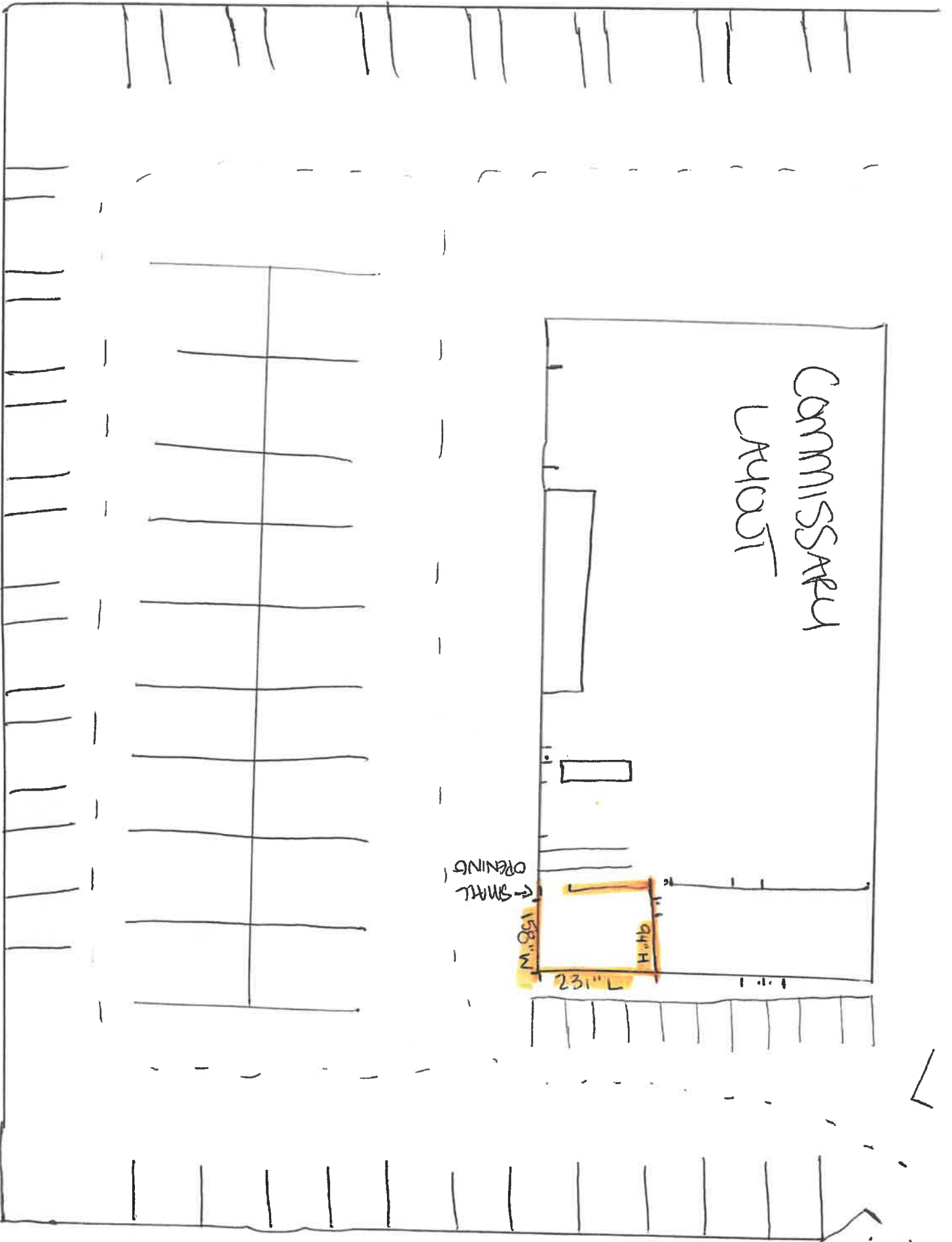
A handwritten signature in black ink, appearing to read 'Chi Hang Tang', with a stylized flourish at the end.

Chi Hang Tang
C.E.O Mobi Munch, Inc

Rock Quarry Way



439 Rock Quarry Way
North Las Vegas, NV 89032
Scale: 1"=30'



COMMISSARU
LAKOST

SMALL
OPENING

158" W
231" L
94" H







Done

38 of 1,880

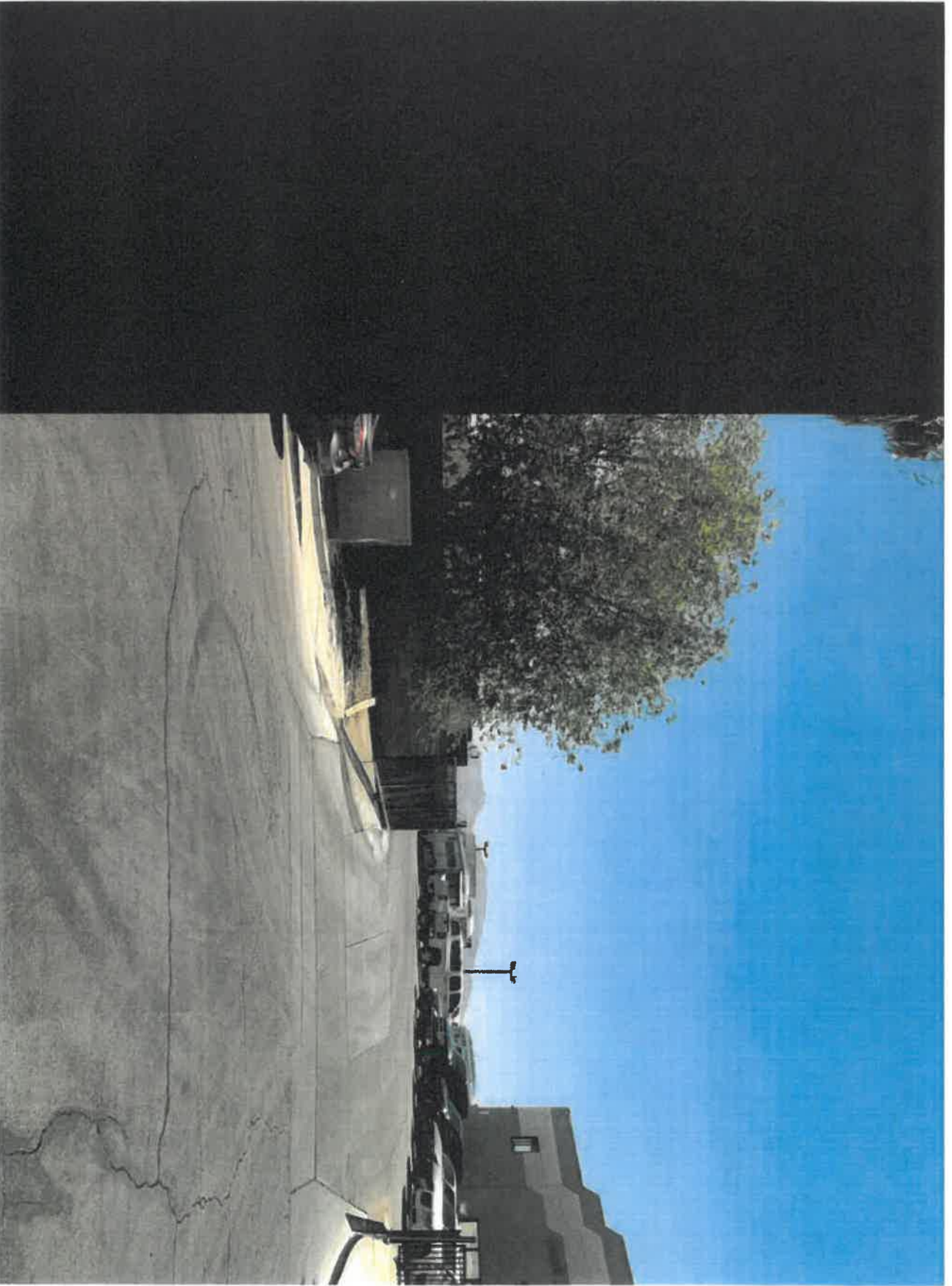


Done

35 of 1,880







This map is for assessment use only and does NOT represent a survey.
 No liability is assumed for the accuracy of the data delineated herein.
 Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.
 This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE LINE WHEN MAP REDUCED FROM 11x17 ORIGINAL

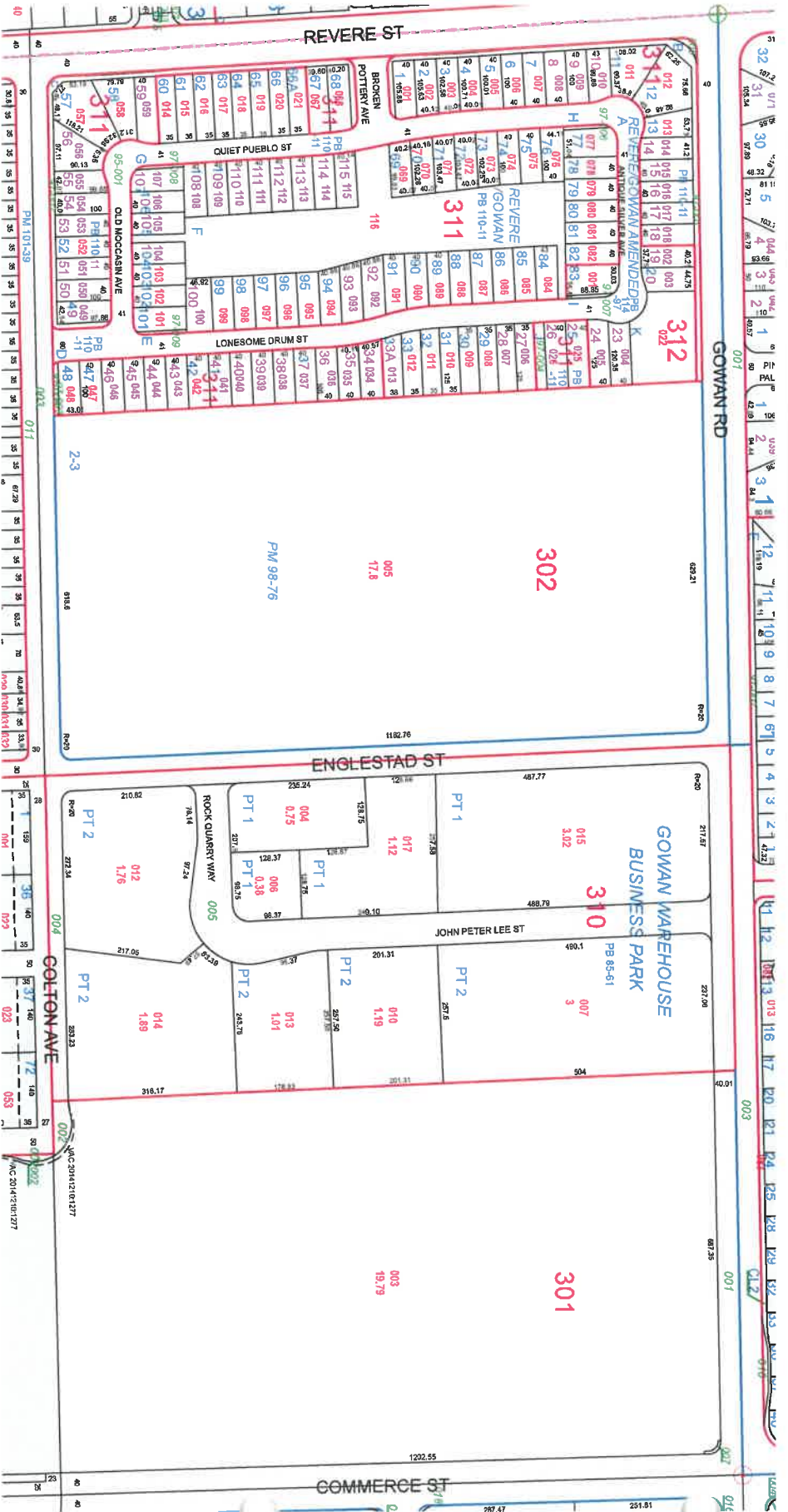
MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- SECTION LINE
- 007 ROAD PARCEL NUMBER
- 001 PARCEL NUMBER
- 1.00 ACREAGE
- 202 PARCEL SURVEY NUMBER
- P9 24-45 PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- 005 GOV. LOT NUMBER
- 007 COMMON UNIT
- AIR SPACE POL.
- RIGHT OF WAY POL.
- SUB-SURFACE POL.

T20S R61E	10	N 2 SW 4	139-10-3
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Scale: 1" = 200'	Rev: 7/3/2019
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125	124	123	8	4	8	4
138	139	140	7	1	5	1
163	162	161	6	2	6	2
			5	3	7	3
			4	4	8	4



TAX DIST 250



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Chi Hang Tany
Application Type: Special Use Permit
Request: To Allow a Vehicle, Boat, or Recreational Vehicles Sales, and Rental Lot (Outdoor).
Project Info: 439 Rock Quarry Way
Case Number: SUP-25-2022

7/14/2022





Planning Commission Agenda Item

Date: August 10, 2022

Item No: 6.

TO: Planning Commission

FROM: Marc Jordan, Director Land Development & Community Services
Prepared By: Robert Eastman

SUBJECT: 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. Ward 1. (For Possible Action)

RECOMMENDATION: APPROVE WITH CONDITIONS

PROJECT DESCRIPTION: (APN 140-06-610-017)

The applicant is requesting a special use permit to allow a health and fitness center within an M-2, General Industrial District. The proposed health and fitness center will occupy 8,000 square feet of an existing 30,750 square foot building. This health and fitness center will be located at 4120 East Craig Road. The subject site's Comprehensive Master Plan land use designation is Heavy Industrial.

BACKGROUND INFORMATION:

Previous Action

On April 20, 2022 the City Council approved Ordinance 3115 (ZOA-01-2022) to allow health and fitness centers within the M-2 District as a special use.

RELATED APPLICATIONS:

Application #	Application Request
N/A	

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Heavy Industrial	M-2, General Industrial District	Existing Industrial Building with Maaco Body Shop
North	Heavy Industrial	M-2, General Industrial District	Undeveloped
South	Multi-Family Residential	R-3, Multi-Family Residential District	Sonata Apartments
East	Heavy Industrial	M-2, General Industrial District	Existing Industrial Development
West	Heavy Industrial	M-2, General Industrial District	NV Energy Substation

DEPARTMENT COMMENTS:

Department	Comments
Public Works:	No Comment.
Police:	No Comment.
Fire:	See Attached Memorandum.
Clark County Department of Aviation:	No Comment.
Clark County School District:	No Comment.
Economic Development:	No Comment.

ANALYSIS:

The applicant is requesting a special use permit to allow a health and fitness center within an M-2, General Industrial District. The proposed health and fitness center will occupy 8,000 square feet of an existing 30,750 square foot building. The proposed health and fitness center will be located at 4120 East Craig Road. The subject site's Comprehensive Master Plan land use designation is Heavy Industrial. The proposed use is located within the Craig Commerce Center.

On April 20, 2022, the City Council approved Ordinance No 3115, amending the Permitted Use Table 17.20.010-1 to allow Health and Fitness Centers as a special use in the M-2, General Industrial District. This amendment to the zoning ordinance included three conditions for Health and Fitness Centers within the M-2, General Industrial District:

1. Within the M-2 District the center must be located adjacent to a 120-foot Right-of-Way.
2. Within the M-2 District the center must be located within 500 feet of a residential district.
3. Within the M-2 District the maximum size may not exceed 8,000 square feet.

The proposed special use permit meets all three conditions for a health and fitness center within the M-2 District. The proposed health and fitness center is located at 4120 East Craig Road which is 120-foot right-of-way. The subject site is located directly across Craig Road from the Sonata Apartments and is less than 500 feet from a residential district. Finally, both the applicant's letter of intent and the submitted floor plan state the health and fitness center will be 8,000 square feet in size.

Access to the Craig Commerce Center (subject site) is from one entrance located along Craig Road and one entrance along Vandenberg Drive. The existing site contains 45 parking spaces where a total of 59 parking spaces are required for both the existing uses and proposed health and fitness center. The existing uses require a total of 35 parking spaces: Maaco Collision Repair requires 22 parking spaces and the warehouse area (10,750 square feet) requires 13 parking spaces. The proposed health and fitness center will need an additional 24 parking spaces. The proposed site plan has designated 10 parking spaces along the north side of the building adjacent to the rollup doors. The proposed parking would block the warehouse area's access to the rollup doors. The proposed parking spaces are not allowed to block the rollup doors and will not be considered for this site. The applicant's letter of intent states that parking will be provided within the warehouse sections of the building with access through the rollup doors. Parking inside the building is currently not allowed. Modifications to the building to ensure adequate ventilation, fire access, turning radii, etc are required to allow convert the warehouse area into a parking area. The proposed site plan also includes the vehicle storage spaces used by Maaco as parking spaces. These spaces cannot be counted towards the overall parking requirement as the secure storage space is fenced and does not allow access.

The existing center does not provide the required number of off-street parking spaces. However, Municipal Code Section 17.24.040.I.1.a Reduction of the Parking Spaces allows a permitted, conditional, or special use that does not meet the parking requirements of this section may be converted to another use without full compliance with the required number of spaces provided the applicant provides the maximum amount of parking spaces possible without being required to remove or partially remove a structure. This section of the municipal code has also been interpreted to allow a reduction in parking for another conditional or special uses when located within existing commercial or industrial centers.

There is an existing perimeter landscape area with an attached sidewalk along Craig Road and an existing perimeter landscape area without a sidewalk along Vandenberg Drive. The perimeter landscaping along both streets is missing some shrubs and some decorative rock mulch. The landscaping along both streets will need to be restored prior to the issuance of a business license.

The existing building was constructed in 1999 with concrete tilt up panels. The south side of the building fronting Craig Road has a varied roofline, windows, doors a painted beltline and alternating color scheme to provide some relief from the height and bulk of the building. The west side of the building fronting Vandenberg Drive has the painted beltline and the alternating color scheme. The north and east sides of the building have a modified alternating color scheme. Maaco Collision Repair occupies two suites within the building and their portion of the building is painted blue and light grey. The remainder of the building is painted beige and tan. Some portions of the building where the health and fitness center will be located have faded or missing paint. The façade of this portion of the building will need to be painted to ensure the building is in compliance with the design standards prior to the issuance of a business license.

The submitted floor plan shows the health and fitness center, referred to as Naked Athletics, located in the center of the existing building occupying an area that is 100 feet by 80 feet. Included in the Naked Athletics lease space are restrooms, a changing room and front desk/cashier area. The lease space includes two entrances. The floor plan also identifies the Maaco Collision Repair located at the east end of the building; warehouse space along the rear and between the Maaco and the proposed health and fitness center that is not part of the lease space. Additionally, there are two additional suites, on the west end of the building, to the left of the Naked Athletics lease space which are not labeled and appear to be vacant. The entrance door and the windows for these two suites contain Naked Athletics signage. The applicant may not advertise on

doorways or windows that are not part of the 8,000 square foot lease space. Any signage, including window and door signs, on parts of the building not associated with Naked Athletics must be removed prior to the issuance of a business license.

The Fire Prevention Division has reviewed the proposed application including the floor plan and provided an informational memo. The memo indicates that a change in occupancy will be necessary for the proposed use in the industrial building. The change in occupancy will require a thorough inspection of the building and numerous modifications to the building including, at a minimum the addition of a one-hour fire rated wall, within the building to create the 8,000 square foot health and fitness center area. Additionally, upgrades to the buildings fire sprinkler system may be necessary to meet the required building, fire and life safety codes.

Requirements for Approval of a Special Use Permit

In accordance with the Zoning Ordinance, the Planning Commission may, by motion, grant a special use permit if the Planning Commission finds, from the evidence presented, that all of the following facts exist:

1. The proposed use is consistent with the Comprehensive Master Plan and all applicable provisions of this Code and applicable State and Federal regulations;
2. The proposed use is consistent with the purpose and intent of the zoning district in which it is located and any applicable use-specific standards and criteria in Chapter 17.20 of this Code;
3. The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (such as, but not limited to, hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts);
4. Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent practicable; and
5. Facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service for existing development.

The proposed use is consistent with Ordinance No. 3115 and the conditions regarding location, proximity to residential and maximum size. However, the proposed use is non-industrial, and it is an assembly type of use. An assembly use allows a relatively high number of people to gather in one area. The gathering of people in an industrial area creates a safety risk for the assembled people.

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.

ATTACHMENTS:

Fire Prevention Memorandum
Letter of Intent
Site Plan
Floor Plan
Building Photos
Assessor's Parcel Map
Location and Zoning Map

CITY OF NORTH LAS VEGAS
INTEROFFICE MEMORANDUM

To: Planning and Zoning
From: Patrick Noble, Fire Protection Specialist
Subject: SUP 28-2022 | HEALTH AND FITNESS CENTER
Date: July 26, 2022

1. The proposed use will require an application for a Change of Occupancy for the building/tenant as this building/tenant space was not designed for this occupancy. At a minimum the allowable 8,000SF fitness area will need to be separated by a minimum 1-hour fire-rated construction as required by 2018 International Building Code with CNLV amendments and 2018 International Fire Code with CNLV amendments.
2. Fire Alarm and Fire Sprinkler work will be required when the fitness area is constructed in order to meet requirements of the 2018 International Building Code with CNLV amendments, 2018 International Fire Code with CNLV amendments, and all approved Life Safety Codes.



Patrick Noble, Fire Protection Specialist

LAW OFFICE

Brown, Brown & Premsrirut

JAY H. BROWN
DAVID T. BROWN
PUOY K. PREMSRIRUT

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS
520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101-6520

TELEPHONE (702) 384-5563
FACSIMILE (702) 385-1023
EMAIL: jbrown@brownlawlv.com

May 2, 2022

City of North Las Vegas Planning and Zoning
2250 North Las Vegas Boulevard
North Las Vegas, Nevada 89030

**RE: Request to consider a Special Use Permit for Health and Fitness Center Use.
4120 East Craig Road 140-06-610-017**

Dear Mr. Eastman:

Pursuant to the adoption of ZOA-01-2022 this firm requests a Special Use Permit to allow a Health and Fitness Center on the subject parcel which is in an M-2 zone.

The health club will operate within an 8,000 SF space in an existing 30,750 square foot building. The location meets Title 17 standards in that it is accessed from a 120-foot street, Craig Road, and is within 500 feet of developed residential. Waivers/Variations are not required.

Proposed hours are 8:00 AM – 7:00 PM Monday through Friday.
8:00 AM – 2:00 PM Saturday
9:00 AM – 4:00 PM Sunday

Parking, this area was previously used as in indoor vehicle sales (Yamaha) operation. Per code the previous use was parked at a ratio of one space per 400 square feet. Health clubs, athletic clubs and indoor recreation are parked at a ratio of one space per 300 square feet. This 8,000 square foot portion of the building therefore requires an additional seven spaces. The parking analysis shows there are sufficient standard on-site spaces to accommodate this without requesting a waiver. Also note that there is unconditioned space within the building, accessed by roll up doors, in the building that accommodates overflow parking. In addition to adequate standard parking, it is notable that the neighboring business, Maaco autobody repair, maintains a secure enclosed vehicle storage. Only Maaco employees access this area thereby allowing optional tandem spacing.

I look forward to meeting with you to discuss this matter.

With appreciation,



Lora Dreja
Land Entitlements
Brown, Brown and Premsrirut
(702) 598-1408

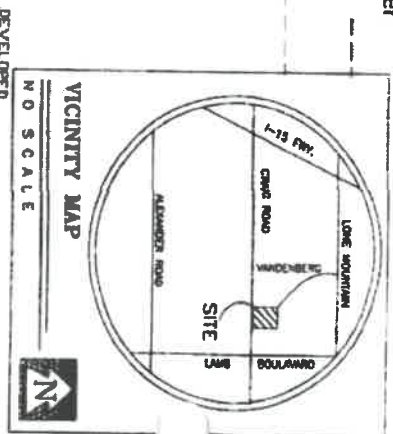
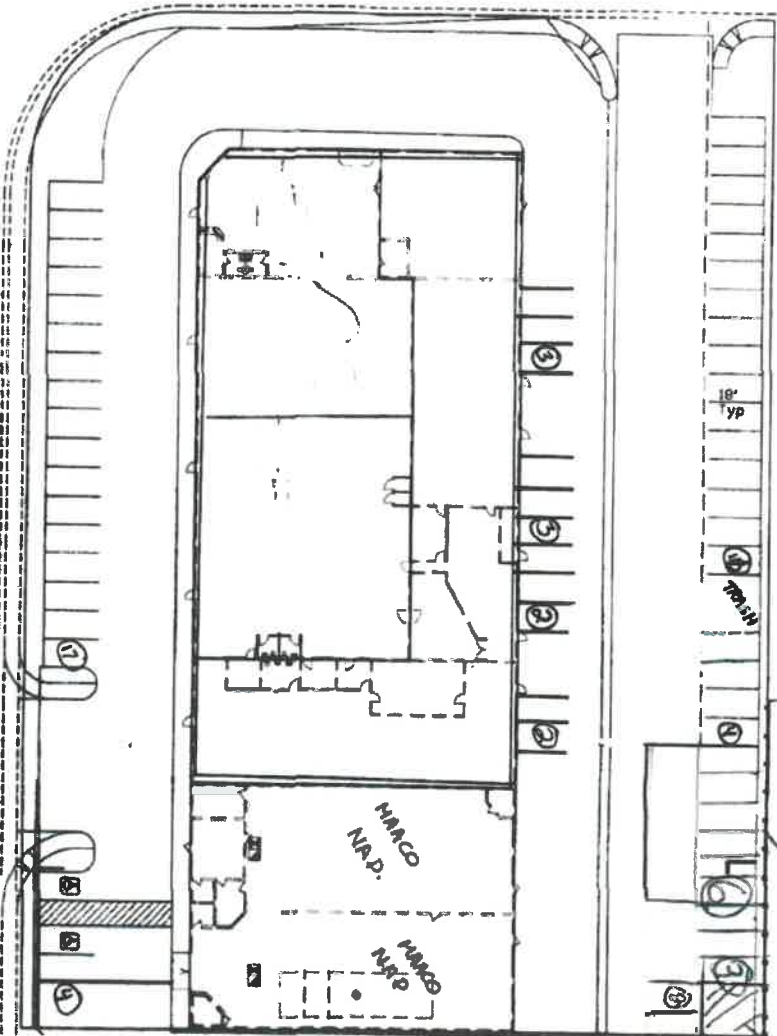
VANDENBERG DR.

CRAIG ROAD

L.A. & S.F. RAILROAD
EASEMENT

MAACO secure area / tandem

Telecom Tower



SUP Health Center portion of 4120 East Craig Road
 APN 140-06-610-017
 ZONE M-2

Parking Analysis
 Use/Ratio
 Vehicle Repair 12,000 SF @ 1 space per 500 SF =
 Athletic Club / Health 8,000 SF @ 1 space per 200 SF =
 Warehouse 10,750 SF @ 1 space per 1000 SF =

Req'd	Provided
24	60 Standard
27	2 ADA
11	7 Tandem
62	69



COMMUNITY

CENTER

Maaco
PAINT YOUR V
CAR FOR J
\$49
FREE ESTIMA

4120

NAKED

ATHLETIX

MU DO
MARTIAL ARTS

SELF
DEFENSE





4120

BOXING



NOTES

This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

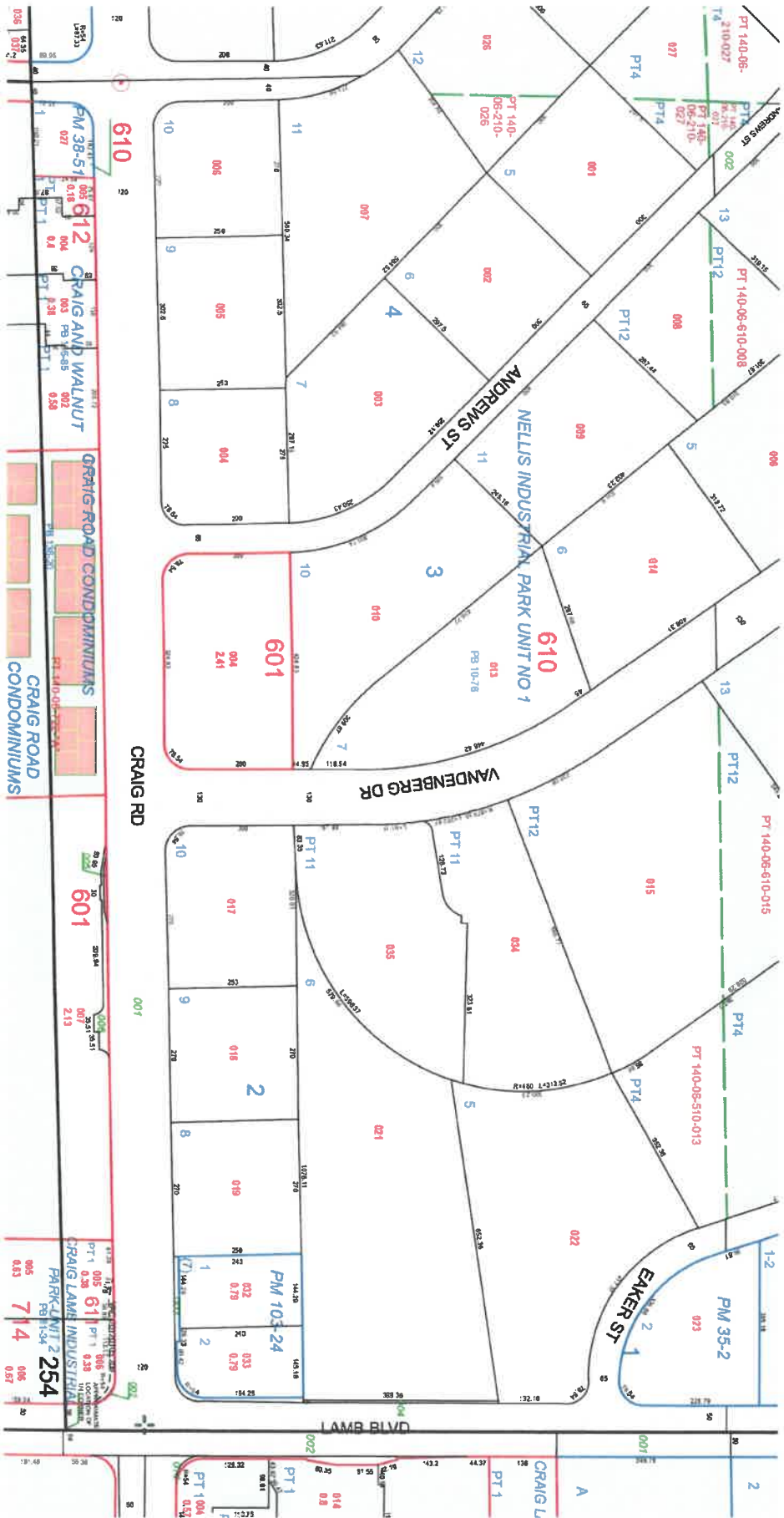
USE THIS SCALE: 1" = 200'

MAP LEGEND

- Parcel Boundary
- Sub Boundary
- PAID Boundary
- Road Easement
- March / Leader Line
- Historic Lot Line
- Historic Sub Boundary
- Historic PAID Boundary
- Section Line
- Condominium Unit
- Air Space PCL
- Right of Way PCL
- Sub-Surface PCL
- Road Parcel Number
- Parcel Number
- Parcel Acreage
- Parcel Subarea Number
- Plan Recording Number
- Block Number
- Lot Number
- Gov. Lot Number

ASSESSOR'S PARCELS - CLARK COUNTY, NV.
 Briana Johnson - Assessor

140-06-6	6	S 2 NE 4	140-06-6
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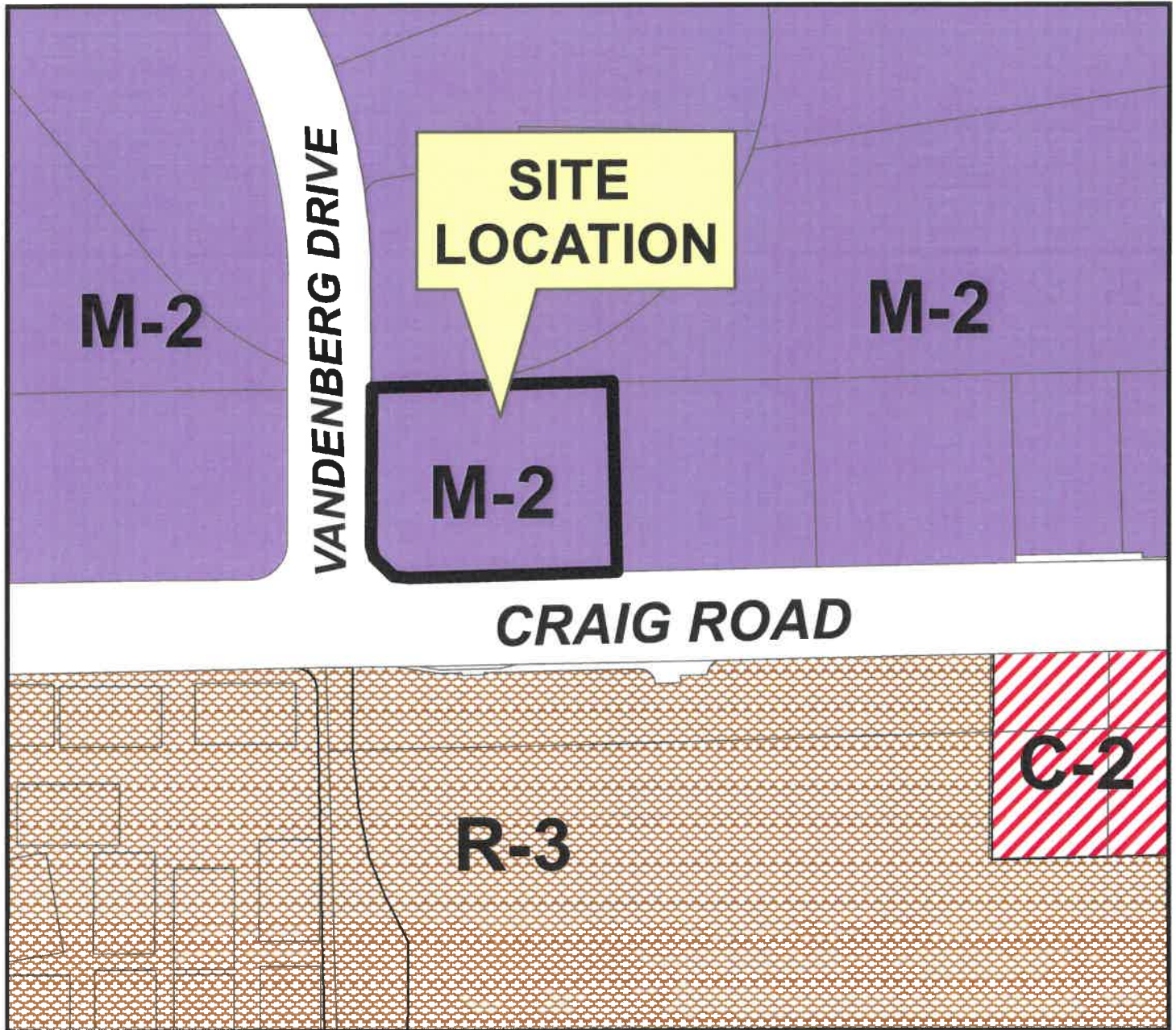


TAX DIST 250



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Forward Tee, LLC.
Application Type: Special Use Permit
Request: To Allow a Health and Fitness Center.
Project Info: 4120 East Craig Road
Case Number: SUP-28-2022

7/05/2022





Planning Commission Agenda Item

Date: August 10, 2022

Item No: 7.

TO: Planning Commission

FROM: Marc Jordan, Director Land Development & Community Services
Prepared By: Sharienne Dotson

SUBJECT: SUP-32-2022 NELSON RESIDENCE #1 (Public Hearing). Applicant: Raul Avendano. Request: A special use permit in an R-2 (Single-Family Medium Density District) to allow a single-family residence. Location: 1304 Nelson Avenue. (Ward 1) (For possible action)

RECOMMENDATION: APPROVE WITH CONDITIONS

PROJECT DESCRIPTION: (APN 139-14-810-073)

The applicant is requesting approval of a special use permit to allow a single-family residence. The property is located at 1304 Nelson Avenue on approximately 0.18 acres. The property is zoned R-2, Single-Family Medium Density District and the Comprehensive Master Plan Land Use designation for the subject site is Downtown Business District.

BACKGROUND INFORMATION:

Previous Action
N/A

RELATED APPLICATIONS:

Application #	Application Request
N/A	

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Downtown Business District	R-2, Single-Family Medium Density District	Undeveloped
North	Downtown Business District	R-2, Single-Family Medium Density District	Single Family and two-family Homes
South	Downtown Business District	R-2, Single-Family Medium Density District	Single Family and two-family Homes
East	Downtown Business District	R-2, Single-Family Medium Density District	Single Family and two-family Homes
West	Downtown Business District	R-2, Single-Family Medium Density District	Single Family and two-family Homes

DEPARTMENT COMMENTS:

Department	Comments
Public Works:	See attached memorandum.
Police:	No Comment.
Fire:	No Comment.
Clark County School District	No Comment.
Clark County Department of Aviation	No Comment.

ANALYSIS:

The applicant is requesting a special use permit to allow a single-family residence at 1304 Nelson Avenue. The proposed house will be located on an 8,100 (60' X 135') square foot lot in an R-2, Single-Family Medium Density District. The proposed house is approximately 1,695 square feet in area with an attached two-car garage.

Access to the home will be from one driveway on Nelson Avenue. According to the submitted site plan, the home will meet all required setbacks for a single-family home in the R-2 District. Architecturally, the home is a rather simple suburban style home with a stucco exterior and concrete tile roof. The single-story home is approximately 12 ½ feet in height, with a maximum height of 16.79 feet to the top of the ridgeline. The home is designed with a two-car garage with front and rear porch / patios.

The proposed lot is within the more mature portion of the City. The R-2, Single-Family Medium Density District allows single-family homes with approval of a special use

permit. When reviewing the compatibility of a single-family home within a neighborhood, we try to predict the impact on the surrounding uses. The surrounding uses are a mix of single-family and two-family residential uses.

The proposed site plan and building elevations are generally in compliance with the design standards for a single-family home. However, some minor modifications are necessary to comply with the residential design standards. The two-car garage is required to have interior dimension of 20' X 20'. Additionally, more architectural enhancements are necessary around the doors and windows of the home. Specifically, pop-outs and beltlines should be used to provide more embellishment to the home. In addition, each dwelling should have an exterior color that is earth tone, warm pastel or neutral colors and should not be the same color scheme as the adjacent home to west or east of the proposed site. Any modifications can be addressed at the building permit process.

The applicant did not submit a separate landscape plan. The site plan submitted does not indicate the required two (2) trees planted between the sidewalk and front of each house with an in-ground irrigation system for the front and side yards. The heating and air-conditioning equipment is not indicated on the site plan; however, it will need to be ground mounted and screened from view of the right-of-way. Any modifications can be addressed at the building permit process.

The proposed use is compatible with the zoning designation, and should be compatible with the adjacent uses and surrounding neighborhood. Staff has no objections to the proposed use and recommends approval with conditions.

Requirements for Approval of a Special Use Permit

In accordance with the Zoning Ordinance, the Planning Commission may, by motion, grant a special use permit if the Planning Commission finds, from the evidence presented, that all of the following facts exist:

1. The proposed use is consistent with the Comprehensive Master Plan and all applicable provisions of this Code and applicable State and Federal regulations;
2. The proposed use is consistent with the purpose and intent of the zoning district in which it is located and any applicable use-specific standards and criteria in Chapter 17.20 of this Code;
3. The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (such as, but not limited to, hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts);
4. Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent practicable; and

5. Facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service for existing development.

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. Each dwelling should have an exterior color that is earth tone, warm pastel or neutral colors and should not be the same color scheme as the adjacent home to west or east of the proposed site.
3. All mechanical equipment must be screened from view of right-of way.
4. A landscape plan and irrigation plan is required with the building permit.

ATTACHMENTS:

Public Works Memorandum
Letter of Intent
Site Plan
Floor Plan
Building Elevation
Clark County Assessor's Map
Location and Zoning Map

CITY OF NORTH LAS VEGAS
INTEROFFICE MEMORANDUM

To: Sharianne Dotson, Planner, Land Development & Community Services
From: Duane McNelly, Land Development Coordinator, Department of Public Works
Subject: SUP-32-2022 **Nelson Residence # 1**
Date: July 13, 2022

The Department of Public Works has reviewed this application and has no objection to allow a single-family residence.

NOTE: For informational purposes only:

The parcel is encroaching 2 (two) feet into the public right-of-way. A Revocable Encroachment permit will be required for any structure or landscaping within the public right-of-way, if applicable.



Duane McNelly, Land Development Coordinator
Department of Public Works



Erik Cerna

(702) 576-8295

erik.cerna96@gmail.com

3041 Aloha Ave. Las Vegas, NV 89121

June 13, 2022

City of North Las Vegas
2250 N. Las Vegas Blvd,
North Las Vegas, NV 89030

To whom it may concern:

This letter is to state the intentions I have with my two lots located at 1304 & 1308 Nelson Ave. I tried to submit my single family home plans for the two lots, however, I received a comment stating that I need a special permit to build them. I am just trying to build two simple houses, nothing more. The new construction of these homes will be similar to those around it.

Sincerely yours,

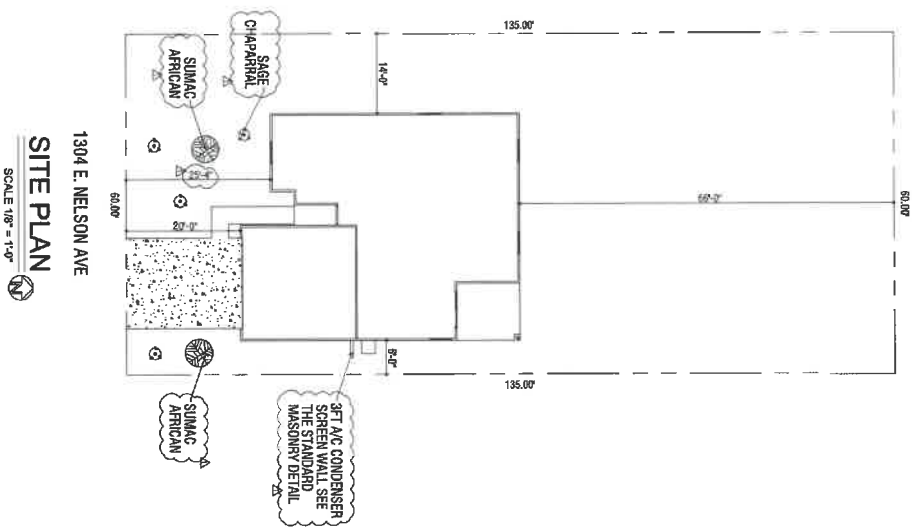
Erik Cerna

Revised 11/21/2022
 SWP-32-2022

SOUTHERN NEVADA BUILDING OFFICIALS
 REGIONAL STANDARDS
MASONRY FENCES

Section 1: 1'-0" Scale
 Section 2: 1'-0" Scale

1. FENCE SHALL BE CONSTRUCTED TO THE FULL HEIGHT OF SECTION 1.
 2. FENCE SHALL BE CONSTRUCTED TO THE FULL HEIGHT OF SECTION 2.
 3. FENCE SHALL BE CONSTRUCTED TO THE FULL HEIGHT OF SECTION 3.
 4. FENCE SHALL BE CONSTRUCTED TO THE FULL HEIGHT OF SECTION 4.
 5. FENCE SHALL BE CONSTRUCTED TO THE FULL HEIGHT OF SECTION 5.
 6. FENCE SHALL BE CONSTRUCTED TO THE FULL HEIGHT OF SECTION 6.
 7. FENCE SHALL BE CONSTRUCTED TO THE FULL HEIGHT OF SECTION 7.
 8. FENCE SHALL BE CONSTRUCTED TO THE FULL HEIGHT OF SECTION 8.
 9. FENCE SHALL BE CONSTRUCTED TO THE FULL HEIGHT OF SECTION 9.
 10. FENCE SHALL BE CONSTRUCTED TO THE FULL HEIGHT OF SECTION 10.

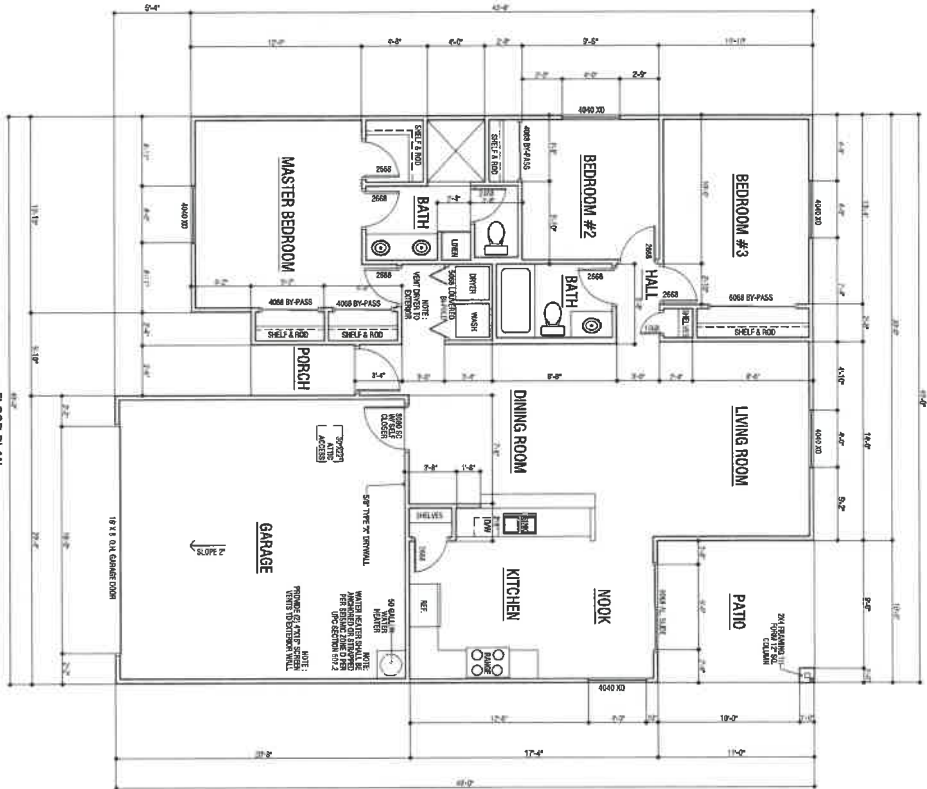
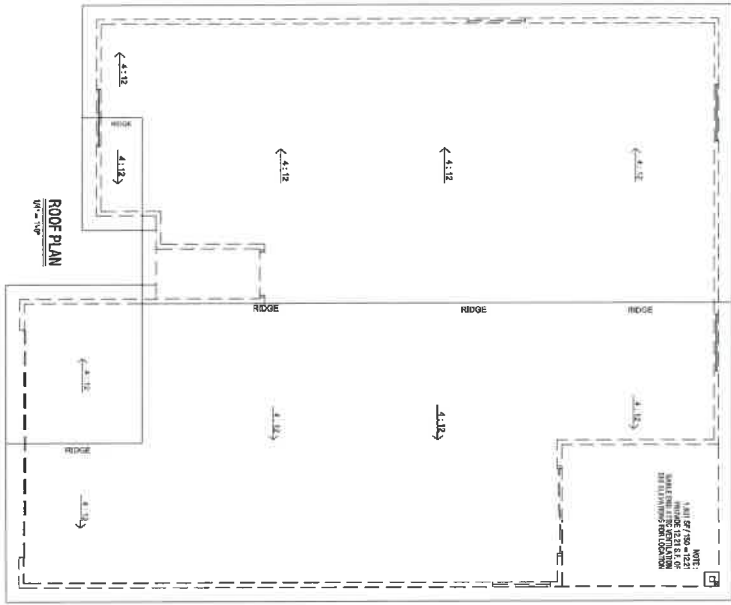


PROPOSED 1,275 SQ. FT. LIVEABLE
1304 E. NELSON AVE
NORTH LAS VEGAS, NV 89030

Real Architecture
 Planning & Design
 4640 S. Eastern Ave. Ste. 405
 Las Vegas, NV 89103
 702.733.8888

ROCHINS PROPERTY DEVELOPMENT INC.
 611 W. 10TH STREET, SUITE 100
 LAS VEGAS, NV 89102

REV. DATE:	1	7/6/22
SHEET DESCRIPTION:	SITE PLAN	
DATE:	1/15/22	
SCALE:	1" = 10'-0"	
SHEET #	SD.1	



PROPOSED 1,275 SQ. FT. LIVEABLE
 1304 E. NELSON AVE
 NORTH LAS VEGAS, NV 89030

Red Asphalts
 4865 S. Eastern Ave. Ste. 105
 Las Vegas, NV 89103
 702.543.5550



Red Asphalts

ROCHINS PROPERTY DEVELOPMENT, INC.
 481620 LUMI 1043.00

REV. DATE:

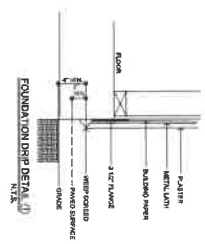
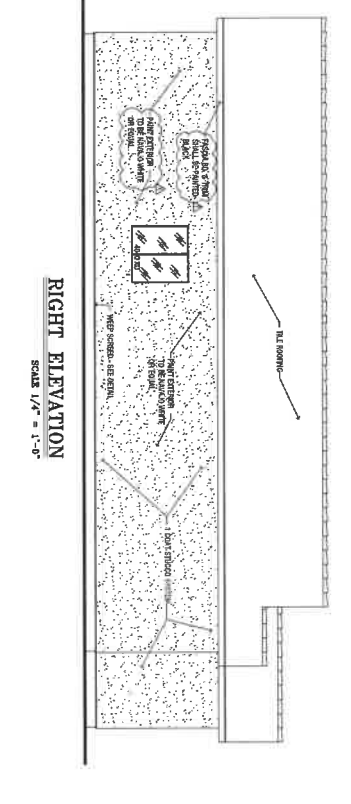
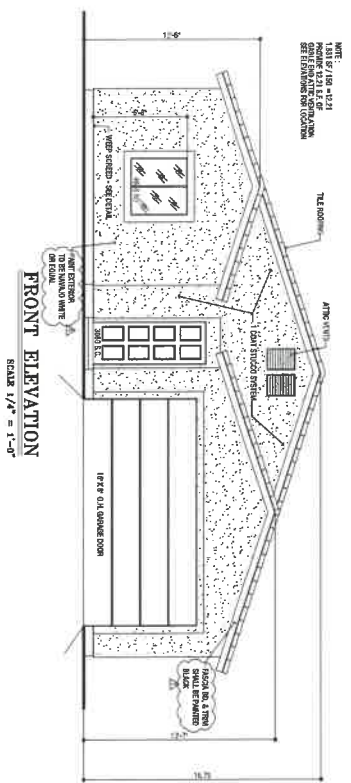
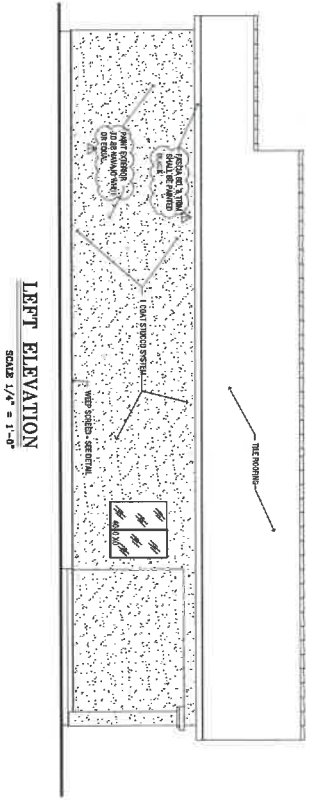
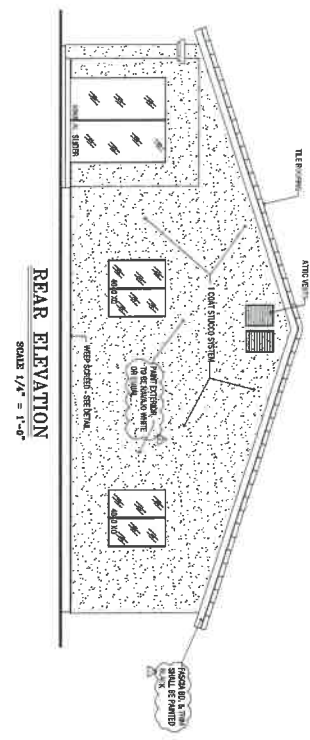
SHEET DESCRIPT.
 FLOOR PLAN

DATE: 1/15/22
 SCALE: 1/4" = 1'-0"

SHEET #

A.1

Revised 1/12/2022
 Supp 3-2-2022



PROPOSED 1,275 SQ. FT. LIVEABLE
 1304 E. NELSON AVE
 NORTH LAS VEGAS, NV 89030



 Project: 1304 E. Nelson Ave
 1304 E. Nelson Ave, Ste. 105
 Las Vegas, NV 89030


 ROCHINS PROPERTY DEVELOPMENT INC.
 4100 W. LAS VEGAS BLVD., SUITE 200
 LAS VEGAS, NV 89103

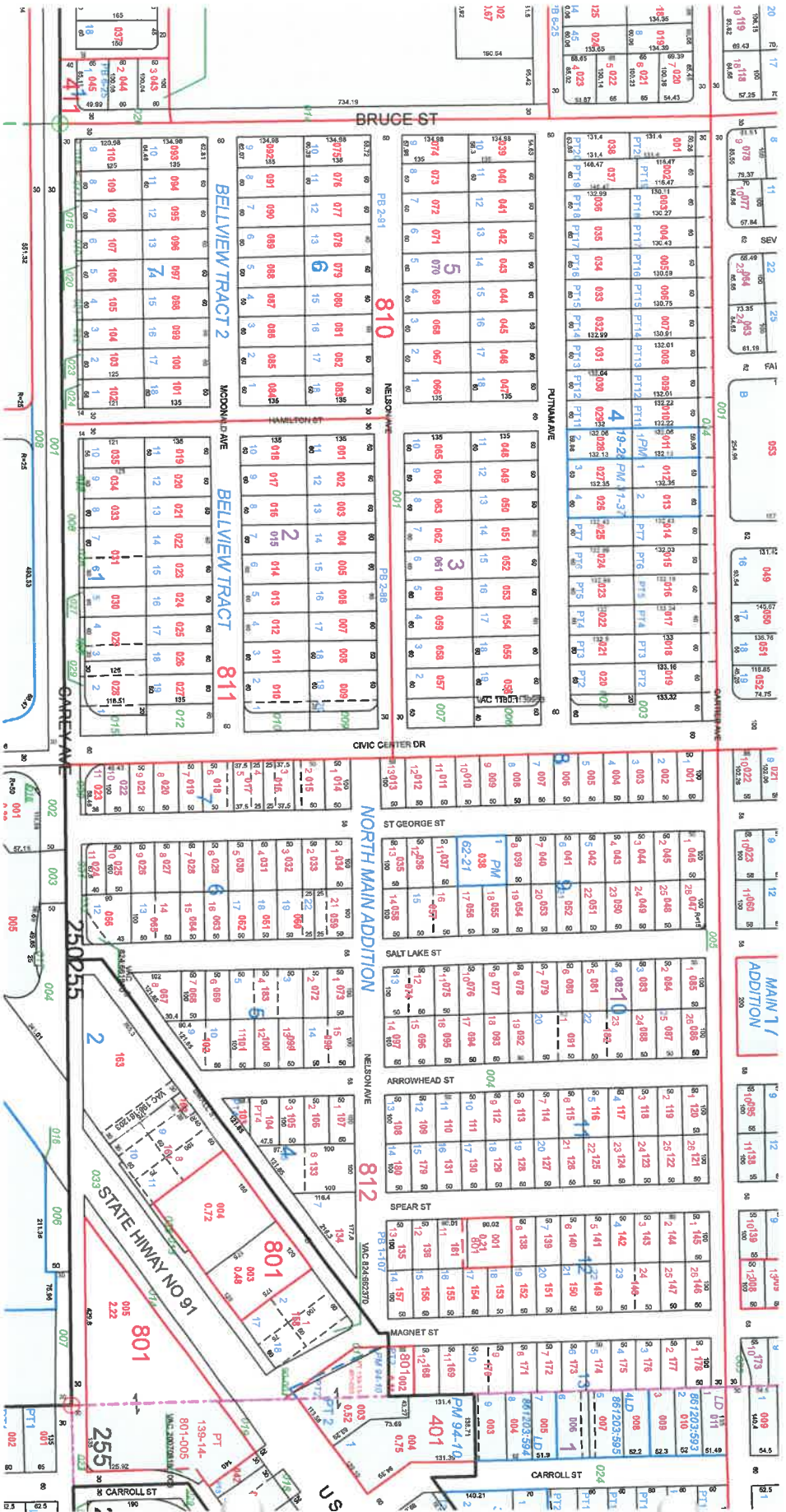
REV. DATE:	1 7/8/22
SHEET DESCRIPTIONS	
DATE:	1/15/22
SCALE:	1/4" = 1'-0"
SHEET #	A.2

This map is for assessment use only and does NOT represent a survey.
 No liability is assumed for the accuracy of the data delineated herein.
 Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.
 This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.
 USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 1:1137 ORIGINAL.

ASSESSOR'S PARCELS - CLARK COUNTY, NV.
 Briana Johnson - Assessor

BOOK	T20S R61E	SEC	14	MAP	S 2 SE 4	139-148
125	124	123	12	1	1	1
138	139	140	11	2	2	2
163	162	161	10	3	3	3
164	163	162	9	4	4	4
165	164	163	8	5	5	5
166	165	164	7	6	6	6
167	166	165	6	7	7	7
168	167	166	5	8	8	8
169	168	167	4	9	9	9
170	169	168	3	10	10	10
171	170	169	2	11	11	11
172	171	170	1	12	12	12

Scale: 1" = 200'
 Rev: 1/8/2019

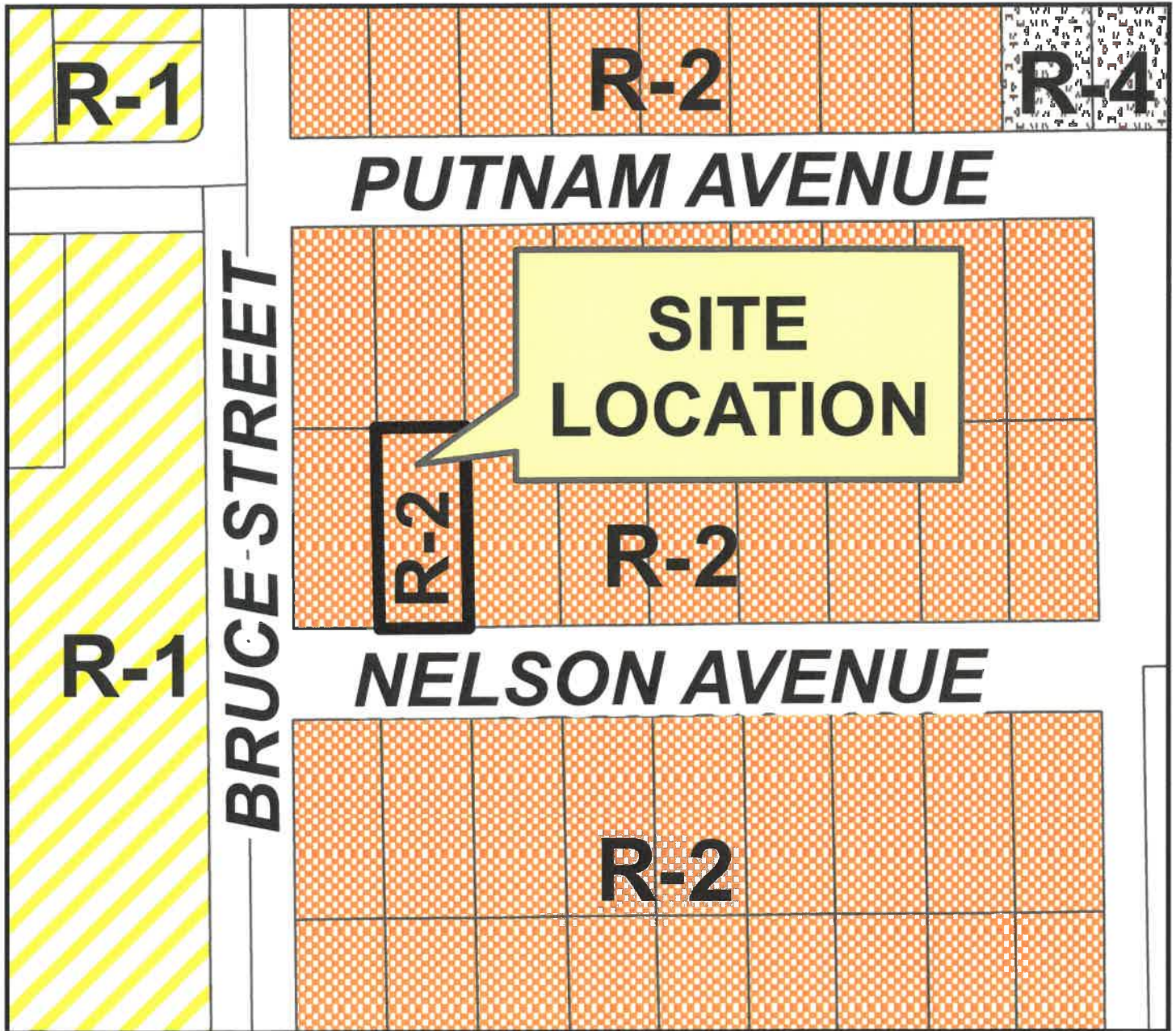


TAX DIST 255.250



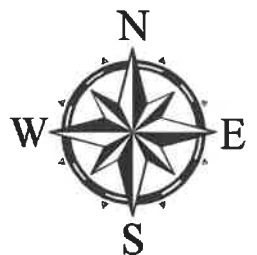
THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Raul Avendano
Application Type: Special Use Permit
Request: To Allow a Single-Family Residence
Project Info: 1304 East Nelson Avenue
Case Number: SUP-32-2022

7/14/2022





Planning Commission Agenda Item

Date: August 10, 2022

Item No: 8.

TO: Planning Commission

FROM: Marc Jordan, Director Land Development & Community Services
Prepared By: Sharienne Dotson

SUBJECT: **SUP-33-2022 NELSON RESIDENCE #2 (Public Hearing).** Applicant: Raul Avendano. Request: A special use permit in an R-2 (Single-Family Medium Density District) to allow a single-family residence. Location: 1308 Nelson Avenue. (Ward 1) (For possible action)

RECOMMENDATION: APPROVE WITH CONDITIONS

PROJECT DESCRIPTION: (APN 139-14-810-072)

The applicant is requesting approval of a special use permit to allow a single-family residence. The property is located at 1308 Nelson Avenue on approximately 0.18 acres. The property is zoned R-2, Single-Family Medium Density District and the Comprehensive Master Plan Land Use designation for the subject site is Downtown Business District.

BACKGROUND INFORMATION:

Previous Action
N/A

RELATED APPLICATIONS:

Application #	Application Request
N/A	

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Downtown Business District	R-2, Single-Family Medium Density District	Undeveloped
North	Downtown Business District	R-2, Single-Family Medium Density District	Single Family and two-family Homes
South	Downtown Business District	R-2, Single-Family Medium Density District	Single Family and two-family Homes
East	Downtown Business District	R-2, Single-Family Medium Density District	Single Family and two-family Homes
West	Downtown Business District	R-2, Single-Family Medium Density District	Single Family and two-family Homes

DEPARTMENT COMMENTS:

Department	Comments
Public Works:	See attached memorandum.
Police:	No Comment.
Fire:	No Comment.
Clark County School District	No Comment.
Clark County Department of Aviation	No Comment.

ANALYSIS:

The applicant is requesting a special use permit to allow a single-family residence at 1308 Nelson Avenue. The proposed house will be located on an 8,100 (60' X 135') square foot lot in an R-2, Single-Family Medium Density District. The proposed house is approximately 1,695 square feet in area with an attached two-car garage.

Access to the home will be from one driveway on Nelson Avenue. According to the submitted site plan, the home will meet all required setbacks for a single-family home in the R-2 District. Architecturally, the home is a rather simple suburban style home with a stucco exterior and concrete tile roof. The single-story home is approximately 12 ½ feet in height, with a maximum height of 16.79 feet to the top of the ridgeline. The home is designed with a two-car garage with front and rear porch / patios.

The proposed lot is within the more mature portion of the City. The R-2, Single-Family Medium Density District allows single-family homes with approval of a special use

permit. When reviewing the compatibility of a single-family home within a neighborhood, we try to predict the impact on the surrounding uses. The surrounding uses are a mix of single-family and two-family residential uses.

The proposed site plan and building elevations are generally in compliance with the design standards for a single-family home. However, some minor modifications are necessary to comply with the residential design standards. The two-car garage is required to have interior dimension of 20' X 20'. Additionally, more architectural enhancements are necessary around the doors and windows of the home. Specifically, pop-outs and beltlines should be used to provide more embellishment to the home. In addition, each dwelling should have an exterior color that is earth tone, warm pastel or neutral colors and should not be the same color scheme as the adjacent home to west or east of the proposed site. Any modifications can be addressed at the building permit process.

The applicant did not submit a separate landscape plan. The site plan submitted does not indicate the required two (2) trees planted between the sidewalk and front of each house with an in-ground irrigation system for the front and side yards. The heating and air-conditioning equipment is not indicated on the site plan; however, it will need to be ground mounted and screened from view of the right-of-way. Any modifications can be addressed at the building permit process.

The proposed use is compatible with the zoning designation, and should be compatible with the adjacent uses and surrounding neighborhood. Staff has no objections to the proposed use and recommends approval with conditions.

Requirements for Approval of a Special Use Permit

In accordance with the Zoning Ordinance, the Planning Commission may, by motion, grant a special use permit if the Planning Commission finds, from the evidence presented, that all of the following facts exist:

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4. Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent practicable; and

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CONDITIONS:

Planning and Zoning:

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2. Each dwelling should have an exterior color that is earth tone, warm pastel or neutral colors and should not be the same color scheme as the adjacent home to west or east of the proposed site.
3. All mechanical equipment must be screened from view of right-of way.
4. A landscape plan and irrigation plan is required with the building permit.

ATTACHMENTS:

Public Works Memorandum
Letter of Intent
Site Plan
Floor Plan
Building Elevation
Clark County Assessor's Map
Location and Zoning Map


CITY OF NORTH LAS VEGAS
INTEROFFICE MEMORANDUM

To: Sharianne Dotson, Planner, Land Development & Community Services
From: Duane McNelly, Land Development Coordinator, Department of Public Works
Subject: SUP-33-2022 **Nelson Residence # 2**
Date: July 13, 2022

The Department of Public Works has reviewed this application and has no objection to allow a single-family residence.

NOTE: For informational purposes only:

The parcel is encroaching 2 (two) feet into the public right-of-way. A Revocable Encroachment permit will be required for any structure or landscaping within the public right-of-way, if applicable.



Duane McNelly, Land Development Coordinator
Department of Public Works



Erik Cerna

(702) 576-8295

erik.cerna96@gmail.com

3041 Aloha Ave. Las Vegas, NV 89121

June 13, 2022

City of North Las Vegas
2250 N. Las Vegas Blvd,
North Las Vegas, NV 89030

To whom it may concern:

This letter is to state the intentions I have with my two lots located at 1304 & 1308 Nelson Ave. I tried to submit my single family home plans for the two lots, however, I received a comment stating that I need a special permit to build them. I am just trying to build two simple houses, nothing more. The new construction of these homes will be similar to those around it.

Sincerely yours,

Erik Cerna

SOUTHERN NEVADA BUILDING OFFICIAL
NEVADA STANDARDS
MASONRY FENCES

EN-108-1
REV. 1-2018
PAGE 1 OF 2

Client Contact Information:
Name: [Blank]
Address: [Blank]
City: [Blank] State: [Blank] Zip: [Blank]
Phone: [Blank] Email: [Blank]

Project Information:
Project Name: [Blank]
Project Address: [Blank]
City: [Blank] State: [Blank] Zip: [Blank]
Permit Number: [Blank]

Inspector Information:
Inspector Name: [Blank]
Inspector License Number: [Blank]
Inspector Title: [Blank]

Notes:

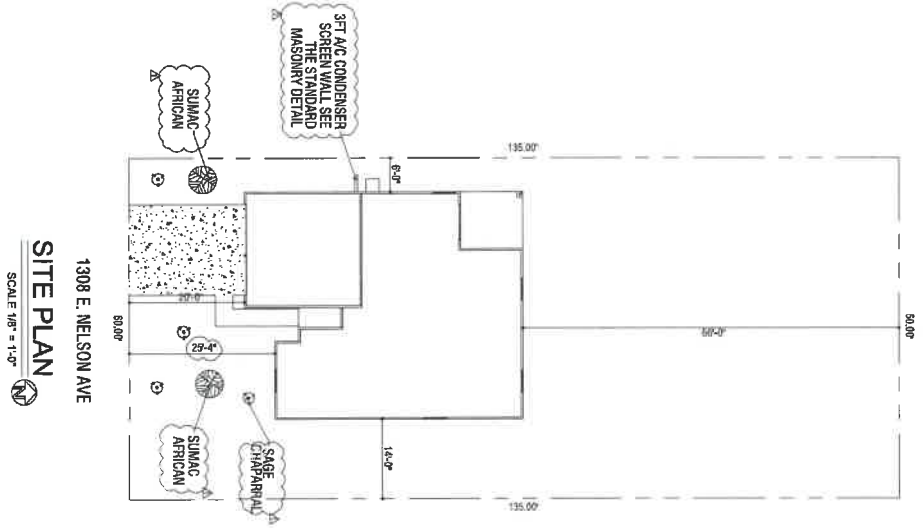
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20. ALL MASONRY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE NEVADA MASONRY CODE (EN-108-1).

WALL SCHEDULE FOR WALL OF CONCERN

NO.	DESCRIPTION	THICKNESS	UNIT WEIGHT	WIND LOAD	SEISMIC LOAD
1	8" CMU	8"	120	10	10
2	4" CMU	4"	60	5	5
3	2" CMU	2"	30	2.5	2.5
4	1" CMU	1"	15	1.25	1.25
5	6" CMU	6"	90	7.5	7.5
6	4" CMU	4"	60	5	5
7	2" CMU	2"	30	2.5	2.5
8	1" CMU	1"	15	1.25	1.25

WALL SCHEDULE FOR WALL OF CONCERN

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6	4" CMU	4"	60	5	5
7	2" CMU	2"	30	2.5	2.5
8	1" CMU	1"	15	1.25	1.25



Revised 1/12/22
Supp 33-2022

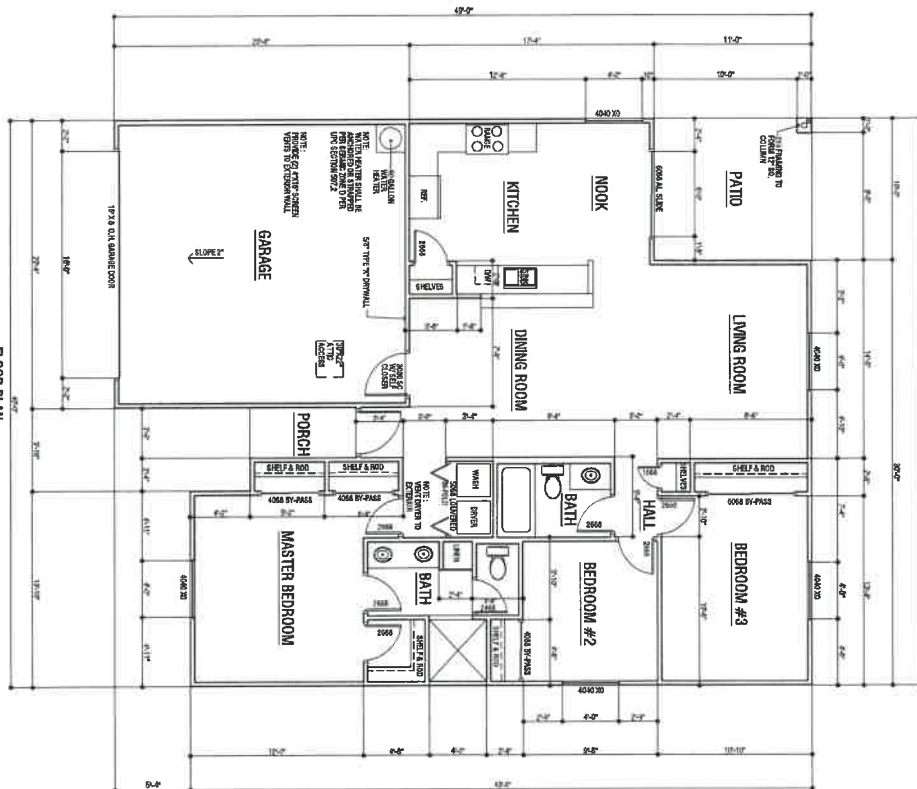
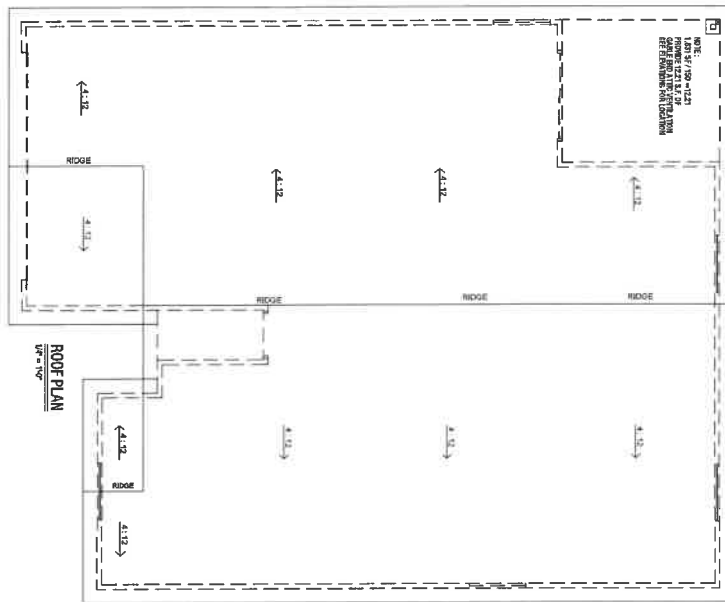
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1	7/6/22
SHEET #	
SD.1	

PROPOSED 1,275 SQ. FT. LIVEABLE
1308 E. NELSON AVE
NORTH LAS VEGAS, NV 89030

Rob Henderson
Project: [Blank]
Email: [Blank]

1550 S Eastern Ave. Ste. 405
Las Vegas, NV 89002
702-543-4533

ROCHELLE PROPERTY DEVELOPMENT INC
11111 S. 11th St. #11111 Las Vegas, NV 89138



FLOOR PLAN
 1/15/22
 1,275 SQ. FT. LIVING AREA
 1,700 SQ. FT. FINISHED
 2,975 SQ. FT. TOTAL

PROPOSED 1,275 SQ. FT. LIVEABLE
 1308 E. NELSON AVE
 NORTH LAS VEGAS, NV 89030

Red Henderson
 President
 Henderson@redhenderson.com

1880 S. Eastern Ave. Ste 108
 Las Vegas, NV 89109
 (702) 735-9192

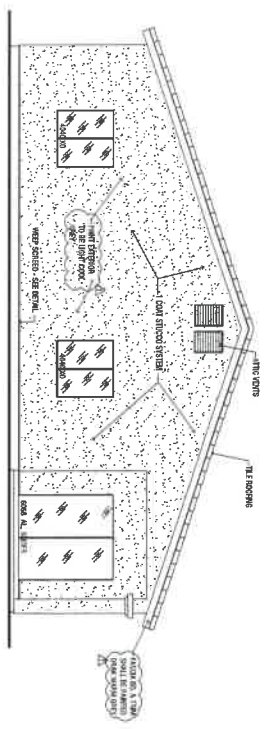
Red Henderson

RED HENDERSON PROPERTY DEVELOPMENT INC
 100% LMT \$25K-50

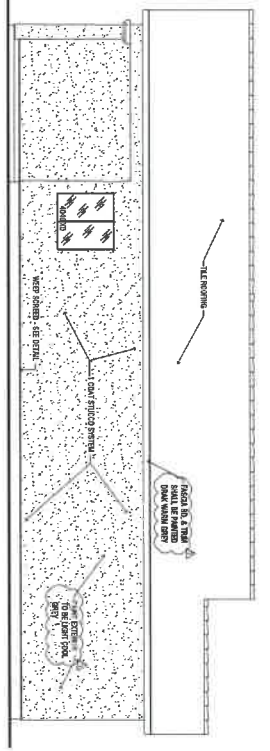
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FLOOR PLAN	
SHEET DESCRIPTION	

Revised 7/12/2022
 Sup-33-2022

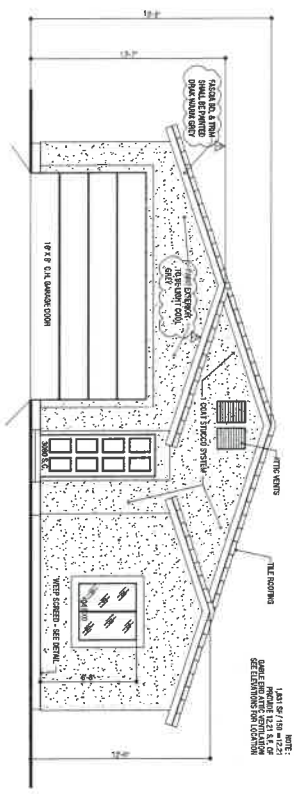
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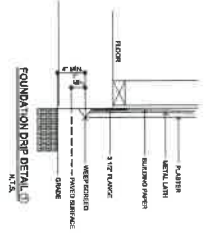
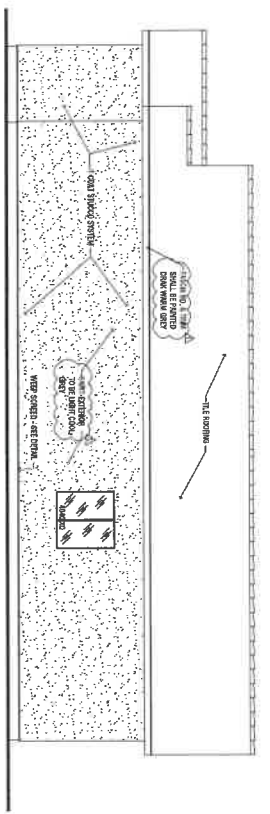
LEFT ELEVATION
 SCALE 1/4" = 1'-0"



FRONT ELEVATION
 SCALE 1/4" = 1'-0"



RIGHT ELEVATION
 SCALE 1/4" = 1'-0"



PROPOSED 1,275 SQ. FT. LIVEABLE
 1308 E. NELSON AVE
 NORTH LAS VEGAS, NV 89030

Paul Ardeno
 Principal
 paul@aradeno.com
 1500 S. Flamingo Ave. Ste. 405
 Las Vegas, NV 89105
 (702) 883-9993



ROCHINS PROPERTY DEVELOPMENT INC.
 13750 W. #71550 UNIT 2045 00

REV.	DATE	DESCRIPTION
1	7/6/22	

SHEET DESCRIPTION:
 ELEVATIONS

DATE: 1/15/22
 SCALE: 1/4" = 1'-0"

SHEET #
A.2

This map is for assessment use only and does NOT represent a survey.
 No liability is assumed for the accuracy of the data delineated herein.
 Information on roads and other non-assessed parcels may be obtained
 from the Road Document Listing in the Assessor's Office.
 This map is compiled from official records, including surveys and deeds,
 but only contains the information required for assessment. See the
 recorded documents for more detailed legal information.
 USE THIS SCALE (FEET) WHEN MEASUREMENTS FROM THIS ORIGINAL.

ASSESSOR'S PARCELS - CLARK COUNTY, NV.
 Briana Johnson - Assessor

MAP LEGEND

- Parcel Boundary
- Sub Boundary
- Field Boundary
- Road Easement
- Match/Leaver Line
- Historic Lot Line
- Historic Sub Boundary
- Section Line
- 007 Road Parcel Number
- 001 Parcel Number
- 1.00 Acreage
- 202 Parcel Subpoense Number
- PB 24-46 Plat Recording Number
- 5 Lot Number
- 655 Govt Lot Number

T20S R61E

125	124	12312
138	139	14014
163	162	16116


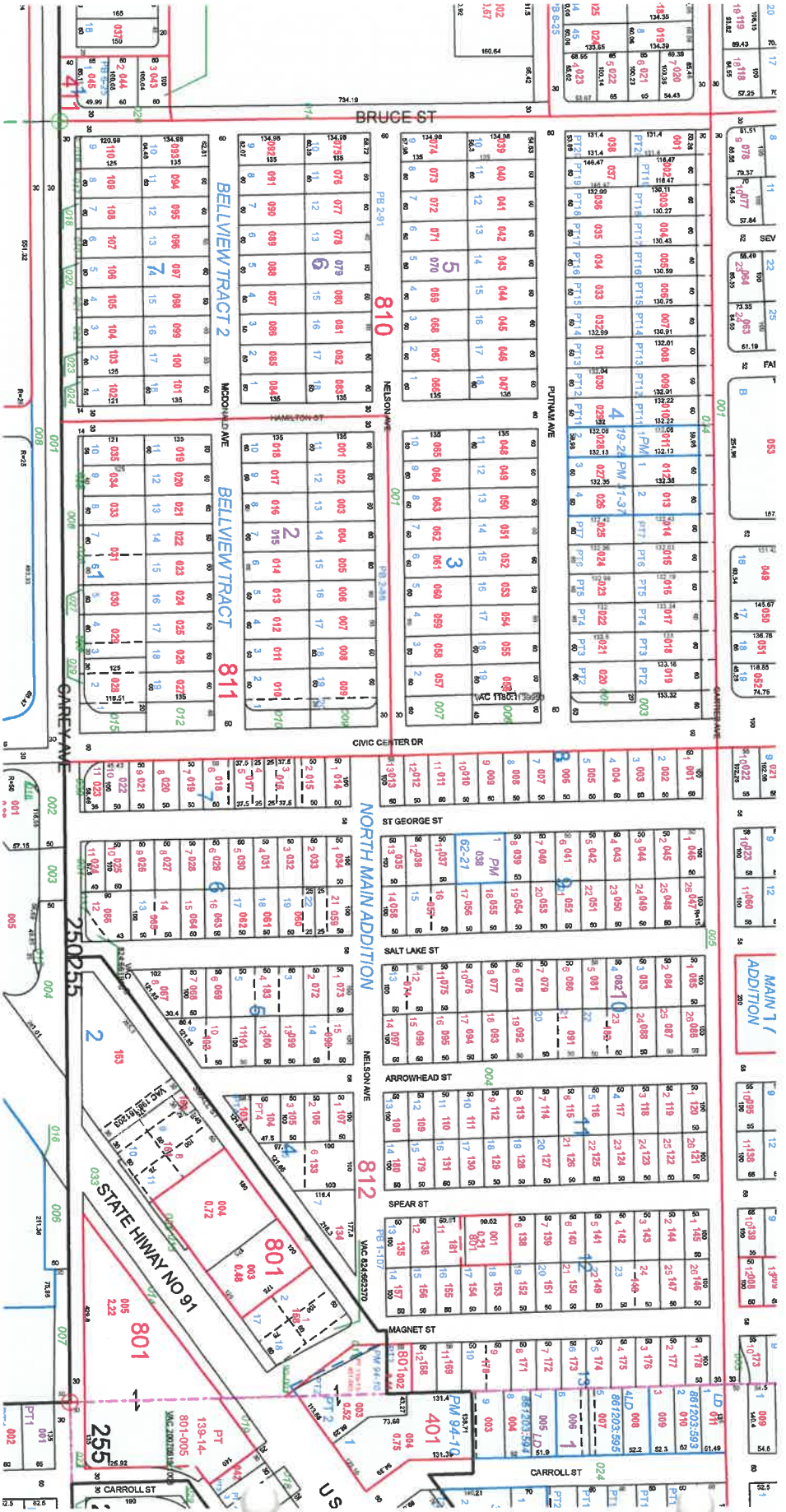
Scale: 1" = 200'

Rev: 1/8/2019

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139-14-8

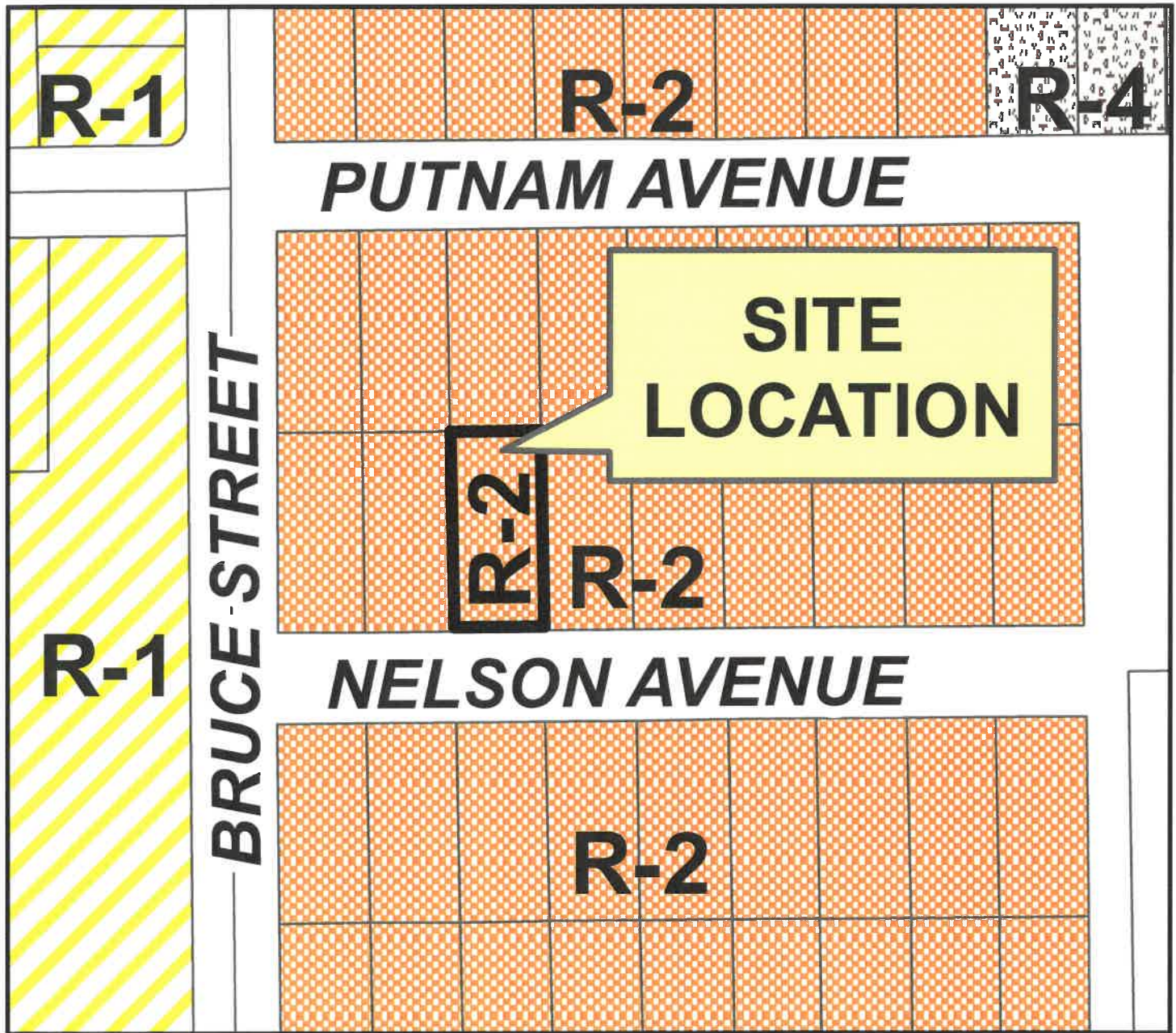



TAX DIST 255,250



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Raul Avendano
Application Type: Special Use Permit
Request: To Allow a Single-Family Residence
Project Info: 1308 East Nelson Avenue
Case Number: SUP-33-2022

7/18/2022





Planning Commission Agenda Item

Date: August 10, 2022

Item No: 9.

TO: Planning Commission

FROM: Marc Jordan, Director Land Development & Community Services
Prepared By: Sharienne Dotson

SUBJECT: SUP-34-2022 TERRIBLE HERBST (Public Hearing). Applicant: Herbst Development. Request: A special use permit in an M-2 (General Industrial District) to allow a convenience food store with gas pumps with an "off-sale" beer-wine-spirit based products license. Location: Northeast corner of Interstate 15 and Las Vegas Boulevard North. Ward 1 (For Possible Action)

RECOMMENDATION: APPROVE WITH CONDITIONS

PROJECT DESCRIPTION: (APN 122-09-210-002)

The applicant is requesting a special use permit to allow a convenience food store with gas pumps with an "off-sale" beer-wine-spirit based products license located at the northeast corner of Interstate 15 and Las Vegas Boulevard North. The subject site is on a 19.99 acre parcel and is zoned M-2, General Industrial District. The Comprehensive Master Plan Land Use designation is Heavy Industrial.

BACKGROUND INFORMATION:

Previous Action
Recorded annexation (# 136) Ordinance #2443 adopted on May 21, 2008.

RELATED APPLICATIONS:

Application #	Application Request
N/A	

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Heavy Industrial	M-2, General Industrial District	Undeveloped
North	Clark County	Industrial Employment	Clark County Jurisdiction
South	Interstate 15 and Clark County	Industrial Employment	Clark County Jurisdiction and Interstate 15
East	Clark County	Industrial Employment	Clark County Jurisdiction
West	Heavy Industrial	M-2, General Industrial District	Undeveloped

DEPARTMENT COMMENTS:

Department	Comments
Public Works:	See attached memorandum.
Police:	No Comment.
Fire:	No Comment.
Clark County School District:	No Comment.
Clark County Department of Aviation:	No Comment.

ANALYSIS:

The applicant is requesting approval of a special use permit to allow a convenience food store with gas pumps with an "off-sale" beer-wine-spirit based products license. The property is on a 19.99-acre parcel located at the northeast corner of Interstate 15 and Las Vegas Boulevard North. The proposed site is zoned M-2, General Industrial District and the Comprehensive Master Plan Land Use designation for the subject site is Heavy Industrial. The parcel became part of the City of North Las Vegas by a recorded annexation (# 136) Ordinance #2443 adopted on May 21, 2008. This site is located within the (I-A) Industrial - Apex Overlay District within the Transition Area (TA) sub area and is subject to occupancy limits per acre. In addition, this site is within of the Airport Environs Overlay District (AE-70).

The Apex Overlay District Transition Area is designed to mitigate risk associated with property under the flight path of military aircrafts carrying live ordinance. The Transition Area limits the occupancy to no more than 50 persons per acre at any time. Due to the size of the convenience food store the proposed site average persons per acre is 3.15

and is therefore in compliance with the required occupancy limits of no more than 50 persons per acre.

The proposed convenience food store is approximately 9,305 square feet in size and is located in the middle of the property between the gas canopy and diesel fueling stations. The gas canopy contains six (6) fueling stations and the diesel fueling area contains nine (9) fueling stations. Both fueling areas will have an overhead canopy. In addition, the proposed site plan indicates a truck scale, six (6) electric vehicle-charging stations and a picnic area/dog park. Access to the proposed convenience food store is from two (2) proposed entrances on Las Vegas Boulevard.

The proposed convenience food store building elevation indicate a combination of alumaboard metal siding, a stucco finish and stone veneer with a brick wainscot along the bottom portion of the building. The overall height of the building is 28.6 feet. The roof of the towers on the east and west elevations is a standing seam metal roof with a stucco parapet with a metal cap. The stucco portions of the building are painted a neutral beige except the recessed entrances at the east and west, which are a darker brown painted stucco. There are exterior lighting scones on all elevations and metal awnings on the east and west elevations. The building elevations for both gas canopies were not included in the submittal package, however the gas canopies are an accessory structure to the convenience food store and should match the materials, accents and color scheme of the convenience food store. The architecture design and colors appear to be in compliance with the industrial design standards however, any changes required can be addressed during the building permit approval process.

A landscape plan was not submitted, however, the proposed site plan does indicate a 20-foot landscape areas along Las Vegas Boulevard in addition to the north, east and south perimeter property boundaries. Projects located in the Apex Overlay on a more visible site are required to have ten (10) feet of landscaping adjacent to public or private rights-of-way. The parking lot landscaping can be reviewed at the building permit process. The required landscaping should provide 30% ground coverage but is not required to have an irrigation system.

The proposed site plan indicates 79 parking spaces designated for the convenience food store. In addition, the site plan indicates 95 (12' x 60') spaces for trucks. The convenience food store requires 42 parking spaces. The site is in compliance for parking spaces required. The required vehicle stacking for a gas pump island is a minimum of two (2) vehicles. The site plan appears to meet the required stacking space requirements.

The proposed site plan indicates the required trash enclosure provided however, the elevation for the trash enclosure was not submitted. The trash enclosure is required to use similar materials and color palette as the principal building, include a roof and landscape islands are required on both sides of the trash enclosure. This can be addressed during the building permit process.

The applicant is requesting to allow a Beer-Wine-Spirit Based “Off-Sale” liquor license in conjunction with the convenience food store. This use is usually processed through a Conditional Use Permit, however to assist in saving the applicant and staff additional administrative processing time this request will be considered with this application and is subject to the special use permit conditions.

Staff has no objections to the proposed use for a convenience food store with gas pumps and the Beer-Wine-Spirit Based “Off-Sale” liquor license. The proposed use is consistent with the M-2, General Industrial District designation and the Heavy Industrial land use designation. The proposed use is compatible with the surrounding neighborhood. Staff recommends approval subject to conditions.

Requirements for Approval of a Special Use Permit

In accordance with the Zoning Ordinance, the Planning Commission may, by motion, grant a special use permit if the Planning Commission finds, from the evidence presented, that all of the following facts exist:

1. The proposed use is consistent with the Comprehensive Master Plan and all applicable provisions of this Code and applicable State and Federal regulations;
2. The proposed use is consistent with the purpose and intent of the zoning district in which it is located and any applicable use-specific standards and criteria in Chapter 17.20 of this Code;
3. The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (such as, but not limited to, hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts);
4. Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent practicable; and
5. Facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service for existing development.

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.
3. The gas canopies shall match the materials, accents and color scheme of the convenience food store.
4. The applicant shall install 20 feet of landscaping adjacent to Las Vegas Boulevard and the north, east and south perimeter property boundary. The required landscape shall provide a 30% ground coverage within two (2) years of planting.

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. 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.
8. All driveway geometrics shall be in compliance with the applicable Uniform Standard Drawings for Public Works’ Construction Off-Site Improvements Drawing Numbers.
9. Approval of a t traffic study is required prior to submittal of the civil improvement plans. Please contact Traffic Engineering at 633-2676 to request a scope. A queuing analysis may be required.
10. The property owner is required to grant a roadway easement for commercial driveway(s).

ATTACHMENTS:

Public Works Memorandum
Letter of Intent
Site Plan
Building Elevation

Floor Plan
Clark County Assessor's Map
Location and Zoning Map

CITY OF NORTH LAS VEGAS

INTEROFFICE MEMORANDUM

To: Sharienne Dotson, Planner, Land Development & Community Services
From: Duane McNelly, Land Development Coordinator, Department of Public Works
Subject: SUP-34-2022 **Terrible Herbst**
Date: July 13, 2022

In addition to the requirement to comply with the *City of North Las Vegas Municipal Code - Titles 15 and 16, NRS 278* and accepted *Clark County Area Uniform Standard Drawings*, the Department of Public Works recommends the following conditions of approval:

1. 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.
2. Approval of a drainage study is required prior to submittal of the civil improvement plans. Conformance may require modifications to the site plan.
3. 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.
4. All driveway geometrics shall be in compliance with the applicable *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Numbers.
5. 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.
6. The property owner is required to grant a roadway easement for commercial driveway(s).

Utilities – For information only:

- This project shall comply with the General Provisions and Conditions of the *City of North Las Vegas Water Service Rules and Regulations* and the *Design and Construction Standards for Wastewater Collection Systems*.
- Submittal of a Hydraulic Analysis per the *Uniform Design and Construction Standards (UDACS) for Potable Water Systems* is required and will be subject to the review and approval of the Utilities Department.

SUP-34-2022 **Terrible Herbst**

Page 2

July 13, 2022

- Coordination with NDOT is required to determine access locations and offsite improvement requirements.

For more information regarding the land development process and other associated requirements in the City of North Las Vegas, please visit the City's website and find the **Land Development Guide**: <http://www.cityofnorthlasvegas.com/Departments/PublicWorks/PublicWorks.shtm>.



Duane McNelly, Land Development Coordinator
Department of Public Works

John David Burke, Architect

a Professional Corporation

June 28, 2022

City of North Las Vegas
Department of Planning & Zoning
2250 Las Vegas Boulevard North
North Las Vegas, NV 89030

Re: Letter of Intent for Special Use Permit
Terrible Herbst Travel Center
APN #: 122-09-210-002

The applicant is seeking a special use permit to allow him to build a new travel center that has a "Convenience Food Store with Gas Pumps/ Off-Sale Beer, Wine, Liquor/ Restricted Gaming" at the NEC of I-15 & Las Vegas Boulevard North.

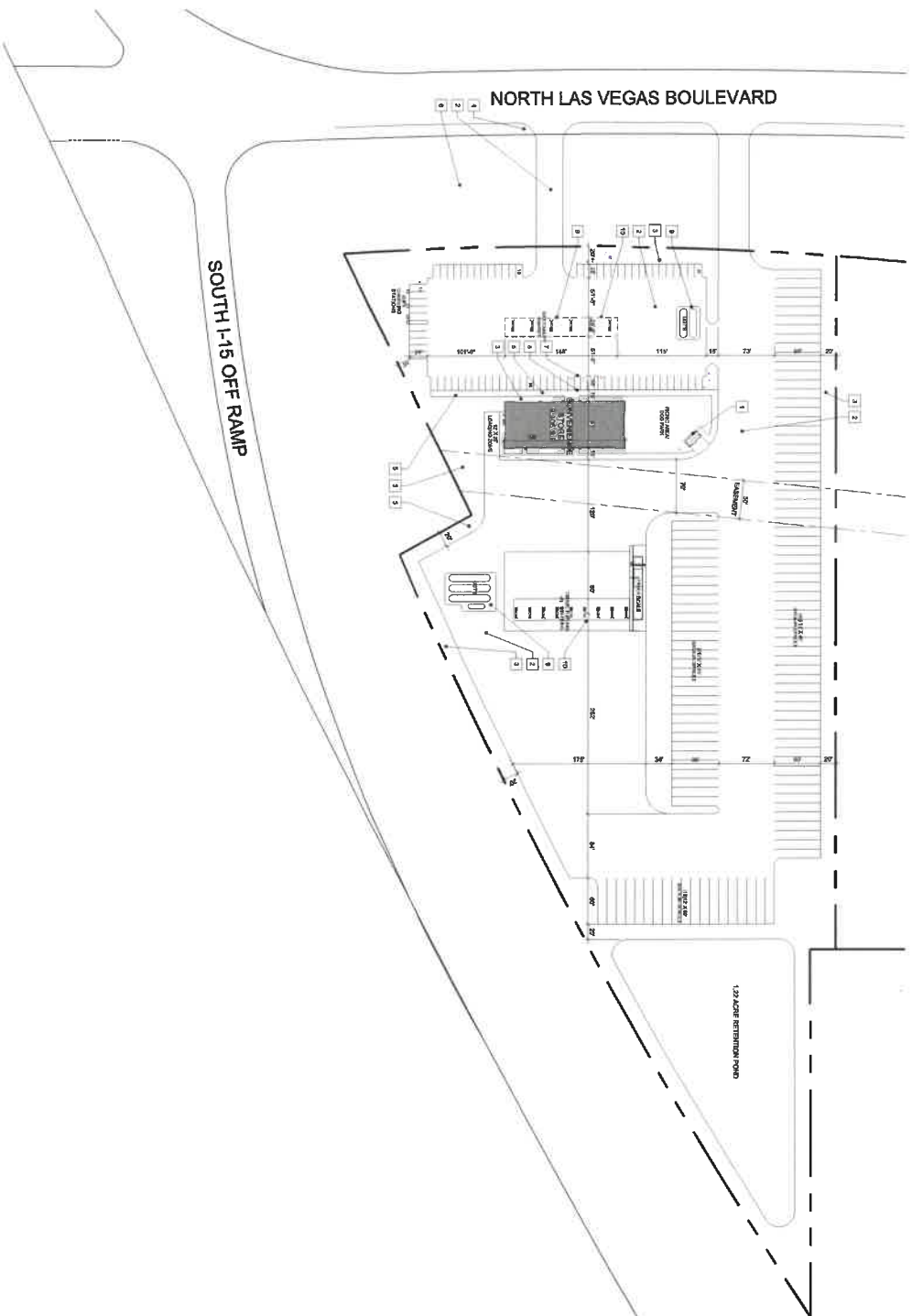
The project will be very similar (but larger) to the newly opened Terribles Travel Center at the Moapa Exit (Lewis Ranch Road) just north on the I-15. Herbst Development's commitment to the excellence of their built projects and quality of their customer service speaks for itself. The applicant feels that this will be a much needed amenity to serve the travelers coming into and leaving the City of North Las Vegas.

Sincerely,



JOHN DAVID BURKE, Architect

1 Site plan
Scale: 1" = 80'-0"



Keynotes

#	Description
1	6" REINFORCED CONCRETE TYPICAL FINISHING WITH 4# OR 5# BARS AT 18" ON CENTER AND 1/2" REINFORCED MASONRY OR THE TYPICAL FINISHING TO BE IN ACCORDANCE WITH THE NOTES
2	A.C. FINISH PER SOLA PERMIT - SEE C.O.N. DRAWINGS
3	UNGRAVELLED AREA
4	BIOMIMICRY CURB VERTICAL PER NORTH LAS VEGAS STANDARDS
5	CONCRETE SIDEWALK
6	INDICATING INDICATOR'S BIOMIMICRY ACCESSIBLE IDENTIFY WITH BIOMIMICRY PAVING
7	PAVED FIELD DRIVE OFF WAY
8	STRIPPED BIOMIMICRY ACCESSIBLE
9	BIOMIMICRY ACCESSIBLE SQUARE ZONE DRIVE PAD - SEE C.O.N. FOR DETAIL
10	FUEL STORAGE AND OVERSTORAGE STORAGE TANKS - SEE C.O.N.
11	BLACK CONCRETE FINISH UNDER GRASS COVER

Project Data

ESTIMATED ZONING: M2
REQUIRED ZONING: UNDEVELOPED INDUSTRIAL CENTER
PROPOSED USE: 822,819 S.F. (12 ACRES NET) CONCRETE
AREA: 1.531
 A portion of 152-08-110-002

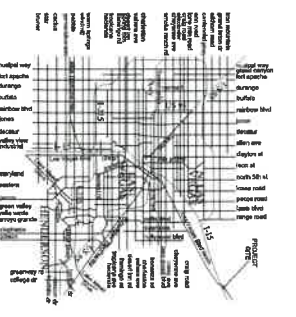
PARKING ANALYSIS

EXISTING	405	5010	100%	40,500
REQUIRED	1,500	1,000	40%	15,000
NET				25,500

Site Notes

1. SEE C.O.N. FOR ALL UTILITIES, EXISTING AND PROPOSED UTILITIES, AND ALL UTILITIES TO BE INSTALLED.
2. ALL UTILITIES TO BE INSTALLED IN ACCORDANCE WITH THE NOTES AND THE CITY OF LAS VEGAS STANDARDS.
3. EXISTING UTILITIES TO BE MAINTAINED AND PROTECTED.
4. ACCESSIBLE IDENTIFY TO THE BIOMIMICRY PAVING.
5. SEE STRUCTURAL FOUNDATION PLAN FOR ALL STRUCTURAL INFORMATION.
6. TRASH INCLOSURE PER SHOWING - REQUIRES SEPARATE PERMIT.
7. PARKING LOT LIGHTING PER SHOWING - REQUIRES SEPARATE PERMIT.
8. ALL BIOMIMICRY FINISHING TO BE IN ACCORDANCE WITH THE NOTES AND THE CITY OF LAS VEGAS STANDARDS.

Location Map



sheet no.	date
ST1	6/29/2022
proj. no.	2822-21
drawn by	
checked by	

Terrible Herbst
 NEC I-15 & North Las Vegas
 for: Herbst Development
 North Las Vegas Nevada



John David Burke, Architect, 8700 S. Fort Apache Rd., #110, Las Vegas, NV 89148 (702) 796-4363 john@dbarchitect.com

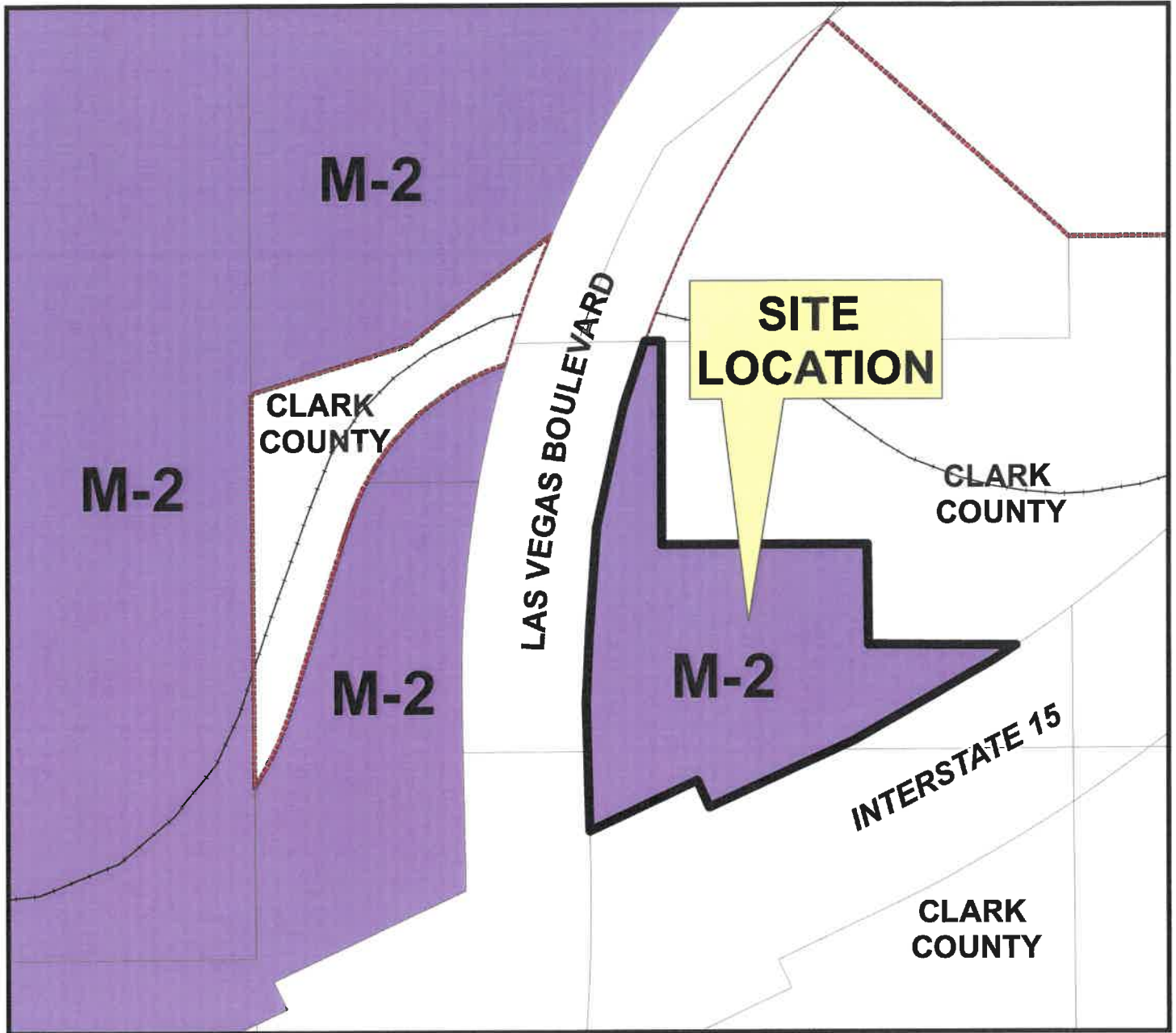
revisions





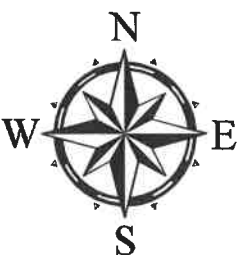
THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Herbst Development
Application Type: Special Use Permit
Request: To Allow a Convenience Food Store with Gas Pumps with an "Off-Sale" Beer-Wine-Spirit Based Products License
Project Info: Northeast corner of Interstate 15 and Las Vegas Boulevard North
Case Number: SUP-34-2022

7/14/2022





Planning Commission Agenda Item

Date: August 10, 2022
Item No: 10.

TO: Planning Commission

FROM: Marc Jordan, Director Land Development & Community Services
Prepared By: Sharienne Dotson

SUBJECT: T-MAP-14-2022 CAREY & CONCORD. Applicant: Ambleside Properties LLLP Attn: Rahoul Sharan. Request: A tentative map in an R-1 (Single-Family Low Density District), to allow a 9-lot, single-family residential subdivision. Location: Generally, 100 feet east of the northeast corner of North Street on Carey Avenue. Ward 2. (For Possible Action)

RECOMMENDATION: APPROVE WITH CONDITIONS

PROJECT DESCRIPTION: (APN 139-16-802-003).

The applicant is requesting consideration for a tentative map in an R-1, Single-Family Low Density Residential District to allow a 9-lot, single-family residential subdivision. The subject site is approximately 1.76 acres in size with a land use designation of Single-Family Low. The subject site is generally located 100 feet east of North Street on Carey Avenue.

BACKGROUND INFORMATION:

Previous Action
N/A

RELATED APPLICATIONS:

Application #	Application Request
N/A	

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Single-Family Low	R-1, Single-Family Low Density District	Undeveloped
North	Single-Family Low	R-1, Single-Family Low Density District	Single-Family Residential
South	City of Las Vegas Residential	R-2, Two-Family Residence District (City of Las Vegas Jurisdiction)	City of Las Vegas Residential
East	Single-Family Low	R-1, Single-Family Low Density District	Single-Family Residential
West	Single-Family Low	R-1, Single-Family Low Density District	Single-Family Residential

DEPARTMENT COMMENTS:

Department	Comments
Public Works:	See Attached Memorandum.
Police:	No Comment.
Fire:	See Attached Memorandum.
Clark County Department of Aviation:	See Attached Memorandum.
Clark County School District:	See Attached Memorandum.

ANALYSIS

The applicant is requesting Planning Commission consideration for a 9-lot, single-family residential subdivision tentative map. The applicant is proposing single-family detached homes with a gross density of approximately 5.11 dwelling units per acre on 1.76 acres. The subject site is generally located 100 feet east of North Street on Carey Avenue.

According to the letter of intent, the tentative map will have lots sizes ranging from a minimum of 6,000 square feet to a maximum of 8,307 square feet. The surrounding area is single-family residential with an average lot size of 6,500 square feet. The proposed tentative map lot sizes are compatible with the surrounding neighborhood. The setbacks for the proposed tentative map are standard for an R-1, Single-Family Low Density Residential District however, due to the layout of the proposed tentative map, lots eight (8) and nine (9) may be restricted in dwelling size to meet the required setbacks.

The required R-1, Single-Family Low Density Residential District setbacks for the lots is as follows:

- Front setback – 15 feet
- Front Garage - 20 feet
- Interior side – 5 feet
- Corner Side – 10 feet
- Rear setback – 15 feet

The internal streets are public and proposed to be 47 feet in width including 5-foot sidewalks on both sides. Proposed access to the site is from one (1) entrance off Carey Avenue. This design does not meet the fire department requirements, however, the design would be allowed with automatic sprinkler systems installed in all nine (9) dwelling units.

The landscape requirement adjacent to Carey Avenue is 15 feet in width with a five (5) foot wide sidewalk centered within the landscaped area. The proposed tentative map indicates a perimeter landscaping along Carey Avenue as twenty (20) feet including the five (5) foot sidewalk at back of curb. Although, the code requires the five (5) foot sidewalk centered within the landscaping, the proposed perimeter design matches the existing conditions and would be permitted. The perimeter landscaping appears to be in compliance with code requirements.

The proposed development is within the R-1, Single-Family Low Density District therefore the applicant is not required to provide open space areas per the code.

All lots within the subdivision meet the minimum lot width of 50 feet and lot area of 6,000 square feet for the R-1, Single-Family Residential District. Therefore, the proposed tentative map is in compliance with all code requirements. Staff is recommending approval of this tentative map with conditions.

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. All nine (9) dwelling units shall have automatic fire sprinkler systems installed, subject to review and approval of Building and Safety Fire Prevention.

Public Works:

3. All known geologic hazards shall be shown on the preliminary development plan, tentative map and the civil improvement plans. Geological hazards such as fault lines or fissures affecting residential structures may substantially alter the tentative map layout and require the submission of a revised tentative map which must be approved by the City prior to final approval of the civil improvement plans. The footprint of proposed structures shall be plotted on all lots impacted by faults and/or fissures and a minimum width of five (5) feet shall be provided from the edge of any proposed structure to the nearest fault and/or fissure.
4. Approval of a drainage study is required prior to submittal of the civil improvement plans.
5. The size and number of access points and their locations are subject to review and approval by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in *North Las Vegas Municipal Code* section 17.24.040. Conformance may require modifications to the site.
6. All driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.
7. Proposed residential driveway slopes shall not exceed twelve percent (12%).
8. 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. A queuing analysis may be required.
9. Dedication and construction of the following streets and/or half streets is required per the *Master Plan of Streets and/or Highways* and *City of North Las Vegas Municipal Code* section 16.24.100:
 - a. Carey Avenue
10. All off-site improvements must be completed prior to final inspection of the first building.
11. All common elements shall be labeled and are to be maintained by the Home Owners Association.
12. All Nevada Energy easements, appurtenances, lines and poles must be shown and shall be located entirely within the perimeter landscape area of this development. Distribution lines, existing or proposed, shall be placed

underground if impacted by the proposed development of the parcel or if the pole impedes upon the proper ADA clearances for sidewalk. Under no circumstances will new down guy wires be permitted.

13. Prior to submittal of the project's technical drainage study, the applicant shall provide a dimensioned lot fit analysis including driveway locations for the homes proposed on Lots 8 and 9 to confirm that all applicable standards are attained. Modifications to the site plan may be required.

ATTACHMENTS:

Public Works Memorandum

Fire Protection Memorandum

Letter of Intent

Tentative Map

Clark County School District Memorandum

Clark County Department of Aviation

Clark County Assessor's Map

Location and Comprehensive Plan Map

CITY OF NORTH LAS VEGAS INTEROFFICE MEMORANDUM

To: Sharienne Dotson, Planner, Land Development & Community Services
From: Duane McNelly, Land Development Coordinator, Department of Public Works
Subject: T-MAP-14-2022 **Carey & Concord**
Date: July 13, 2022

In addition to the requirement to comply with the *City of North Las Vegas Municipal Code – Titles 15 and 16, NRS 278* and accepted *Clark County Area Uniform Standard Drawings*, the Department of Public Works recommends the following conditions of approval:

1. 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.
2. Approval of a drainage study is required prior to submittal of the civil improvement plans.
3. 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.
4. All residential driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.
5. Proposed residential driveway slopes shall not exceed twelve percent (12%).
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. A queuing analysis may be required.
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. Carey Ave.
8. All off-site improvements must be completed prior to final inspection of the first building.

9. All common elements shall be labeled and maintenance responsibility shall be identified.
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. Prior to submittal of the project's technical drainage study, the applicant shall provide a dimensioned lot fit analysis including driveway locations for the homes proposed on Lots 8 and 9 to confirm that all applicable standards are attained. Modifications to the site plan may be required.

Utilities – For information only:

- This project shall comply with the General Provisions and Conditions of the *City of North Las Vegas Water Service Rules and Regulations* and the *Design and Construction Standards for Wastewater Collection Systems*.
- Submittal of a Hydraulic Analysis per the *Uniform Design and Construction Standards (UDACS) for Potable Water Systems* is required and will be subject to the review and approval of the Utilities Department.

For more information regarding the land development process and other associated requirements in the City of North Las Vegas, please visit the City's website and find the **Land Development Guide**: <http://www.cityofnorthlasvegas.com/Departments/PublicWorks/PublicWorks.shtm>.



Duane McNelly, Land Development Coordinator
Department of Public Works

CITY OF NORTH LAS VEGAS
INTEROFFICE MEMORANDUM

To: Planning and Zoning
From: Patrick Noble, Fire Protection Specialist
Subject: TMAP 14-2022 | CAREY & CONCORD
Date: July 12, 2022

1. An *Approved* turnaround is required for dead ends longer than 150'.
Note: providing homes with an approved automatic sprinkler system is an acceptable alternative to providing an approved turnaround.



Digitally signed by Patrick Noble
DN: C=US, E=nnoblep@cityofnorthlasvegas.com,
O=Fire Prevention, OU=LDCS, CN=Patrick Noble
Date: 2022.07.12 10:25:37-0700

Patrick Noble, Fire Protection Specialist



TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANEYCORP.COM

June 27, 2022

City of North Las Vegas
Planning and Zoning Department
2250 Las Vegas Blvd. N.
North Las Vegas, NV 89030

**Re: Carey & Concord
APN: 139-16-802-003
Letter of Intent**

To whom it may concern:

On behalf of our client, Ambleside Properties, Taney Engineering is respectfully submitting a Letter of Intent for a Tentative Map for a proposed 1.76 gross acre, 9 lot single-family residential subdivision.

Tentative Map

The proposed project is comprised of a 1.76 gross acre, 9 lot residential subdivision with a density of 5.11 lots per acre, located north of Carey Avenue and approximately 100 ft. east of North Street. The lots range in size from 6,000 sq. ft. to 8,307 sq. ft., with an average lot size of 6,350 sq. ft. Ingress and egress to the site will be from Carey Avenue via a 47 ft. wide residential crown street with a 5 ft. sidewalk on either side.

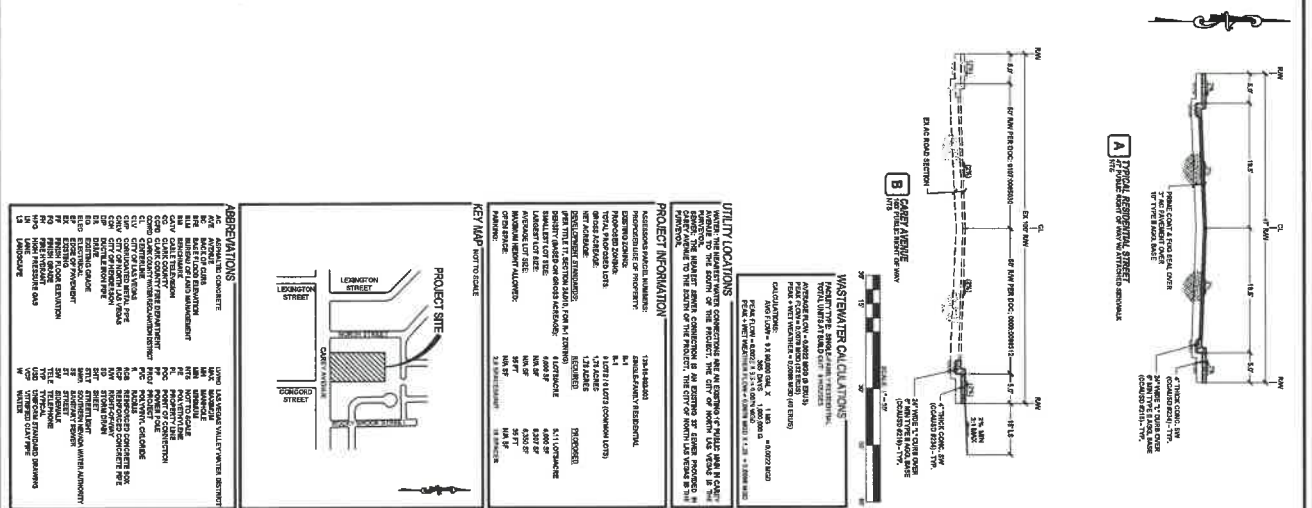
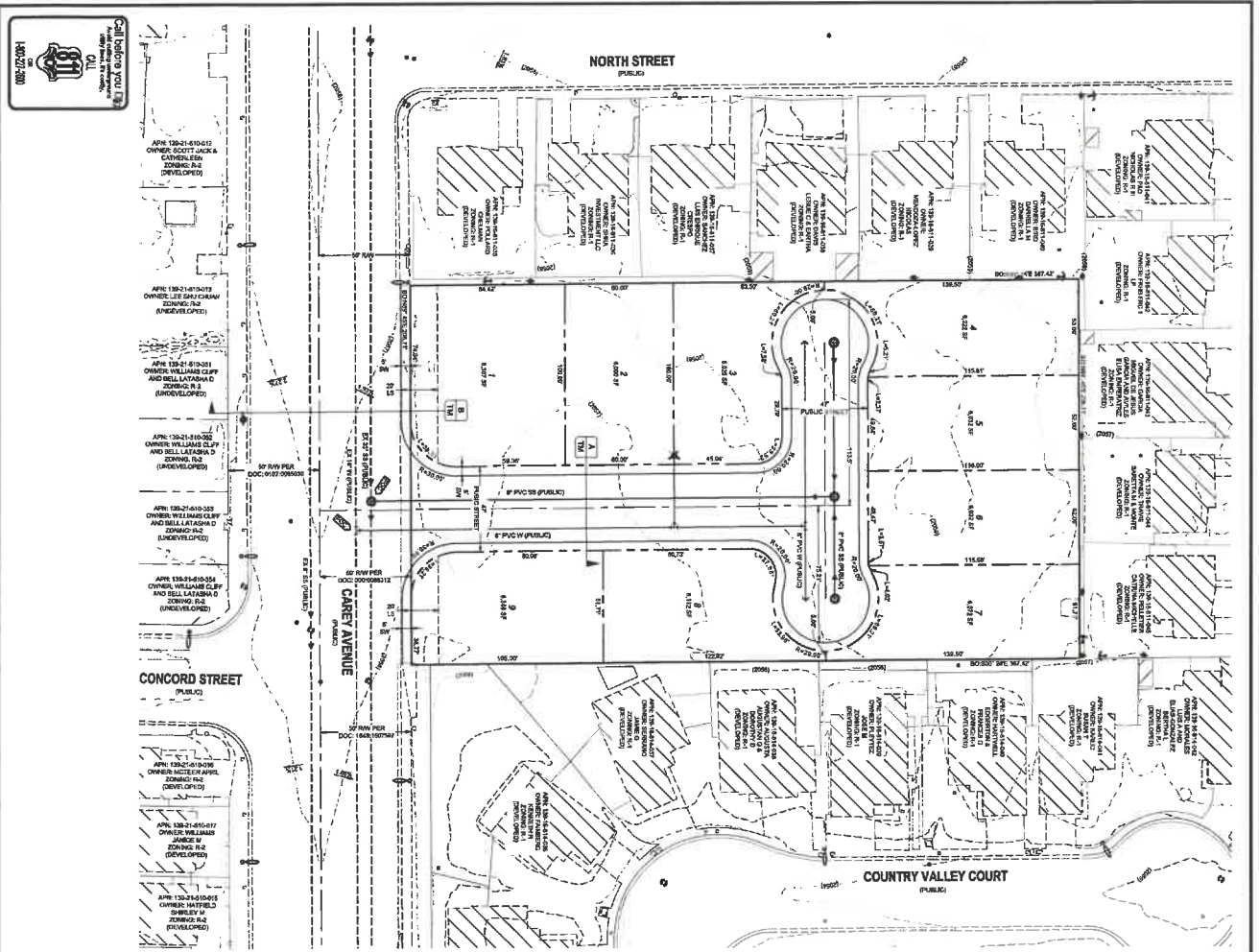
The parcel is currently zoned R-1 (Single-Family Low Density) with a land use of Single-Family Low (up to 6 du/ac). We are not requesting any changes to the existing zoning or land use categories. ✓

Properties to the north, east, and west are zoned R-1 (Single-Family Low Density) and those to the south are zoned R-2 (Single-Family Medium Density). ✓

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or require additional information, please call 702-362-8844.

Sincerely,

Jeremiah Johnson
Land Planner



UTILITIES LOCATIONS
 CONNECTIONS TO EXISTING UTILITIES ARE SHOWN IN THIS PLAN. THE CITY OF PHOENIX HAS THE RIGHT TO RELOCATE UTILITIES TO THE SOUTH OF THE PROJECT. THE CITY OF PHOENIX HAS THE RIGHT TO RELOCATE UTILITIES TO THE SOUTH OF THE PROJECT. THE CITY OF PHOENIX HAS THE RIGHT TO RELOCATE UTILITIES TO THE SOUTH OF THE PROJECT.

PROJECT INFORMATION
 PROJECT NAME: SHARAN PROPERTIES
 PROJECT ADDRESS: 10304 NORTH NORTH AVENUE, PHOENIX, AZ 85028
 PROJECT CONTACT: SHARAN PROPERTIES, 10304 NORTH NORTH AVENUE, PHOENIX, AZ 85028
 PROJECT PHONE: (602) 998-1111
 PROJECT FAX: (602) 998-1111
 PROJECT EMAIL: SHARAN@SHARANPROPERTIES.COM

WASTEWATER CALCULATIONS
 WASTEWATER FLOW: 1.5 GPM PER 100 SF OF FLOOR AREA
 WASTEWATER FLOW: 1.5 GPM PER 100 SF OF FLOOR AREA
 WASTEWATER FLOW: 1.5 GPM PER 100 SF OF FLOOR AREA

PROJECT SITE
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KEY MAP
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LANDSCAPING REQUIREMENTS
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BUILDING SETBACKS
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DESIGNER
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 PLANNING DEPARTMENT: 10304 NORTH NORTH AVENUE, PHOENIX, AZ 85028

DATE
 DATE: 10/10/2023
 DATE: 10/10/2023
 DATE: 10/10/2023

CAREY & CONCORD
SINGLE-FAMILY RESIDENTIAL
TENTATIVE MAP

SHARAN PROPERTIES

SHARAN ENGINEERING & LAND SURVEYING
 10304 NORTH NORTH AVENUE, PHOENIX, AZ 85028
 (602) 998-1111
 SHARANENGINEERING.COM

REVISIONS

NO.	DESCRIPTION	DATE
1	1 OF 1	10/10/2023

DATE: 10/10/2023



Real Property Management
 1180 Military Tribute Place
 Henderson, NV 89074

School Development Tracking Form

<http://facilities.ccsd.net/departments/real-property-management/>

Date Filed 07/01/2022 Application Number T-MAP-000014-2022 Entity NLV

Company Name Taney Engineering

Contact Name _____

Contact Mailing Address _____

City _____ State _____ Zip Code _____

Phone (702) 362-8844 Mobile _____ Fax _____ Email _____

Project Name Carey & Concord

Project Description 9 Single-Family Lots

APN's 139-16-802-003

Student Yield	Elementary School	Middle School	High School
Single-Family Units (1) 9	x 0.166 = 1	x 0.093 = 1	x 0.131 = 1
Multi-Family Units (2)	x 0.139 = 0	x 0.065 = 0	x 0.074 = 0
Resort Condo Units (3)			
Total	1	1	1

(1) Single Family unit is defined as single family detached home, mobile home, and townhouse.

(2) Multi-Family unit is defined as apartment, multiplexes, and condominiums.

(3) Resort Condominium units for tracking purposes only.

* To be completed by CCSD

Schools Serving the Area*					
Name	Address	Grade	Capacity	Enrollment	Site Date
Fitzgerald ES	2651 N. Revere St.	K	468	371	5/3/2022
Antonello ES	1101 W. Tropical Pkwy	1-5	505	529	5/3/2022
West Prep. MS	2050 W. Sapphire Stone Ave	6-8	1524	1355	5/3/2022
Cheyenne HS	3200 W. Alexander Rd	9-12	2452	1894	5/3/2022

* **CCSD Comments** Antonello ES was over capacity for the 2021-2022 school year. Antonello ES was at 104.75% of program capacity.

Approved Disapproved

**CITY OF NORTH LAS VEGAS PLANNING COMMISSION AND CITY
COUNCIL RECOMMENDATIONS / COMMENTS**

FROM: CLARK COUNTY DEPARTMENT OF AVIATION

APPLICATION: T-MAP-000014-2022

PROJECT: CAREY & CONCORD, 9 SFU

LOCATION: 139-16-802-003

**MEETING DATE: AUGUST 10, 2022, PLANNING COMMISSION,
SEPTEMBER 7, 2022, CITY COUNCIL**

COMMENTS:

The proposed development lies just outside the AE-60 (60-65 DNL) noise contour for North Las Vegas Airport (VGT), and is subject to significant aircraft noise and continuing over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade VGT to meet future air traffic demand, and nighttime operations may and will continue to occur at VGT.

Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office is strongly encouraged. Additionally, the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998, and funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

NOTES

This map is for assessment use only and does NOT represent a survey.

No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

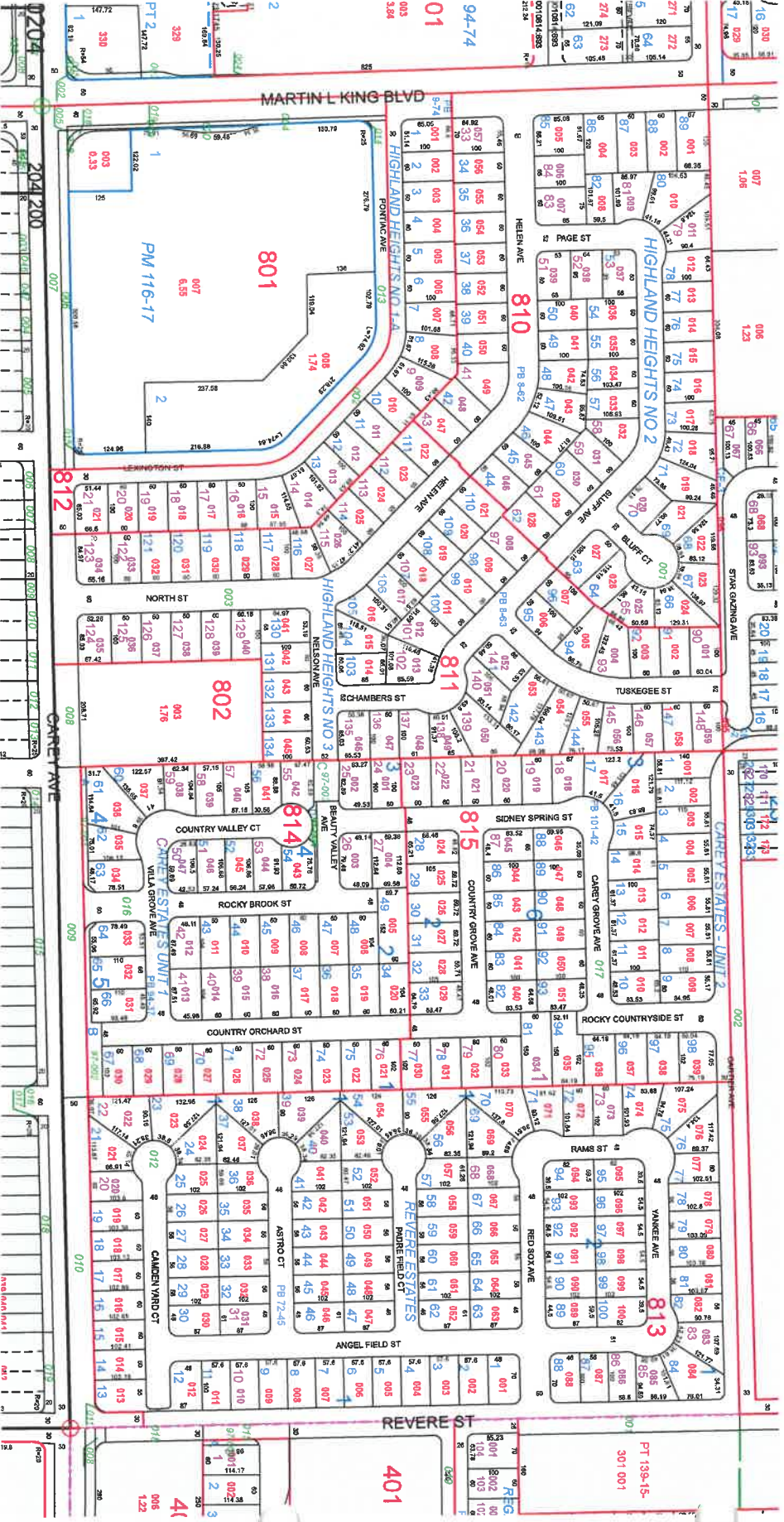
USE THE SCALE/FIT WHEN MAP REDUCED FROM 11X17 ORIGINAL.

MAP LEGEND

- Parcel Boundary
- Sub Boundary
- PAID Boundary
- Road Easement
- Match / Leader Line
- Historic Lot Line
- Historic Sub Boundary
- Section Line
- Condominium Unit
- Air Space PCL
- Right of Way PCL
- Sub-Surface PCL
- 202 Parcel Subseq Number
- 202 Parcel Subseq Number
- 5 Lot Number
- 5 Gov. Lot Number

ASSESSOR'S PARCELS - CLARK COUNTY, NV.
 Briana Johnson - Assessor

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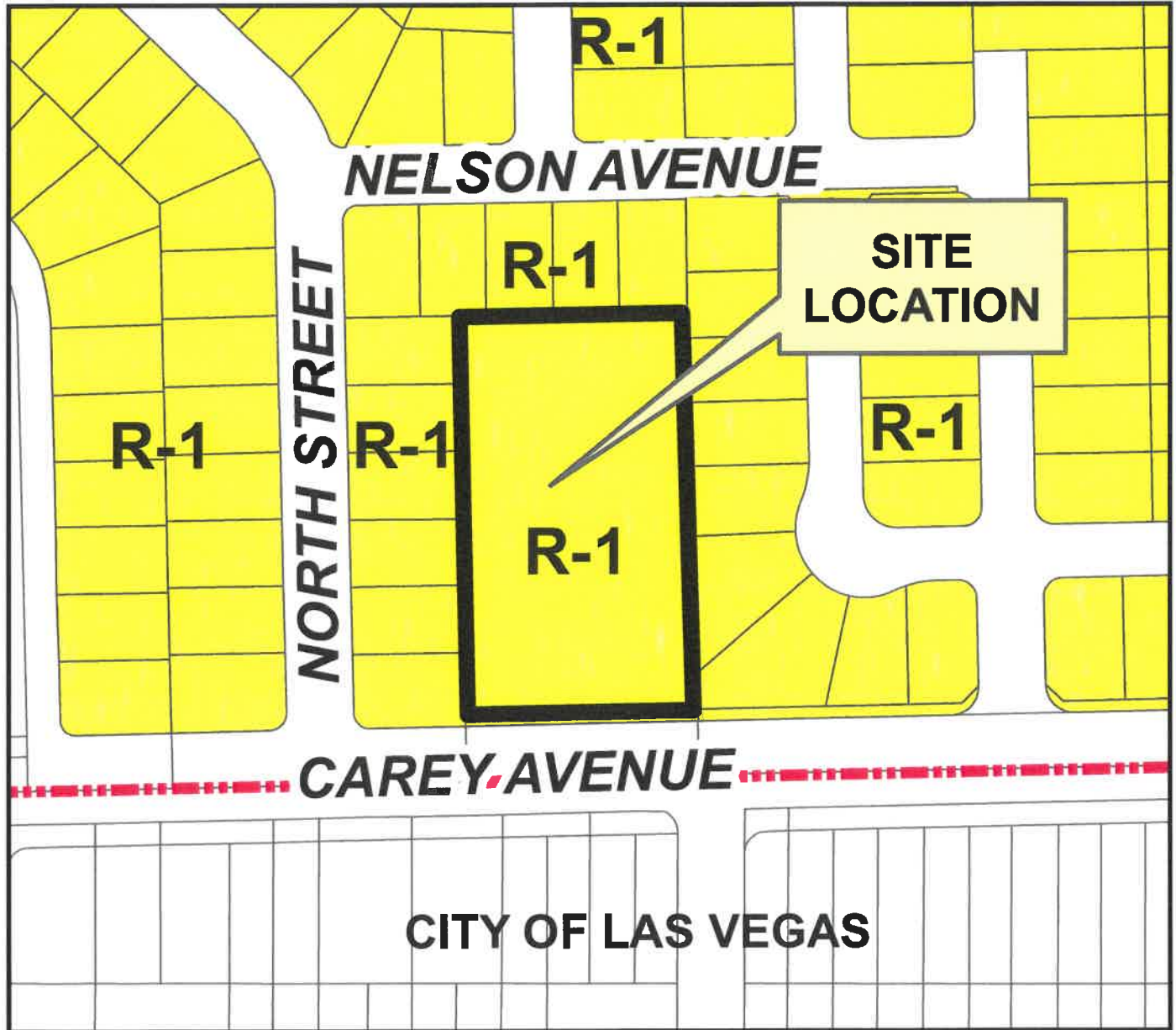


TAX DIST 250



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Ambleside Properties LLC
Application: Tentative Map
Request: To Allow a 9-Lot, Single-Family Residential Subdivision.
Project Info: Generally 100 Feet East of the Northeast Corner of North Street and Carey Avenue
Case Number: T-MAP-000014-2022

7/14/2022





Planning Commission Agenda Item

Date: August 10, 2022

Item No: 11.

TO: Planning Commission

FROM: Marc Jordan, Director Land Development & Community Services
Prepared By: Johanna Murphy

SUBJECT: T-MAP-13-2022 GRAND TETON-DECATUR RETAIL. Applicant: InterCapital Asset Management – Stan Wasserkrug. Request: A tentative map in a C-1 MPC (Neighborhood Commercial Master Plan Community District) to allow a 1-lot commercial subdivision. Location: Southeast corner of Decatur Boulevard and Grand Teton Drive. Ward 3. (For Possible Action).

RECOMMENDATION: APPROVE WITH CONDITIONS

PROJECT DESCRIPTION: (APN 124-18-110-009)

The applicant is requesting consideration for a single-lot commercial subdivision for a single parcel approximately 4.8 acres and is located southeast corner of Decatur Boulevard and Grand Teton Drive. The property is zoned C-1 MPC (Neighborhood Commercial Master Planned Community District). The Comprehensive Master Plan Land Use designation for the site is Master Planned Community.

BACKGROUND INFORMATION:

Previous Action
On the June 16, 2021 City Council approved a major modification to the Valley Vista Development Agreement (DA-02-2021) to add an approximate 21.3 acre parcel (Parcel 1.1) and amend the land use to allow approximately 16.5 acres of High Density Residential and 4.8 acres of Neighborhood Commercial.
At the March 9, 2022 Planning Commission meeting a special use permit (SUP-02-2022) was approved for a vehicle washing establishment.

RELATED APPLICATIONS:

Application #	Application Request
N/A	

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Master Planned Community	C-1 MPC , Neighborhood Commercial Master Planned Community District	Undeveloped
North	Single Family Low	R-E, Ranch Estates District and R-1, Single Family Low Density	Undeveloped and Existing Residential
South	Master Planned Community	RZ25 MPC, Residential up to 25 du/ac Master Planned Community District	Developing Multi-Family Residential
East	Master Planned Community	RZ10 MPC , Residential up to 10 du/ac Master Planned Community District	Existing Single-Family Residential
West	City of Las Vegas	R-PD5 (Residential Planned Development District)	Existing Single-Family Residential

DEPARTMENT COMMENTS:

Department	Comments
Public Works:	See Public Works Memorandum.
Police:	No Comment.
Fire:	No Comment.
Clark County Department of Aviation:	No Comment.
Clark County School District:	No Comment.

ANALYSIS:

The applicant is requesting consideration for a single-lot commercial subdivision for a single parcel approximately 4.8 acres in area at the located southeast corner of Decatur Boulevard and Grand Teton Drive within the Valley Vista Master Planned Community. The subject site is referred to as Parcel 1.1 on the Valley Vista Land Plan. The property is zoned C-1 MPC (Neighborhood Commercial Master Planned Community District). The Comprehensive Master Plan Land Use designation for the site is Master Planned Community.

In 2021, the Valley Vista Development Agreement was modified (DA-02-2021) to incorporate approximately 21.3 acres referred to as Parcel 1.1 into the Valley Vista Master Plan Community. Parcel 1.1 was originally a part of the Park Highlands Master Planned Community (Park Highlands). In 2014, Park Highlands was split into an east development, known as the Villages at Tule Springs, and a west development, known as Valley Vista. At that time of the split, a few of the Park Highlands Parcels opted out of the new master planned communities. Originally, Parcel 1.1 was planned to be 21.3 acres of commercial development with many permitted uses, including: banks, car washes, convenience food store with gas pumps, convenience food restaurant (fast food restaurant), mini- warehousing, supper club, and tavern / restaurant.

When Parcel 1.1 was incorporated into Valley Vista as part of DA-02-2021, the commercial development was reduced to 4.8 acres of the original 21.3 acres and a high density residential development was allowed to be constructed on the remaining 16.5 acres. Since the commercial component of Parcel 1.1 was reduced to 4.8 acres, the permitted uses were also reduced to be in more alignment with a typical neighborhood commercial development. DA-02-2021 limited the permitted uses to a convenience store with gas pumps, convenience food restaurant (fast food), and supper club. In addition to the permitted commercial uses for Parcel 1.1, the Planning Commission approved a special use permit (SUP-02-2022) for a vehicle washing establishment.

Perimeter landscaping has not been provided with this tentative map. The master developer has created a common lot between the subject parcels and the surrounding right-of-ways (Decatur Boulevard and Grand Teton Avenue) that is between 20 and 35 feet in width, which will provide the required perimeter landscaping per the Vista Valley (Park Highlands) Master Planned Community development standards.

The overall design for the commercial center and individual buildings will need to meet the design guidelines and standards established for the Valley Vista Master Planned Community.

Access to the subject site will be from Decatur Boulevard and Grand Teton Drive. Previously submitted site plans for the development agreement modification (DA-02-

2021) and the special use permit (SUP-02-2022) have shown two (2) entry driveways from Decatur Boulevard and one entry driveway from Grand Teton Drive.

The proposed tentative map is consistent with the Valley Vista Master Planned Community land plan as modified DA-02-2021 and SUP-02-2022. Approval for this tentative map is warranted.

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, including the Valley Vista Master Planned Community Design Standards and Guidelines.

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. Clark County Regional Flood Control District (CCRFCD) concurrence with the results of the drainage study is required prior to approval of the civil improvement plan when developing the property.
4. The property owner is required to grant a roadway easement for commercial driveway(s).
5. The size and number of driveways and their locations are subject to review and approval by the City Traffic Engineer and must meet the standards set forth in *North Las Vegas Municipal Code* section 17.24.040 and *Clark County Area Uniform Standard Drawing* number 222.1, including throat depths.
6. When submitting the final map 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, 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.

ATTACHMENTS:

Public Works Memorandum

Letter of Intent

Tentative Map

Assessor's Parcel Map

Location and Zoning Map

CITY OF NORTH LAS VEGAS

INTEROFFICE MEMORANDUM

To: Johanna Murphy, Principal Planner, Land Development & Community Services
From: Duane McNelly, Land Development Coordinator, Department of Public Works
Subject: T-MAP-13-2022 **Grand Teton – Decatur Retail**
Date: July 13, 2022

In addition to the requirement to comply with the *City of North Las Vegas Municipal Code - Titles 15 and 16, NRS 278* and accepted *Clark County Area Uniform Standard Drawings*, the Department of Public Works recommends the following conditions of approval:

1. 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.
2. Clark County Regional Flood Control District (CCRFCD) concurrence with the results of the drainage study is required prior to approval of the civil improvement plan when developing the property.
3. The property owner is required to grant a roadway easement for commercial driveway(s).
4. The size and number of driveways and their locations are subject to review and approval by the City Traffic Engineer and must meet the standards set forth in *North Las Vegas Municipal Code* section 17.24.040 and *Clark County Area Uniform Standard Drawing* number 222.1, including throat depths.
5. When submitting the final map 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, 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.



Duane McNelly, Land Development Coordinator
Department of Public Works

LAS Consulting
1930 Village Center Circle 3 #577
Las Vegas, NV. 89134
(702) 499-6469-cell
(702) 946-0857

June 24, 2022

Mr. Robert Eastman, Planning Manager
City of North Las Vegas
2250 Las Vegas Blvd.
North Las Vegas, NV 89030

RE: Letter of Intent- Tentative Map- APN: 124-18-110-009

Dear Mr. Eastman:

Please accept this as our letter of Intent requesting approval for a tentative map for a commercial subdivision located on the southeast corner of Grand Teton and Decatur. This parcel is a portion of the Valley Vista Master Planned Community. The subject parcel is zoned Neighborhood Commercial, MP-C-C-1. The overall development is a retail center with restaurants, a convenience store with gas pumps, and various other retail uses. These uses were approved with the development agreement (DA-02-21). A car wash was not included in the list of uses in the development agreement and however a use permit for a car wash was approved in March of this year.

The parcel is 4.8 acres. The proposed uses on the property are a C-Store with gas pumps, a car wash, a supper club, a couple of pad sites with drive-thrus and freestanding retail buildings. The intent is to record a commercial subdivision and if any of the retail uses need separate parcels than they can be created more easily.

We believe this is a compatible use with area and respectfully request your approval. Please contact me with any questions you may have.

Yours truly,

Lucy Stewart

NOTES

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This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE WHEN MAP REDUCED FROM 1:1000 ORIGINAL

MAP LEGEND

- Parcel Boundary
- Sub Boundary
- PMAD Easement
- Match/Leader Line
- Historic Lot Line
- Historic Sub Boundary
- Historic PMAD Boundary
- Section Line
- Condition Unit
- Air Space PCL
- Right of Way PCL
- Sub-Surface PCL
- Parcel Number
- Parcel Acreage
- Parcel Subject Number
- Plat Recording Number
- Block Number
- Govt Lot Number

BOOK

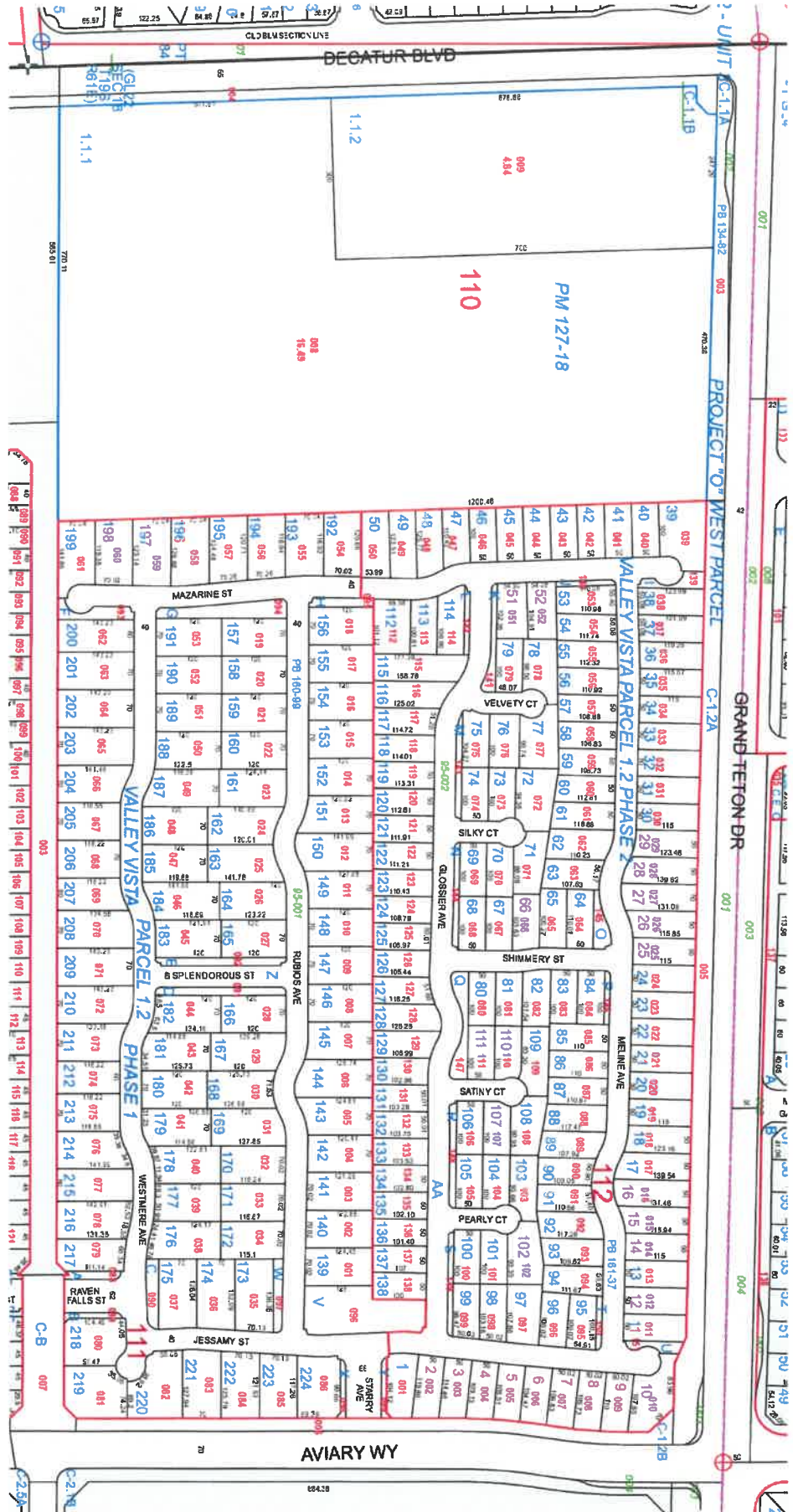
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18

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ASSASSOR'S PARCELS - CLARK COUNTY, NV

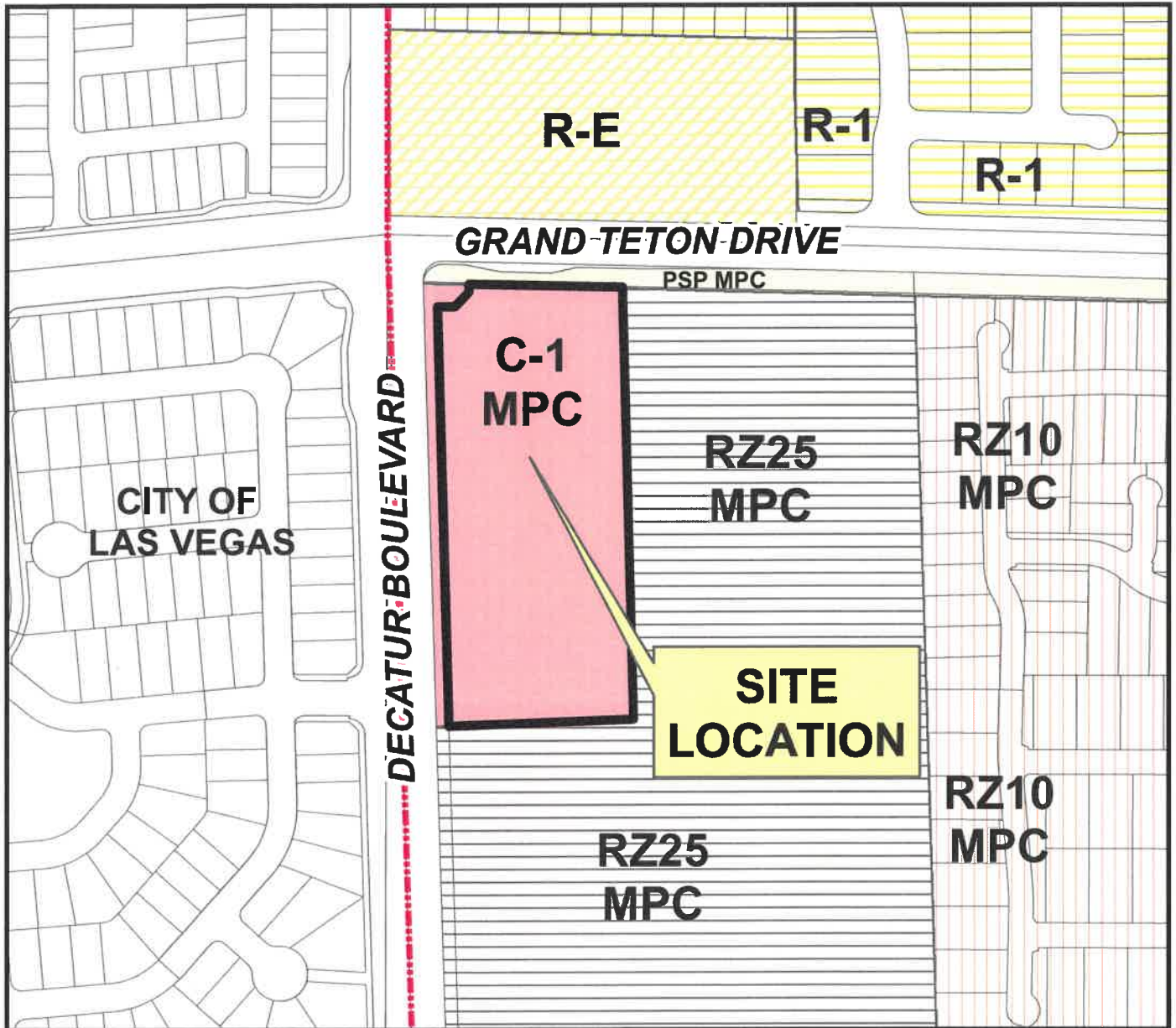
Briana Johnson - Assessor

TAX DIST 250



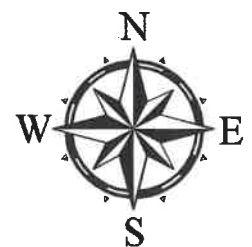
THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: InterCapital Asset Management - Stan Wasserkrug
Application: Tentative Map
Request: To Allow a 1-Lot, Commercial Subdivision
Project Info: Southeast Corner of Decatur Boulevard and Grand Teton Drive
Case Number: T-MAP-13-2022

7/14/2022





Planning Commission Agenda Item

Date: August 10, 2022
Item No: 12.

TO: Planning Commission

FROM: Marc Jordan, Director Land Development & Community Services
Prepared By: Robert Eastman

SUBJECT: T-MAP-15-2022 215 & PECOS. Applicant: Legacy AK, LLC. Request: A tentative map in a C-2 (General Commercial District), to allow a 2-lot, commercial subdivision. Location: Southwest corner of Pecos Road and Rome Boulevard. Ward 4. (For Possible Action)

RECOMMENDATION: APPROVE WITH CONDITIONS

PROJECT DESCRIPTION: (APNs 124-24-701-005 and 124-24-701-006)

The applicant is requesting consideration for a two-lot commercial subdivision for two parcels containing a total of approximately 20.8 acres located at the southwest corner of Decatur Boulevard and Grand Teton Drive. The property is zoned C-2, General Commercial District and is also governed by a development agreement. The Comprehensive Master Plan Land Use designation for the site is Community Commercial. This area is identified as the Job Creation Zone South.

BACKGROUND INFORMATION:

Previous Action
On the April 20, 2022 City Council approved a Development Agreement for an approximate 135 acre job creation zone south to develop a healthcare, research, and business campus. The campus will also contain supporting commercial retail and dining options for the campus and community.
On April 1, 2020 City Council approved an amendment to the Comprehensive Plan (AMP-16-19) modifying the land use designation from Mixed-Use Neighborhood, Mixed-Use Employment and Mixed-Use Commercial to Community Commercial for the subject site.
On April 1, 2020 City Council approved Ordinance 3012 (ZN-42-19) rezoning the subject site from the O-L, Open Land District to the C-2, General Commercial District.
On April 1, 2020 City Council approved an amendment to the Master Plan of Streets and Highways to remove a portion of Palmer Street from Rome Boulevard to Dorrell Lane; remove a portion of Dorrell Lane from Statz Street to Pecos Road and remove the former

Deer Springs alignment from Statz Street to Pecos Road.

RELATED APPLICATIONS:

Application #	Application Request
T-MAP-16-2022	A tentative map in a C-2 (General Commercial District), to allow a 1-lot commercial subdivision. Location: Northwest corner of Pecos Road and Deer Springs Boulevard.

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Community Commercial	C-2, General Commercial District	Undeveloped
North	Community Commercial	C-2, General Commercial District	Undeveloped
South	Community Commercial	R-3, Multi-Family Residential & M-1, Business Park Industrial Districts	Existing Single-Family Residential & Undeveloped
East	Public / Semi-Public	O-L, Open Land District	Undeveloped
West	Mixed-Use Neighborhood	PUD, Planned Unit Development District	Existing Single-Family Residential

DEPARTMENT COMMENTS:

Department	Comments
Public Works:	See Public Works Memorandum.
Police:	No Comment.
Fire:	No Comment.
Clark County Department of Aviation:	No Comment.
Clark County School District:	No Comment.

ANALYSIS:

The applicant is requesting consideration for a two-lot commercial subdivision for two parcels containing a total of approximately 20.8 acres located at the southwest corner of Decatur Boulevard and Grand Teton Drive. The property is zoned C-2, General Commercial District and is also governed by a development agreement. The Comprehensive Master Plan Land Use designation for the site is Community Commercial. This area is identified as the Job Creation Zone South.

In 2014, the United States Congress designated 640 acres of land within the City of North Las Vegas as the Job Creation Zone (JCZ). Approximately 135 acres of the JCZ is located across Pecos Road from the VA North Las Vegas Medical Center. This portion of the Job Creation Zone has been identified as the Job Creation Zone South. The remainder of the JCZ is located north of the CC-215 Beltway. As Congress designated this land for job creation, the property must only be developed with non-residential uses. The current land use designation of Community Commercial and the zoning classification of C-2, General Commercial do not allow residential uses.

At the January 5, 2022 City Council meeting, City Council adopted Resolution No. 2680, accepting the offer to purchase Job Creation Zone South (135 acres). Following the adoption of Resolution No. 2680, City Council approved a development agreement with the applicant to develop the Job Creation Zone South as a premier healthcare, research, and business campus with supporting commercial retail uses.

The subject site is also located within an area known as the Deer Springs District. The City recently completed the Deer Springs District Livable Centers Study (Study). The Study is intended help create a mixed-use neighborhood with increased transportation options and enhanced walkability. The Deer Springs District when completed will encourage a healthier lifestyle with improved access to jobs and services. The Job Creation Zone South, is one of the key components of the Deer Springs District and will provide commercial uses and employment opportunities to the area.

The site contains two parcels split by Palmer Street. The larger portion is a 20.08 acre parcel with a smaller 0.76 acre parcel adjacent to Palmer Rach on the west side of Palmer Street. Access to the main parcel is from Pecos Road, Deer Springs Way and Rome Boulevard. The sidewalk along Pecos Road is adjacent to the curb. The sidewalks along all perimeter streets should be offset from the curb and include a five (5) foot landscape area.

Public Works has reviewed the submitted tentative map and is recommending approval subject to conditions. The proposed tentative map is consistent with the land use, approved development agreement and zoning for the subject site. The proposed tentative map is compatible with the surrounding area. Staff has no objections to the

proposed 2-lot tentative map.

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, including the Valley Vista Master Planned Community Design Standards and Guidelines.

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 Numbers.
6. The roadway section geometrics depicted on the Tentative Map are incorrect. The public street geometrics, width of over-pave and thickness of the pavement sections will be determined by the Department of Public Works.
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. Rome Blvd.
 - b. Palmer St.
 - c. Pecos Rd.
 - d. Deer Springs Way

8. Full intersection improvements, including pavement transitions, are required at the intersection of Pecos Road and Deer Springs Way (Shelley Berkley Way).
9. Construction of a RTC bus turn-out is required on Pecos Road per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 234.1.
10. Right of way dedication and construction of a RTC bus turn-out is required on Deer Springs Way east of Palmer Street per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 234.1.
11. Construction of a right turn lane is required on Deer Springs Way at Pecos Road.
12. All Nevada Energy easements, appurtenances, lines and poles must be shown and shall be located entirely within the perimeter landscape area of this development. Distribution lines, existing or proposed, shall be placed underground if impacted by the proposed development of the parcel or if the pole impedes upon the proper ADA clearances for sidewalk. Under no circumstances will new down guy wires be permitted.
13. 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, 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.
14. The property owner is required to grant a roadway easement for commercial driveway(s).
15. A revocable encroachment permit for landscaping within the public right of way is required.
16. Prior to any onsite development, 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.

ATTACHMENTS:

Public Works Memorandum

Letter of Intent

Tentative Map

Assessor's Parcel Map

Location and Zoning Map

CITY OF NORTH LAS VEGAS

INTEROFFICE MEMORANDUM

To: Robert Eastman, Planning Manager, Land Development & Community Services Dept.
From: Duane McNelly, Land Development Coordinator, Department of Public Works
Subject: T-MAP-15-2022 **215 & Pecos**
Date: July 13, 2022

In addition to the requirement to comply with the *City of North Las Vegas Municipal Code – Titles 15 and 16, NRS 278* and accepted *Clark County Area Uniform Standard Drawings*, the Department of Public Works recommends the following conditions of approval:


1. 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.
2. Approval of a drainage study is required prior to submittal of the civil improvement plans. Conformance may require modifications to the site plan.
3. 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.
4. All driveway geometrics shall be in compliance with the applicable *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Numbers.
5. The roadway section geometrics depicted on the Tentative Map are incorrect. The public street geometrics, width of over-pave and thickness of the pavement sections will be determined by the Department of Public Works.
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10. Construction of a right turn lane is required on Deer Springs Way at Pecos Road.
11. All Nevada Energy easements, appurtenances, lines and poles must be shown and shall be located entirely within the perimeter landscape area of this development. Distribution lines, existing or proposed, shall be placed underground if impacted by the proposed development of the parcel or if the pole impedes upon the proper ADA clearances for sidewalk. Under no circumstances will new down guy wires be permitted.
12. 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, 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.
13. The property owner is required to grant a roadway easement for commercial driveway(s).
14. A revocable encroachment permit for landscaping within the public right of way is required.
15. Prior to any onsite development, 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.

For information only:

- This project shall comply with the General Provisions and Conditions of the *City of North Las Vegas Water Service Rules and Regulations* and the *Design and Construction Standards for Wastewater Collection Systems*.
- Submittal of a Hydraulic Analysis per the *Uniform Design and Construction Standards (UDACS) for Potable Water Systems* is required and will be subject to the review and approval of the Utilities Department.

For more information regarding the land development process and other associated requirements in the City of North Las Vegas, please visit the City's website and find the **Land Development Guide**: <http://www.cityofnorthlasvegas.com/Departments/PublicWorks/PublicWorks.shtm>.



Duane McNelly, Land Development Coordinator
Department of Public Works



TANEY ENGINEERING

6030 SOUTH JONES BLVD. #100

LAS VEGAS, NV 89118

TELEPHONE: 702-362-8844

FAX: 702-362-5233

June 28, 2022

PCG-22-001

City of North Las Vegas
Planning Department
2250 Las Vegas Boulevard
North Las Vegas, Nevada 89030

RE: 215 & Pecos
(APN 124-24-701-005 & 006)
Tentative Map

To Whom It May Concern:

We are submitting a two-lot tentative map over a total 20.84 acres located on the APN's listed above. The two-lot Commercial Subdivision will allow the owner of the Commercial Subdivision to sell individual buildings by record of survey with the greatest amount of flexibility.

Note that all offsite improvements will be designed and processed for the 20.84 acres all at once. We do not envision phasing these improvements. There will be a master hydrology study and master traffic study prepared for not only the 20.84 acres but for the 114.52 acres as well (property due north of this project). It is anticipated that all offsites will be bonded for and approved by third quarter of next year. A single lot Commercial Subdivision for the 114.52 acres due North of this project, will be submitted concurrently.

We are hopeful that this letter satisfactorily describes our intent. If you have any questions or need any additional information please do not hesitate to contact this office.

Sincerely,

Edward F. Taney, P.E.
President
Taney Engineering

This map is for assessment use only and does NOT represent a survey.
 No liability is assumed for the accuracy of the data delineated herein.
 Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.
 This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.
 USE THIS SCALE (FEET) WHEN MAP IS ENLARGED FROM 11x17 ORIGINAL

ASSESSOR'S PARCELS - CLARK COUNTY, NV.
 Briana Johnson - Assessor

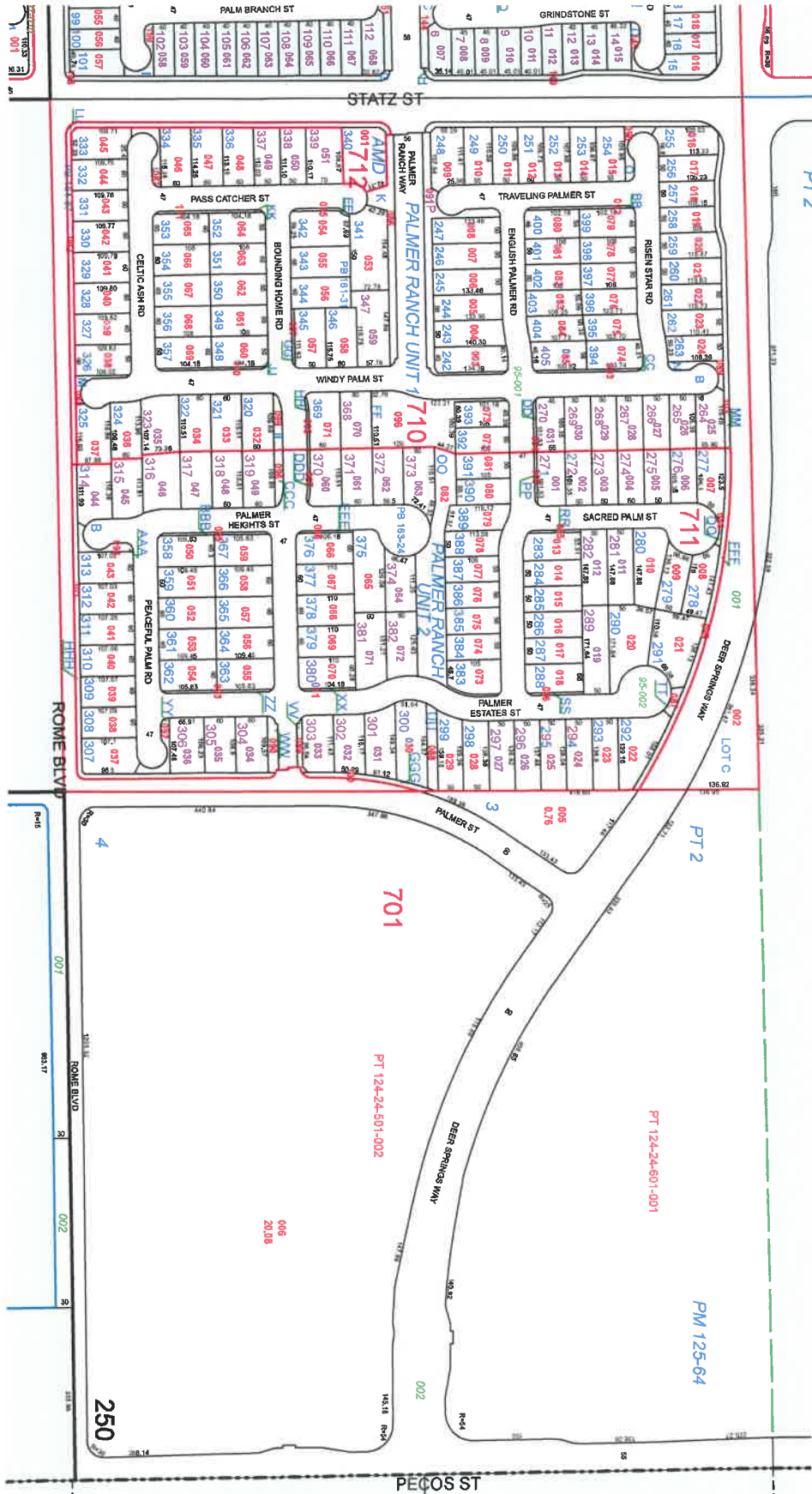
MAP LEGEND

- Parcel Boundary
- Sub Boundary
- FMD Boundary
- Road Easement
- Match / Leader Line
- Historic Lot Line
- Historic Sub Boundary
- Historic FMD Boundary
- Section Line
- Condominium Unit
- Air Space PCL
- Right of Way PCL
- Sub-Surface PCL
- Road Parcel Number
- Parcel Number
- 1.00 Acreage
- Road Parcel Subused Number
- Plat Recording Number
- Block Number
- Govt Lot Number

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125 124	123 12
138 139	140 14

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Scale: 1" = 200'
 Rev: 5/21/2021

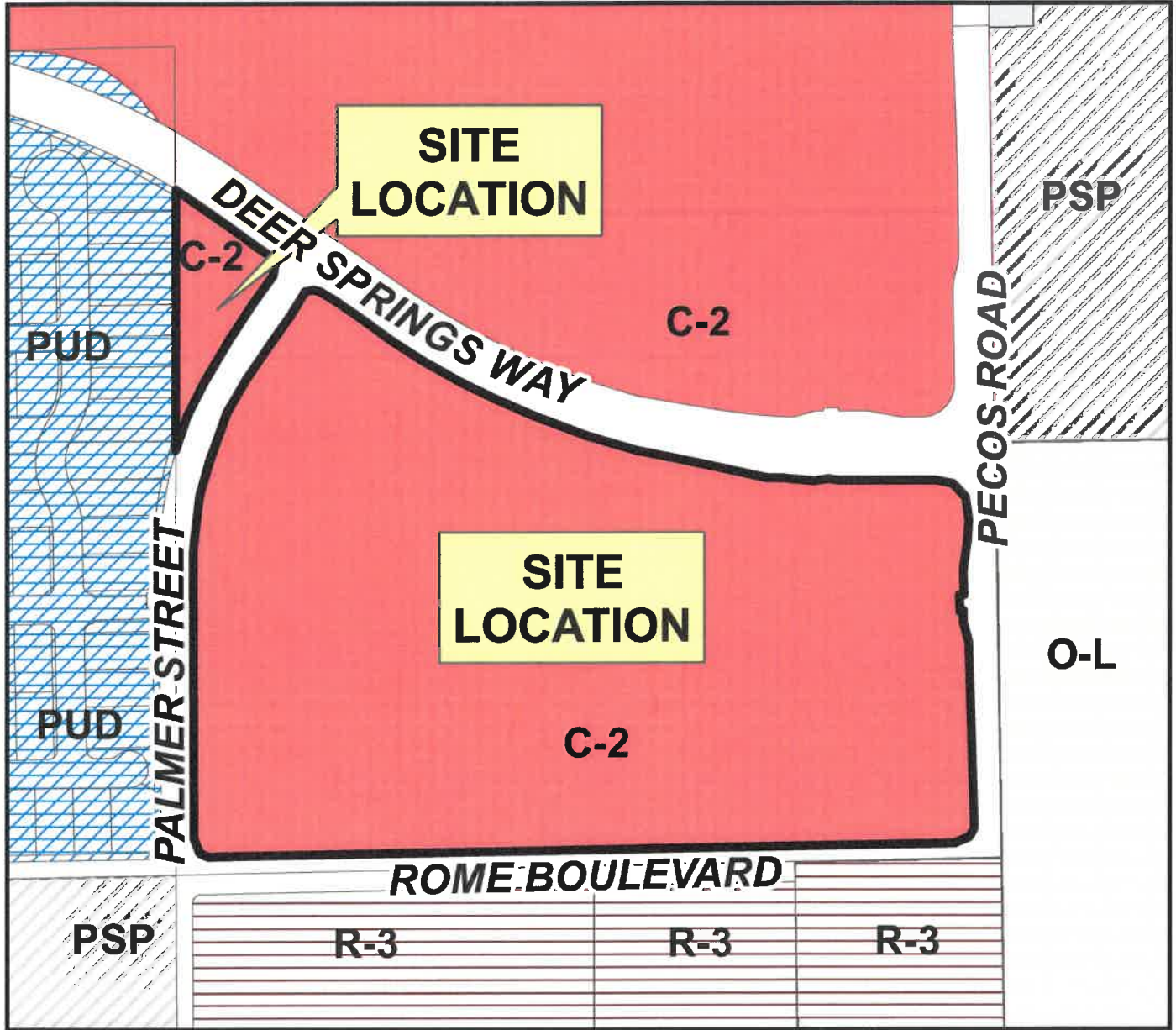


TAX DIST 250



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Legacy AK, LLC
 Application: Tentative Map
 Request: To Allow a 2-Lot, Commercial Subdivision
 Project Info: Northwest Corner of Pecos Road and Rome Boulevard
 Case Number: T-MAP-15-2022

7/14/2022





Planning Commission Agenda Item

Date: August 10, 2022

Item No: 13.

TO: Planning Commission

FROM: Marc Jordan, Director Land Development & Community Services
Prepared By: Robert Eastman

SUBJECT: **T-MAP-16-2022 215 & PECOS.** Applicant: Legacy AK, LLC. Request: A tentative map in a C-2 (General Commercial District), to allow a 1-lot commercial subdivision. Location: Northwest corner of Pecos Road and Deer Springs Way. Ward 4. (For Possible Action).

RECOMMENDATION: APPROVE WITH CONDITIONS

PROJECT DESCRIPTION: (APN 124-24-601-001)

The applicant is requesting consideration for a tentative map in a C-2, General Commercial District to allow a 1-lot commercial subdivision. The subject site is approximately 114.5 acres in size with a land use designation of Community Commercial. The subject site is located generally at the northwest corner of Pecos Road and Deer Springs Way. The Comprehensive Master Plan Land Use designation for the site is Community Commercial. This area is identified as the Job Creation Zone South.

BACKGROUND INFORMATION:

Previous Action
On the April 20, 2022 City Council approved a Development Agreement for an approximate 135 acre job creation zone south to develop a healthcare, research, and business campus. The campus will also contain supporting commercial retail and dining options for the campus and community.
On April 1, 2020 City Council approved an amendment to the Comprehensive Plan (AMP-16-19) modifying the land use designation from Mixed-Use Neighborhood, Mixed-Use Employment and Mixed-Use Commercial to Community Commercial for the subject site.
On April 1, 2020 City Council approved Ordinance 3012 (ZN-42-19) rezoning the subject site from the O-L, Open Land District to the C-2, General Commercial District.
On April 1, 2020 City Council approved an amendment to the Master Plan of Streets and Highways to remove a portion of Palmer Street from Rome Boulevard to Dorrell Lane;

remove a portion of Dorrell Lane from Statz Street to Pecos Road and remove the former Deer Springs alignment from Statz Street to Pecos Road.

RELATED APPLICATIONS:

Application #	Application Request
T-MAP-15-2022	A tentative map in a C-2 (General Commercial District), to allow a 2-lot, commercial subdivision. Location: Southwest corner of Pecos Road and Rome Boulevard

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Community Commercial	C-2 , General Commercial District	Undeveloped
North	Mixed-Use Commercial and Public Right-of-Way	O-L, Open Land District	Undeveloped and Clark County 215 Beltway
South	Community Commercial and Mixed-Use Neighborhood	PUD, Planned Unit Development District and C-2, General Commercial District	Single Family Residential
East	Public/Semi-Public	PSP , Public/Semi-Public District	VA North Las Vegas Medical Center
West	Mixed-Use Neighborhood	PUD, Planned Unit Development District	Developing Single-Family and Multi-Family Residential

DEPARTMENT COMMENTS:

Department	Comments
Public Works:	See Public Works Memorandum.
Police:	No Comment.

Fire:	No Comment.
Clark County Department of Aviation:	No Comment.
Clark County School District:	No Comment.

ANALYSIS:

The applicant is requesting consideration for a tentative map in a C-2, General Commercial District to allow a 1-lot commercial subdivision. The subject site is approximately 114.5 acres in size with a land use designation of Community Commercial. The subject site is located generally at the northwest corner of Pecos Road and Deer Springs Way. This area is identified as the Job Creation Zone South.

In 2014, the United States Congress designated 640 acres of land within the City of North Las Vegas as the Job Creation Zone (JCZ). Approximately 135 acres of the JCZ is located across Pecos Road from the VA North Las Vegas Medical Center. This portion of the Job Creation Zone has been identified as the Job Creation Zone South. The remainder of the JCZ is located north of the CC-215 Beltway. As Congress designated this land for job creation, the property must only be developed with non-residential uses. The current land use designation of Community Commercial and the zoning classification of C-2, General Commercial do not allow residential uses.

At the January 5, 2022 City Council meeting, City Council adopted Resolution No. 2680, accepting the offer to purchase Job Creation Zone South (135 acres). Following the adoption of Resolution No. 2680, City Council approved a development agreement with the applicant to develop the Job Creation Zone South as a premier healthcare, research, and business campus with supporting commercial retail uses.

The subject site is also located within an area known as the Deer Springs District. The City recently completed the Deer Springs District Livable Centers Study (Study). The Study is intended help create a mixed-use neighborhood with increased transportation options and enhanced walkability. The Deer Springs District when completed will encourage a healthier lifestyle with improved access to jobs and services. The Job Creation Zone South, is one of the key components of the Deer Springs District and will provide commercial uses and employment opportunities to the area.

Access to the subject site will be from Pecos Road, Deer Springs Way and Statz Street. The street sections submitted as part of the proposed tentative map include a five-foot sidewalk along Pecos Street, Deer Springs Way and Statz Street. The sidewalks along Pecos Road and Statz Street are shown adjacent to the curb and the sidewalk along Deer Way includes an offset five (5) foot sidewalk. The sidewalks along all perimeter streets should be offset from the curb and include a five (5) foot landscape area. As the

Deer Springs District is planned to be a walkable community, the sidewalk along the north side of Deer Springs Way has been constructed as an eight (8) foot sidewalk adjacent to Villages of Tule Springs (Village Four); the North Ranch development by Del Webb and the Watercolor by Touchstone Development. The sidewalk along Deer Springs Way adjacent to the Job Creation Zone South should be increased in width to eight (8) feet to match the other developments within the Deer Springs District.

Public Works has reviewed the submitted tentative map and is recommending approval subject to conditions. The proposed tentative map is consistent with the land use, approved development agreement and zoning for the subject site. The proposed tentative map is compatible with the surrounding area. Staff has no objections to the proposed 1-lot tentative map.

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. A sidewalk eight (8) in width offset from the curb with five (5) feet of landscaping is required along Deer Springs Way.

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; 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 roadway section geometrics depicted on the Tentative Map are incorrect. The public street geometrics, width of over-pave and thickness of the pavement sections will be determined by the Department of Public Works.
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. Statz St.
 - b. Palmer St.
 - c. Pecos Rd.
 - d. Deer Springs Way
9. Full intersection improvements, including pavement transitions, are required at the intersection of Pecos Road and Deer Springs Way (Shelley Berkley Way).
10. Construction of a RTC bus turn-out is required on Deer Springs Way west of Pecos Road per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 234.1.
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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.
14. 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, 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.

15. The property owner is required to grant a roadway easement for commercial driveway(s).
16. A revocable encroachment permit for landscaping within the public right of way is required.
17. Prior to any onsite development, 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.

ATTACHMENTS:

Public Works Memorandum
Letter of Intent
Tentative Map
Assessor's Parcel Map
Location and Zoning Map

CITY OF NORTH LAS VEGAS

INTEROFFICE MEMORANDUM

To: Robert Eastman, Planning Manager, Land Development & Community Services Dept.
From: Duane McNelly, Land Development Coordinator, Department of Public Works
Subject: T-MAP-16-2022 **215 & Pecos**
Date: July 13, 2022

In addition to the requirement to comply with the *City of North Las Vegas Municipal Code – Titles 15 and 16, NRS 278* and accepted *Clark County Area Uniform Standard Drawings*, the Department of Public Works recommends the following conditions of approval:

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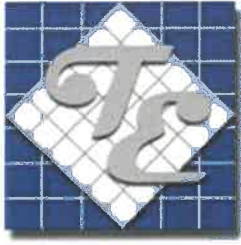
Utilities – For information only:

- This project shall comply with the General Provisions and Conditions of the *City of North Las Vegas Water Service Rules and Regulations* and the *Design and Construction Standards for Wastewater Collection Systems*.
- Submittal of a Hydraulic Analysis per the *Uniform Design and Construction Standards (UDACS) for Potable Water Systems* is required and will be subject to the review and approval of the Utilities Department.

For more information regarding the land development process and other associated requirements in the City of North Las Vegas, please visit the City's website and find the **Land Development Guide**: <http://www.cityofnorthlasvegas.com/Departments/PublicWorks/PublicWorks.shtm>.



Duane McNelly, Land Development Coordinator
Department of Public Works



TANEY ENGINEERING

6030 SOUTH JONES BLVD. #100

LAS VEGAS, NV 89118

TELEPHONE: 702-362-8844

FAX: 702-362-5233

June 28, 2022

PCG-22-001

City of North Las Vegas
Planning Department
2250 Las Vegas Boulevard
North Las Vegas, Nevada 89030

RE: 215 & Pecos
(APN 124-24-601-001)
Tentative Map

To Whom It May Concern:

We are submitting a single lot tentative map over a total 114.52 acres located on the APN listed above. The single lot Commercial Subdivision will allow the owner of the Commercial Subdivision to sell individual buildings by record of survey with the greatest amount of flexibility.

Note that all offsite improvements will be designed and processed for the 114.52 acres over an approximate time period of 5 years (+ or -). There will be a master hydrology study and master traffic study prepared for not only the 114.52 acres but for the 20.84 acres as well (property due South of this project). A single lot Commercial Subdivision for the 20.84 acres due South of this project, will be submitted concurrently.

We are hopeful that this letter satisfactorily describes our intent. If you have any questions or need any additional information please do not hesitate to contact this office.

Sincerely,

Edward F. Taney, P.E.
President
Taney Engineering

NOTES

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USE THIS SCALE FEET WHEN MAP REDUCED FROM 11X17 ORIGINAL

ASSESSOR'S PARCELS - CLARK COUNTY, NV.
 Briana Johnson - Assessor

MAP LEGEND

- Parcel Boundary
- Sub Boundary
- Road Boundary
- Road Easement
- Match/Leader Line
- Historic Lot Line
- Historic PMLD Boundary
- Section Line
- Condominium Unit
- Air Space PCL
- Right of Way PCL
- Sub-Surface PCL

001 ROAD PARCEL NUMBER
 001 PARCEL NUMBER
 100 ACREAGE
 202 PARCEL SUBSEQ NUMBER
 PB 24-45 PLAT RECORDING NUMBER
 5 BLOCK NUMBER
 5 LOT NUMBER
 GL 5 GOV LOT NUMBER

T19S R61E

100 101	102 10
125 124	123 12
138 139	140 14

Scale: 1" = 200'

24

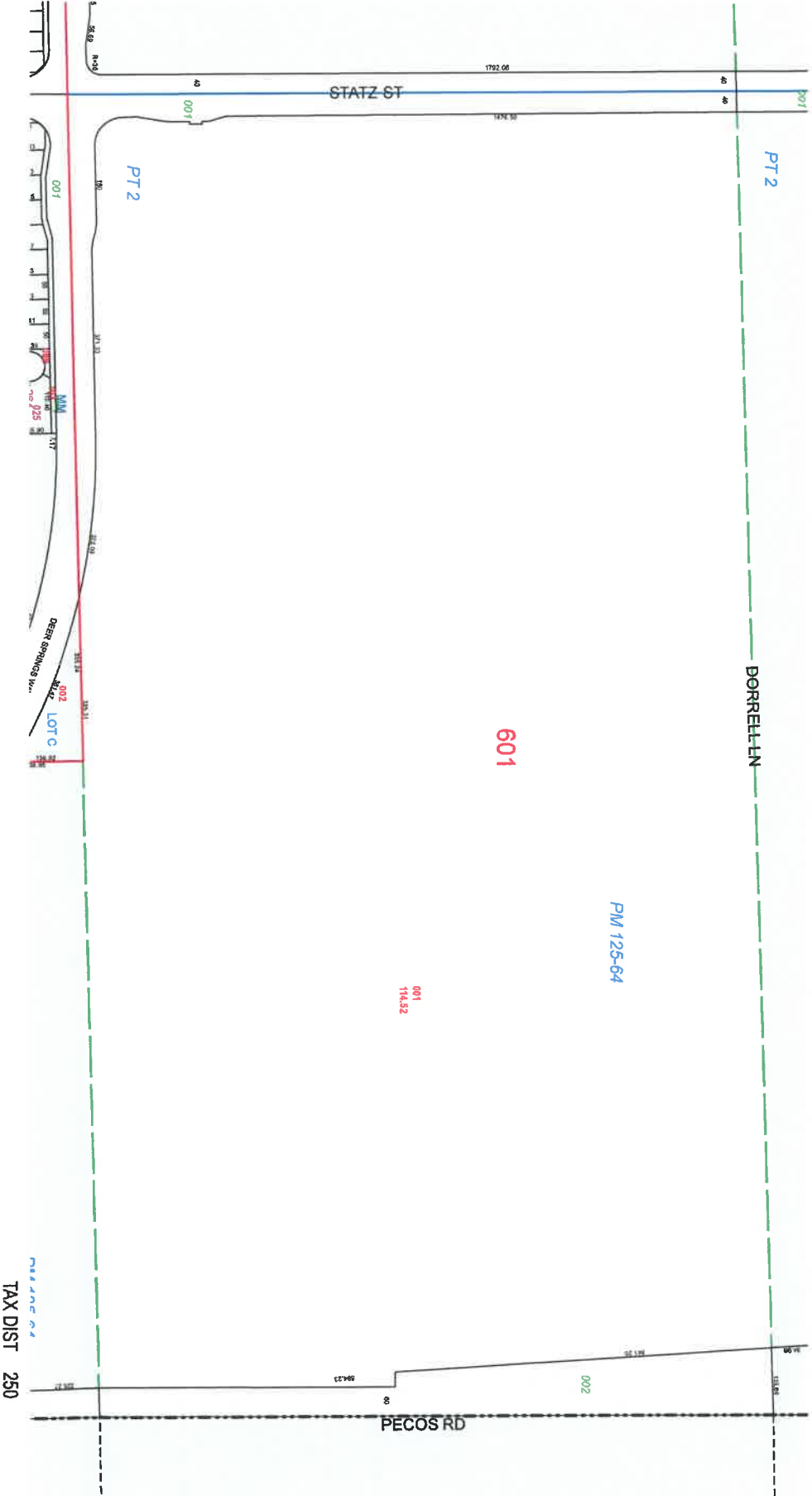
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31	32	33	34	35	36	37	38	39	40

Rev: 4/14/2020

S 2 NE 4

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124-24-6

NOTES

This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

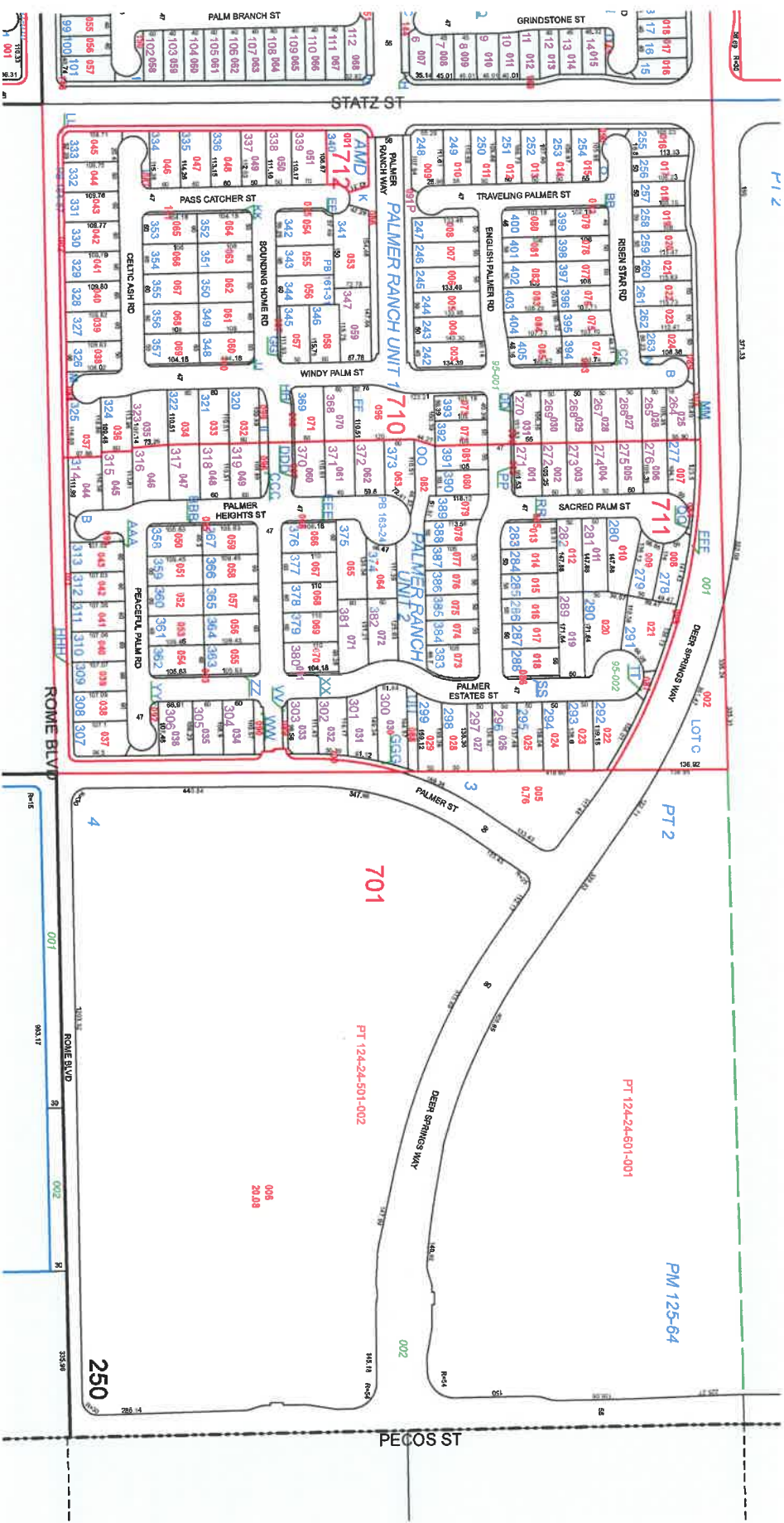
USE THIS SCALE/FEE WHEN MAP REDUCED FROM 11x17 ORIGINAL

ASSESSOR'S PARCELS - CLARK COUNTY, NV.
 Briana Johnson - Assessor

MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- ROAD EASEMENT
- MATCH/LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- HISTORIC P/MLD BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE POL.
- RIGHT OF WAY POL.
- SUB-SURFACE POL.
- 001 ROAD PARCEL NUMBER
- 100 PARCEL NUMBER
- 100 ACREAGE
- 202 PARCEL SUB/SEQ NUMBER
- P/2-4-6 PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- 6 LOT NUMBER
- 61-6 DOV. LOT NUMBER

T19S R61E	24	N 2 SE 4	124-24-7
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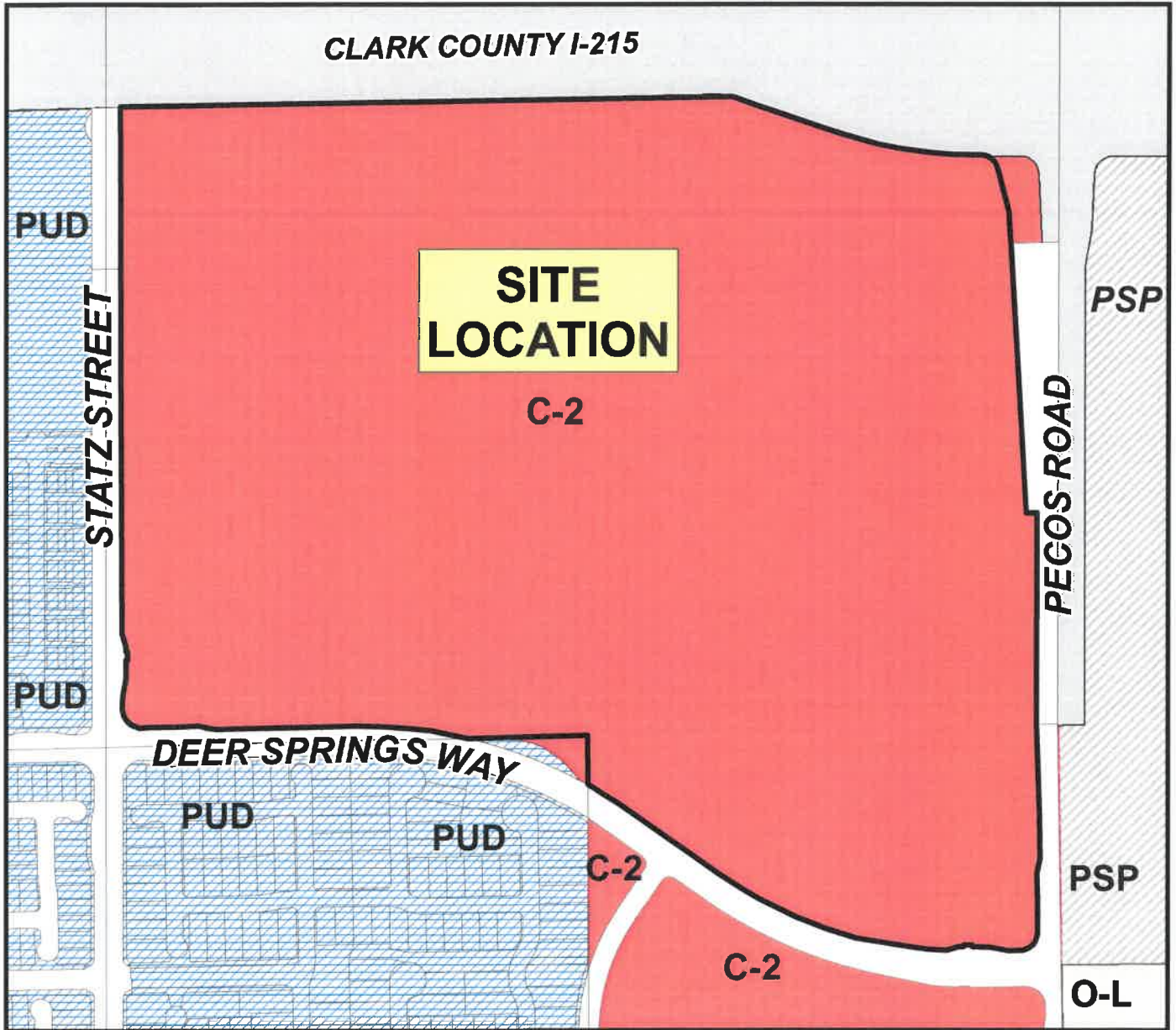


TAX DIST 250



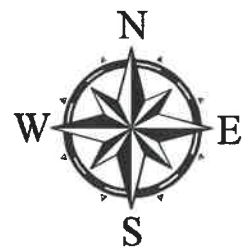
THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Legacy AK, LLC.
Application: Tentative Map
Request: To Allow a 1-Lot, Commercial Subdivision.
Project Info: Northwest Corner of Pecos Road and Deer Springs Way
Case Number: T-MAP-16-2022

7/14/2022





Planning Commission Agenda Item

Date: August 10, 2022

Item No: 14.

TO: Planning Commission

FROM: Marc Jordan, Director Land Development & Community Services
Prepared By: Johanna Murphy

SUBJECT: SUP-26-2022 CAR WASH (Public Hearing). Applicant: Blue Speed LLC.
Request: A special use permit in a C-1 (Neighborhood Commercial District) to allow a vehicle washing establishment. Location: Generally the northwest corner of Cheyenne Avenue and Martin L King Boulevard. (Ward 2) (For Possible Action)

RECOMMENDATION: APPROVE WITH CONDITIONS

PROJECT DESCRIPTION: (APN 139-09-401-012)

The applicant is requesting a special use permit to allow a vehicle washing establishment (car wash) within a C-1, Neighborhood Commercial District. The proposed car wash facility will include a 4,550 square foot building with a 120-foot washing tunnel. This car wash will be located at the northwest corner of Cheyenne Avenue and Martin L King Boulevard on approximately 0.99 acres. The subject site's Comprehensive Master Plan land use designation is Neighborhood Commercial.

BACKGROUND INFORMATION:

Previous Action
City Council approved an amendment to the Comprehensive Master Plan (AMP-40-06) on November 21, 2006 from Neighborhood Commercial to Community Commercial.
City Council approved Ordinance No. 2085 (ZN-132-04) on February 2, 2005 for a property reclassification from PUD, Planned Unit Development District to C-1, and Neighborhood Commercial District.

RELATED APPLICATIONS:

Application #	Application Request
N/A	

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Community Commercial	C-1, Neighborhood Commercial District	Vacant
North	Single Family Low Density Residential	PUD, Planned Unit Development District	Existing single family homes
South	Community Commercial	C-1, Neighborhood Commercial District	Am Pm convenience food store with Arco gas pumps with a carwash
East	Community Commercial	PUD, Planned Unit Development District	Cheyenne Marketplace commercial center
West	Single Family Low Density Residential	PUD, Planned Unit Development District	Existing single family homes

DEPARTMENT COMMENTS:

Department	Comments
Public Works:	See attached memorandum.
Police:	No Comment.
Fire:	No Comment.
Clark County School District:	No Comment.
Clark County Department of Aviation:	No Comment.

ANALYSIS:

The applicant is requesting Planning Commission approval to allow a vehicle washing establishment (car wash) located at the northwest corner of Cheyenne Avenue and Martin L King Boulevard. The letter of intent states that the applicant will construct a 4,550 square foot building containing a 120-foot washing tunnel on approximately 0.99 acres.

The letter of intent also states the car wash will be automated and employ two (2) to three (3) people, with hours of operation between 7 a.m. to 9 p.m., daily. This time frame is also consistent with the hours of operation established by the City Council for

the adjacent car wash associated with the Arco Am Pm, as such staff recommends these time frames be established as a condition of approval. In addition, because of its close proximity to residential, staff recommends that additional trees be provided adjacent to the residential property lines to help screen and reduce operation noises from the car wash.

According to the site plan, the proposed vehicle washing establishment is located toward the northern portion of the existing commercial center. Access to the subject site will be from a shared driveway with the existing convenience food store (Arco Am Pm). Vehicle stacking would occur along the north side of the building with the entrance to the carwash on the west side. The exit will be located on the east end of the building closest to Martin L King Boulevard. The applicant has indicated that the blower for the proposed car wash is located at the exit to the car wash near Martin L. King Boulevard, in an effort to keep it as far from residential uses as possible. Customers would be able to either leave the facility or enter into the vacuum area on the south side of the building.

The site plan includes 18 vacuum spaces and three (3) standard spaces for an overall total of 21 parking spaces. The site plan also shows eleven (11) vehicle stacking spaces before the entrance to the washing facility. The proposed site plan provides the required vehicle parking and stacking spaces.

The applicant did not submit a landscape plan. The perimeter landscaping along Martin L King Boulevard should be twenty (20) feet in width including a five (5) foot sidewalk. There is an existing curvilinear sidewalk along Martin L King Boulevard. The perimeter landscape area should include street trees planted twenty (20) feet on center and a mix of shrubs and plants to achieve a minimum ground coverage of 50% within two years of planting. A twenty (20) foot landscape buffer is needed adjacent to the northern and western property lines to buffer the existing residential from the proposed use. Additional landscaped islands are shown at the end of the parking rows, at the entrance to the car wash, and between the existing drive aisle and the new vacuums stalls. The width of the proposed planter between the existing drive and the vacuum stalls ranges from zero-feet to five-feet in width. This landscape planter should be a minimum five (5) feet in width for the length adjacent to the vacuum parking stalls. These changes are minor and the landscape plan can be reviewed as part of the building permit process.

Building elevations depict a building with a height of approximately 18 feet, with an entry tower of 35 feet and an exit tower of 24 feet. The primary building materials appear to be stucco on the sides and a portion of the entrance to the car wash with metal siding at the entrance and exit to the building. Additional architectural features include a metal fascia at various locations on the building. The building elevations also include decorative metal rings with some rings containing perforated metal panels on the sides

of the building. While specific colors have not been indicated, the building elevations contain shades of yellow, blue, and grey metal.

The proposed site plan and building elevations are in general compliance with the commercial design standards for a vehicle washing establishment. However, minor amendments are necessary to fully bring the site and building into compliance with the design standards.

The applicant is proposing metal siding for portions of the building. According to the Zoning Ordinance, the preferred exterior materials for commercial buildings are stone, stucco, colored or exposed aggregate or textured finish concrete, decorative block or brick. However, simulated materials may also be acceptable, if it provides a look similar to the preferred materials. While staff has no objections to the use of metal siding as an accent in a variety of locations, the proposed metal siding at the entrance and exit towers is too much and modifications are needed. This will allow the building to be more compatible with the existing convenience store and the development in the surrounding area.

The applicant is proposing that a portion of the building be allowed at 35 feet in height, which is the maximum height allowed in this district. However, in comparing this car wash with other car washes, the height appears to be excessive. Therefore, to help ensure the proposed building is in scale with the surrounding residential and adjacent convenience store, staff is recommending that the maximum height be set at no more than 24 feet.

In addition, the building elevations indicate several decorative metal rings on the sides of the building. These decorative rings would be considered as signage. Wall signs must not exceed 15 percent of the wall area. When building permits are requested, the applicant will need to scale down these rings to ensure the overall wall signage does not exceed 15 percent.

Requirements for Approval of a Special Use Permit

In accordance with the Zoning Ordinance, the Planning Commission may, by motion, grant a special use permit if the Planning Commission finds, from the evidence presented, that all of the following facts exist:

1. The proposed use is consistent with the Comprehensive Master Plan and all applicable provisions of this Code and applicable State and Federal regulations;
2. The proposed use is consistent with the purpose and intent of the zoning district

in which it is located and any applicable use-specific standards and criteria in Chapter 17.20 of this Code;

3. The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (such as, but not limited to, hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts);
4. Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent practicable; and
5. Facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service for existing development.

Staff has no objections to the proposed use. The proposed use is consistent with the zoning designation, Comprehensive Master Plan, and should be compatible with the adjacent uses and surrounding neighborhood with the suggested modifications.

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. All signage for the subject site, including wall signage shall comply with Title 17 requirements.
3. Textured paint shall be used on the metal siding proposed at the entrance and exit of the car wash.
4. The maximum height for any portion of the building shall not exceed 24 feet.
5. A twenty (20) foot landscaped buffer shall be provided along the north and west property lines. In addition, two (2) offset rows of trees shall be provided at 10 feet on center.
6. The landscape planter along the south end of the parking adjacent to the vacuum parking spaces shall be a minimum of five (5) in width.
7. Hours of operation shall be limited to 7:00 a.m. to 9:00 p.m.

Public Works:

8. All known geologic hazards shall be shown on the site plan and the civil improvement plans. Subsequent identification of additional hazards may substantially alter the original site plan.
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. The size and number of access points and their locations are subject to review and approval by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in *North Las Vegas Municipal Code* section 17.24.040. Conformance may require modifications to the site.
12. All driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Numbers 225 and 222.1.
13. The property owner is required to grant a roadway easement for commercial driveway(s).
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.

ATTACHMENTS:

Public Works Memorandum
Letter of Intent
Site Plan
Floor Plan
Building Elevation

Vacuum Canopy Exhibit
Clark County Assessor's Map
Location and Zoning Map

CITY OF NORTH LAS VEGAS
MEMORANDUM

TO: Planning Commission

FROM: Land Development and Community Services Department

SUBJECT: **SUP-26-2022 CAR WASH (Public Hearing).**

DATE: August 10, 2022

This item was continued from the July 13, 2022 meeting at the Planning Commission request.

The Planning Commission requested the applicant to submit documentation regarding the demolition of the existing carwash to the south of the applicant's proposed carwash. For your reference attached is the supporting document provided by the applicant.

Attachment: Commercial Real Estate Purchase Contract



COMMERCIAL REAL ESTATE PURCHASE CONTRACT ABSTRACT

The following terms and conditions shall apply and are incorporated into the attached Commercial Real Estate Purchase Contract (the "REPC").

Reference Date 10/19/2021

BUYER Blue Speed (Jatinder Gill) 2372 Walnut Ave., Livingston, CA 95334
With notices to:

SELLER GILLIES LLC 3067 Palace Gate Ct. Las Vegas, NV 89117
With notices to:

PROPERTY Land (.99 AC)
Address 3235 N Martin Luther King Blvd., N Las Vegas, NV 89032
City, State, Zip North Las Vegas, NV 89032
Tax ID Number 139-09-401-012
Legal Description PARCEL MAP FILE 117 PAGE 73 Book Page: 117 73 Lot Block: Lot:A Block: T-R-S: 20-61-9

Included Items Construction Plans, Civil Plans, Soil Report & Site Survey Plan

Excluded Items

Unless specifically excluded above, all improvements, easements, fixtures, water rights, water shares, rights-of-way and other appurtenances to the Property shall be deemed included in the sale of the Property.

PURCHASE PRICE \$1,100,000.00

Earnest Money Deposit \$ 50,000.00
New Loan \$ 0.00
Loan Assumption \$ 0.00
Seller Financing \$ 0.00
Other \$ 0.00
Cash Balance \$ 1,050,000.00
Purchase Price (Total) \$ 1,100,000.00

Held by Title Company Broker Other

Fidelity National Title Group
Escrow Officer: Kelli Smith
8363 W Sunset Rd Suite 100
Las Vegas, NV 89113

DEADLINES

Offer Acceptance Deadline 10/22/2021
Seller Disclosure Deadline 15 days from mutual execution of REPC
Due Diligence Deadline 45 days from mutual execution of REPC
Financing Deadline N/A
Settlement Deadline 12/10/2021

DEED General Warranty Deed Special Warranty Deed Other
 Grant Bargain and Sale Deed

Title Company Fidelity National Title Group
Address 8363 W Sunset Rd Suite 100 Las Vegas, NV 89113

Buyer's Brokerage Brokers Commercial Vegas dba NAI Vegas License No. B.1001879.LLC
Buyer's Agent Dhanminder K Dhaliwal License No. S.0065105

Seller's Brokerage N/A License No. _____
Seller's Agent N/A License No. _____



COMMERCIAL REAL ESTATE PURCHASE CONTRACT

This is a legally binding Real Estate Purchase Contract ("REPC"). If you desire legal or tax advice, consult your attorney or tax advisor.

1. **Incorporation of Terms.** Each of the terms and conditions which are contained in the Commercial Real Estate Purchase Contract Abstract (the "Abstract") are hereby incorporated herein by this reference as if fully set forth herein.
2. **The Property.** The Seller hereby agrees to sell to the Buyer and the Buyer hereby agrees to purchase from the Seller all of the real property, including all improvements, easements, fixtures, water rights, water shares, rights-of-way and other appurtenances benefitting the Property, if any, unless expressly excluded herein, which is included in the Property Description set forth in the Abstract
 - 2.1. **Included Items:** Unless excluded herein, this sale includes all fixtures presently attached to the Property that are the property of the Seller. The personal property listed in the Abstract as Included Items shall also be included in this sale and conveyed under separate Bill of Sale from the Seller to the Buyer at Closing, as defined herein.
 - 2.2. **Excluded Items.** The items listed in the Abstract as Excluded Items are expressly excluded from the sale and shall be retained by the Seller. In addition, the personal property of any Tenant or Vendor shall be excluded from the purchase.
3. **Purchase Price.** The Purchase Price for the Property and all included items shall be the amount set forth as the Purchase Price in the Abstract attached hereto. Said Purchase Price shall be paid in cleared funds or through financing as described in the Abstract. Except as expressly provided in the Abstract, the Seller shall be under no obligation whatsoever to provide financing for any portion of the Purchase Price and the Seller shall not be required to accept any specific Seller Financing or Loan Assumption Terms except as otherwise agreed to in writing. The Earnest Money Deposit shall be delivered to the Title Company or Brokerage indicated in the Abstract no later than five (5) Business Days after Acceptance of the REPC and deposited in the Real Estate Trust Account as required by state law.
4. **Escrow.** Upon the execution hereof, an escrow shall be opened with the Title Company named in the Abstract, or such other title company as mutually agreed to by the Parties hereto. All necessary documents shall be delivered to the Title Company as Escrow and all payments required hereunder shall be made to said Escrow. Unless otherwise provided for herein, this REPC shall constitute the instructions to Escrow. In the event Escrow utilizes its own standard pre-printed escrow instructions ("Escrow Instructions") the Parties shall promptly execute the same after preparation. The Parties expressly acknowledge that the Escrow Instructions shall not supersede, modify or amend any of the terms of this REPC, and in the event of any conflict or ambiguity between any of the terms of this REPC and those of the Escrow Instructions, the terms of this REPC shall in all instances govern and control. Notwithstanding the preceding sentence, the failure of any Party to execute the Escrow Instructions shall not invalidate this REPC or affect the duties, obligations or responsibilities of the Parties hereunder.
5. **Release of Deposits.** The Earnest Money Deposit shall be held by the Title Company or Broker trust account indicated in the Abstract and shall be applied toward the Purchase Price at Closing as defined herein. Except as otherwise provided for in this REPC, the Buyer shall be deemed to have waived its Due Diligence Conditions, as described herein, at the Due Diligence Deadline and the Financing Conditions shall be deemed to have been waived upon the expiration of Financing Deadline, at which time the earnest money shall become nonrefundable to the Buyer. Notwithstanding any provision herein or in the law to the contrary, the Escrow shall not release or disburse any portion of the Earnest Money Deposit to any person except as provided by (i) a settlement or closing statement executed by both Buyer and Seller for the Closing; (ii) one or more notices to Escrow executed by both Buyer and Seller; (iii) the order of a court exercising jurisdiction over the parties or the deposit, or (iv) pursuant to the Default provisions of this REPC.
6. **Settlement and Closing.** Settlement shall take place on the Settlement Deadline referenced in the Abstract, or on another date upon which Buyer and Seller agree in writing. "Settlement" shall occur only when ALL of the following have been completed:
 - 6.1. **Documents.** Buyer and Seller have signed and delivered to each other or to the escrow/closing office all documents required by this REPC, by the lender, by written escrow instructions or by applicable law.
 - 6.2. **Buyer Funds.** Any monies required to be paid by Buyer under these documents (except for the proceeds of any new loan) have been delivered by Buyer to Seller or to the escrow/closing office in the form of collected or cleared funds.

- 6.3. Seller Funds. Any monies required to be paid by Seller under this REPC or in the Escrow Instruction have been delivered by Seller to Buyer or to the escrow/closing office in the form of collected or cleared funds.
- 6.4. Closing Costs. Seller and Buyer shall each pay one-half (1/2) of the fee charged by the escrow/closing office for its services in the settlement/closing process.
- 6.5. Taxes. Property taxes and assessments for the current year, rents, and interest on assumed obligations shall be prorated at Settlement as customary in the county and state where the Property is located.
- 6.6. Tenant Funds. Tenant deposits, if any, including, but not limited to, security deposits and prepaid rents, shall be paid or credited by Seller to Buyer at Settlement.
- 6.7. Other Prorations. Prorations set forth in this Section shall be made as of the Settlement Deadline date referenced in the Abstract, unless otherwise agreed to in writing by the parties. Such writing could include the settlement statement.
- 6.8. Closing. For purposes of this REPC, "Closing" means that: (i) Settlement has been completed;(ii) the proceeds of any new loan have been delivered by the lender to Seller or to the escrow/closing office; and (iii) the applicable Closing documents have been recorded in the office of the county recorder.
- 6.9. Form of Deed to Property. At the close of escrow, Seller shall transfer clear and marketable title in the Property to the Buyer by way of the type of conveyance identified in the Abstract. Anything to the contrary herein contained notwithstanding, it is specifically understood and agreed by the Parties hereto that the acceptance of the delivery of the Deed at the time of the Closing hereunder shall constitute full compliance by the Seller with the terms of this REPC.
- 6.10. Other Deliveries. Additionally, at Closing the Seller shall deliver or cause to be delivered, all of the following that apply:
- 6.10.1. Architectural Plans. An assignment of Seller's rights, if any, to any architectural drawings and site plans for the Property and blue-line copies of such drawings and plans (to the extent in Seller's possession)
 - 6.10.2. Assignment of Contracts. Duly executed and acknowledged Assignment of Contracts assigning and conveying to Buyer the Seller's interest in, to and under the assignable Contracts and containing an indemnity by Seller in favor of Buyer for Claims related to periods prior to the Closing and (if such contracts are assumed by Buyer) containing an indemnity by Buyer in favor of Seller related to the period after the Closing, together with original executed counterparts of contracts affecting or relating to the Property or any transferred interest, to the extent Seller or its agents have such original executed counterparts in their possession as of the Closing date.
 - 6.10.3. Assignment of Leases & Security Deposits. Duly executed, acknowledged and recordable Assignment of Leases assigning and conveying to the Buyer the Landlord's interest in, to and under any existing leases and Security Deposits and containing an indemnity by Seller in favor of Buyer for claims by tenants arising prior to the Closing, and an indemnity by Buyer in favor of Seller for claims by tenants arising after the Closing, together with original executed counterparts of leases affecting or relating to the Property or any transferred interest, to the extent Seller or its agents have such original executed counterparts in their possession as of the Closing date.
 - 6.10.4. Estoppel Certificates. Estoppel certificates from all existing commercial tenants, concessionaires and licensees upon the Property, if any, in form and content acceptable to Buyer and dated no earlier than 30 days prior to Closing (but excluding individual tenant leases). In the event Seller is unable to provide all estoppel certificates as described above, then Buyer may either cancel the contract and receive a full refund of all Earnest Money or may waive the requirement and proceed to Closing in the sole discretion of the Buyer.
 - 6.10.5. Bill of Sale. Duly executed and acknowledged Bill of Sale conveying to Buyer good and marketable title to the personal property (and to all improvements to the extent they could be determined to be personal property), free of all liens, security interests and encumbrances, together with all use/maintenance manuals, logs and other documents relating thereto.
 - 6.10.6. Water Conveyance. Transfer of Water rights or water shares by deed or legal instrument.
 - 6.10.7. Keys and Records. All of the keys to any doors or locks on the Property and original tenant file and other books and records relating to the Property in Seller's possession.
7. Possession. Seller shall deliver physical possession of the Property to the Buyer within twenty-four (24) hours following Closing or at such other date and time as agreed to in writing between the Parties.

8. Confirmation of Broker Fees & Agency Disclosure. Buyer and Seller acknowledge prior receipt of written agency disclosure provided by their respective Buyer's Agent or Seller's Agent that has disclosed the agency relationships that are confirmed as described in the Abstract. Buyer and Seller further acknowledge that Brokerage Fees are due as a result of this transaction.

9. Vesting Title & Title Insurance. The Seller hereby represents and warrants that the Seller has fee simple title to the Property and will convey good and marketable title to Buyer at Closing by way of a deed as described in the Abstract, free of encumbrances. At Settlement, the Seller agrees to provide a standard-coverage owner's policy of title insurance insuring title to the Buyer in the amount of the Purchase Price as described in the Abstract. Buyer, at its sole option, cost, and expense, may elect to obtain additional coverage or other specific endorsements such as an ALTA Extended policy. The Buyer may elect to obtain an extended policy or additional endorsements at the sole cost of the Buyer. However, the Buyer's inability to obtain such extended coverage on the Property shall not constitute a basis for the termination of this REPC by the Buyer.

10. Seller Disclosures. No later than the Seller Disclosure Deadline referenced in the Abstract, Seller shall provide to Buyer the following documents in the Seller's possession or control which are collectively referred to as the "Seller Disclosures."

10.1. Property Disclosure. A Seller property condition disclosure for the Property, signed and dated by Seller.

10.2. Title Commitment. A Commitment for Title Insurance on the Property.

10.3. Rent Roll. A copy of all leases/rental agreements in effect within or on the Property together with a current rent roll.

10.4. Operating Statement. Operating statements of the Property for the most recent three years and the current year to date.

10.5. Reports. Copies in Seller's possession, if any, of any studies and/or reports which have previously been done on the Property, including without limitation, environmental reports, soils studies, site plans, building plans, and surveys.

10.6. Violations. Written notice of any claims and/or conditions known to Seller relating to environmental problems and building or zoning code violations.

10.7. Service Contracts. Any vendor contracts or other agreements that are may be assumed by the Buyer related to the Property.

10.8. Included/Excluded Items. List of personal property and equipment included or excluded from the sale, if any.

10.9. Water. Evidence of any water rights or water shares included with the property, if any.

10.10. Summary of Claims. A notice and summary of any claims, demands, proceedings or litigation involving the Seller, the Property, the Seller's title to the Property or the Seller's ownership or rights in the Property, whether or not the same affects or could affect the Buyer or this transaction.

11. Due Diligence and Buyer's Right to Cancel. The Buyer shall have the right to terminate this REPC, for any reason in the Buyer's discretion, upon written notice of such termination to the Seller or the Seller's legal representative so long as said notice is received on or before the time and date identified as the Due Diligence Deadline in the Abstract (the "Due Diligence Deadline"). In the event the Buyer terminates this REPC on or before the Due Diligence Deadline, then this REPC shall terminate and, except for the indemnity provisions contained herein below, the Earnest Money shall be released to the Buyer, and neither Party shall be under any further obligation to the other.

11.1 Conditions of Buyer. The Buyer and Seller agree that this REPC and the obligation of the Buyer to proceed to Closing is specifically conditioned upon the Buyer's approval or waiver of the following "Due Diligence Conditions:"

- 11.1.1 The content of all Seller Disclosures required under the REPC.
- 11.1.2 An inspection of the physical condition of the Property.
- 11.1.3 A survey of the Property by a licensed surveyor.
- 11.1.4 Applicable federal, state and local laws, ordinances and regulations affecting the Property.
- 11.1.5 Applicable deed restrictions and covenants, conditions and restrictions affecting the Property.
- 11.1.6 The Property appraising for not less than the amount of the Purchase Price.
- 11.1.7 Any other tests or studies of the Property that are deemed necessary by the Buyer.

11.2 Waiver of Conditions. In the event that the Buyer does not complete the foregoing tests or reports prior to the Due Diligence Deadline and the Buyer does not elect to terminate this REPC, then said conditions shall be deemed expressly waived by Buyer. Unless otherwise provided in this REPC, these tests or reports shall be paid for by Buyer and shall be conducted by individuals or entities of Buyer's choice. Buyer shall conduct Buyer's Due Diligence in such manner as not to unreasonably disrupt the activities and business of Seller. Seller agrees to reasonably cooperate with Buyer's Due Diligence as described herein.

11.3 Due Diligence on Title. A copy of a preliminary title report or title commitment as described above shall be delivered to the Buyer on or before the Seller Disclosure Deadline. The Buyer shall be given until the Due Diligence Deadline to either object in writing to the items shown in the preliminary title report/title commitment or accept the same. If no written objection is provided by the Buyer on or before the Due Diligence Deadline, said silence shall constitute a waiver and an acceptance of any exception shown in Schedule B of the preliminary title report.

11.4 Financing Condition. If a new loan amount is indicated in the abstract, this purchase is specifically conditioned upon Buyer's approval of the terms and conditions of any mortgage or financing (the "Financing Conditions"). The Buyer shall have the right to terminate this REPC upon written notice to the Seller or the Seller's legal representative on or before the Financing Deadline in the Abstract (the "Financing Deadline"). In the event the Buyer terminates this REPC on or before the Due Financing Deadline, then this REPC shall terminate, the Earnest Money shall be released to the Buyer, and neither Party shall be under any further obligation to the other.

11.5 Due Diligence on Estoppels. Notwithstanding the Due Diligence and Financing Deadlines, the Buyer shall have three (3) calendar days after receipt of all estoppel certificates are delivered to the Buyer to disapprove in writing. Buyer may only disapprove an estoppel certificate and terminate this REPC, if the certificate reflects a material discrepancy relating to the economics of the transaction, or a previously undisclosed material breach of any lease. Upon such disapproval, Buyers entire deposit shall be returned, and the parties shall have no further obligations hereunder.

11.6 Duties of Buyer During Due Diligence. During the period prior to the Due Diligence Deadline (the "Due Diligence Period"), the Buyer, or any of its authorized designees, upon reasonable notice to the Seller, shall be given the right to enter the Property for the purposes of inspecting the Property and making, preparing, and obtaining any tests, surveys, inspections, or studies that may be reasonably necessary including, but not limited to, any drainage, percolation, soil tests and studies, and other environmental, or engineering tests or studies. After the completion of any entry onto the Property, the Buyer shall immediately thereafter return the Property to essentially the same condition existing prior to the Buyer's entry onto the Property. The Buyer further agrees to indemnify, pay, defend, and hold harmless the Seller for, from, and against any and all claims, actions, causes of action, damages and liabilities, death, personal injury or physical property damage, or mechanics' or materialman's liens, including attorney's fees and court costs, which result from or are in any way related to any entry upon, or any other inspections, testing or investigations undertaken by the Buyer, its agents, or designees. The expiration of the Due Diligence Period on the Due Diligence Deadline is automatic, unless specifically extended in writing by each of the parties hereto. The indemnification provisions of this Section shall survive Closing and/or the termination of this REPC.

11.7 Resolution of Objections. The Buyer shall have until the expiration of the Due Diligence Deadline to object to any matter disclosed within the Seller's Disclosures, Title Commitment, or any other inspection or testing upon which the Buyer's performance is conditioned as described above. Thereafter, the Seller shall have five days in which to resolve any objection raised by the Buyer. Thereafter, unless the Buyer's objections are all resolved by the Seller, the Buyer shall have the option to terminate this REPC under the same terms as within the Due Diligence Period and received a full refund of the Earnest Money Deposit or proceed to Closing in which case the Buyer shall be deemed to have waived such objection.

11.8 Condition of Property; No Warranties of Quality. The Buyer acknowledges that the Property is commercial or multi-family residential real property which may include vacant, unimproved, or agricultural land. The Buyer represents and warrants to the Seller that the Buyer has or will independently inspect and investigate the Property as well as all improvements thereon, and that the Buyer has entered into this REPC and/or chooses to proceed to Closing on the purchase of the Property based upon only the Buyer's inspection and investigation; and acknowledges that neither the Seller nor any of the Seller's employees, agents, or representatives have made any representations or warranties whatsoever, except as may be set forth in the Seller's Disclosures or otherwise set forth herein, specifically including but not limited to: (i) the physical condition of the Property (including, but not limited to, soils, geological conditions, environmental contamination, and availability of water); (ii) zoning affecting the Property, including but not limited to the particular zoning classification (or lack thereof) in connection with the Property; (iii) compliance of the Property (and any activities previously conducted thereon or with respect thereto) with any federal, state, or municipal laws, ordinances, or regulations relating to sale of subdivided lands; (iv) the suitability of the Property for Buyer's purposes; and/or (v) any access, or the ability to obtain any given access to the Property.

The Buyer acknowledges and agrees that it is acquiring the Property in their "AS IS" condition, and "WITH ALL FAULTS." Consistent with the foregoing and not in limitation thereof, Buyer acknowledges that the Seller shall not be responsible for any failure to investigate the Property on the part of Buyer or Seller, any real estate broker, sales agent or any other agent or employee of the Buyer or Seller, or any third party. Furthermore, Buyer specifically acknowledges any and all engineering data, feasibility or marketing reports, appraisals, soil reports, financial statements, or other information of any type which may be furnished to Buyer or its agents regarding the Property, including the Seller Disclosures, is furnished on the express condition that Buyer shall make an independent verification of the accuracy of such information, all such information being furnished without any warranty. The Buyer, in receiving any such documents or information, agrees that it will not attempt to assert any liability against Seller for furnishing such documents or information, and Buyer agrees to indemnify and hold Seller free and harmless from any and all such claims of liability.

12 Seller's Warranties and Representations. Buyer agrees to accept title to the Property subject to the contents of the preliminary title report or commitment for title as agreed to by Buyer. Buyer also agrees to take the Property subject to existing leases affecting the Property and not expiring prior to Closing. Buyer agrees to be responsible for taxes, assessments, association fees and dues, utilities, and other services provided to the Property after Closing. Except for any loan(s) specifically assumed by Buyer hereunder, Seller will cause to be paid off by Closing all mortgages, trust deeds, judgments, mechanic's liens, tax liens and warrants. Seller will cause all assessments to be paid current by Closing. If applicable, Seller shall pay any Real Property Transfer Tax. If any portion of the Property is presently assessed as "Greenbelt" the payment of any roll-back taxes assessed against the Property shall be paid for by Seller.

Seller further warrants that, to the best of Seller's knowledge, each of the following statements is true: (a) the consummation of the transactions contemplated by this REPC will not constitute a default or result in the breach of any term or provision of any contract or agreement to which Seller is a Party so as to adversely affect the consummation of such transactions; (b) except as previously disclosed to the Buyer in writing, there is no action, suit, legal proceeding or other proceeding pending or threatened against Seller and/or the Property which may adversely affect the transactions contemplated by this REPC, in any court or before any arbitrator of any kind or before or by any governmental body which may adversely affect the transactions contemplated by this REPC; (c) all work which will be performed in, on or about the Property or materials furnished thereto which might in any circumstances give rise to a mechanic's or materialman's lien, will be paid and all necessary waivers of rights to a mechanic's or materialman's lien for such work will be obtained; (d) Seller has not received any written notice indicating that the Property is in violation of any Federal, State or local Environmental Law; (e) except as disclosed in writing to the Buyer prior to the Seller Disclosure Deadline, there are no Hazardous Substances on, under, or about the Property, nor has Seller undertaken, permitted, authorized or suffered, and will not undertake, permit, authorize or suffer the presence, use, manufacture, handling, generation, storage, treatment, discharge, release, burial or disposal on, under or about the Property, of any Hazardous Substances, or the transportation to or from the Property, of any Hazardous Substances. As used herein, "Hazardous Substance" shall mean any substance, material or matter that may give rise to liability under any Federal, State, or local Environmental Laws; and (f) Seller is not a "foreign person" as that term is defined in Section 1445 of the U.S. Internal Revenue Code of 1986, as amended. (In that regard, Seller shall deposit into Escrow, at or prior to Closing, an affidavit in such form as may be required by the U.S. Internal Revenue Service, setting forth Seller's full name, address and taxpayer identification number and stating under penalty of perjury that Seller is not a "foreign person" as so defined).

13 Final Inspection. Before Settlement, Buyer may, upon reasonable notice and at a reasonable time, conduct a final pre-closing inspection of the Property to determine only that the Property is "as represented," meaning that all items to be included as identified in the Abstract are in fact present, repaired/changed as agreed, and in the warranted condition. If the items are not as represented herein, Seller will, prior to Settlement, replace, correct or repair the items or, with the consent of Buyer, escrow an amount at Settlement to provide for the same. The failure to conduct a final pre-closing inspection or to claim that an item is not as represented, shall not constitute a waiver by Buyer of the right to receive, on the date of possession, the items as represented.

14 Additional Terms. The Additional Terms as identified in the Abstract shall apply.

15 Changes Prior to Closing. Seller agrees that from the date upon which this REPC is executed until the date of Closing, Seller shall not, without the prior written consent of Buyer: (a) make any changes in any existing leases; (b) enter into any new leases; (c) make any substantial alterations or improvements to the Property; or (d) incur any further financial encumbrances against the Property.

16 Authority of Signers. If Buyer or Seller is a corporation, partnership, trust, estate, limited liability company or other entity, the person executing this REPC on its behalf warrants his or her authority to do so and to bind the respective entity whether Buyer or Seller as represented. Seller further warrants that the execution and delivery of this REPC by Seller has been duly and validly authorized, and all requisite action has been taken to make this REPC binding upon Seller.

17 Complete Contract & Assignment. This REPC together with its addenda, any attached exhibits, and Seller Disclosures, constitutes the entire contract between the parties and supersedes and replaces any and all prior negotiations, representations, warranties, understandings or contracts between the parties. This Contract cannot be changed except by written agreement of the parties. The REPC and the rights and obligations of Buyer hereunder, are personal to Buyer. The REPC may not be assigned by Buyer without the prior written consent of Seller. Provided, however, the transfer of Buyer's interest in the REPC to any business entity in which Buyer holds a majority of legal interest and complete control, including, but not limited to, a family partnership, family trust, limited liability company, partnership, or corporation (collectively referred to as a "Permissible Transfer"), shall not be treated as an assignment by Buyer that requires Seller's prior written consent. Furthermore, the inclusion of "and/or assigns" or similar language on the line identifying Buyer on the first page of the REPC shall constitute Seller's written consent only to a Permissible Transfer.

18 Resolution of Disputes & Mediation. This REPC shall be deemed to be made under, shall be construed in accordance with and shall be governed by the internal, substantive laws of the state in which the Property is located. Any and all disputes arising from this REPC, the Property or the Buyer and Seller as related thereto, shall be submitted to mediation, and unless resolved, shall be submitted exclusively to the state and federal courts within the county and state where the Property is located. All parties hereto submit to the exclusive personal jurisdiction thereof and waive any objections based on the venue thereof.

19 Default. In the event of a default by Buyer, Seller shall be entitled, as Seller's sole and exclusive remedy, to terminate this REPC by written notice to Buyer, in which event the Earnest Money Deposit shall be paid to Seller as liquidated damages. In the event of a default by Seller, Buyer shall be entitled, at its option: (a) to terminate this REPC by written notice to Seller, in which event the Earnest Money Deposit shall be returned to Buyer and Buyer shall be entitled to and agrees to accept from Seller a sum equal to the Earnest Money Deposit as liquidated damages; (b) to enforce Seller's obligations under this REPC by a suit for specific performance; or (c) accept a return of the Earnest Money Deposit, or Deposits, if applicable, and pursue any other remedies available at law or in equity. Upon termination of this REPC by either Party, no Party shall have any further rights, obligations, or liabilities hereunder except as expressly set forth in this REPC. The Parties acknowledge and agree that the actual damages upon default are uncertain in amount and difficult to ascertain, and that the amount of liquidated damages specified in this Section was reasonably determined.

20 Attorney Fees & Costs. In the event of litigation or binding arbitration to enforce this REPC, the prevailing Party shall be entitled to costs and reasonable attorney fees. However, attorney fees shall not be awarded for participation in mediation as required hereunder.

21 Notices. All notices required under this REPC must be: (a) in writing; (b) signed by the Party giving notice; and (c) received by the other Party or the other Party's agent no later than the applicable date referenced in this REPC. Said notices shall be delivered to the address listed in the Abstract for the Seller and the Buyer. However, the Seller and Buyer reserve the right to amend their address and contact information from time to time.

22 Risk of Loss. All risk of loss to the Property, including physical damage or destruction to the Property or its improvements due to any cause except ordinary wear and tear and loss caused by a taking in eminent domain, shall be borne by Seller until Closing.

23 Electronic Transmission and Counterparts. Facsimile (fax) or Email transmissions of a signed copy of this REPC, any Addenda and Counteroffers thereto shall be the same as delivery of an original, subject to confirmation of receipt by the other party hereto. This REPC and any Addenda and Counteroffers thereto may be executed in counterparts. All Parties hereto expressly accept electronic signatures as fully and legally binding.

24 Merger. Upon Closing all of the terms and conditions hereof shall be merged into the Deed except the warranties or indemnities of the parties contained in Sections 11.6, 12 and 16, which shall survive Closing and/or the termination hereof.

25 Time of Essence. Time is of the essence regarding the dates set forth in this REPC. Extensions must be agreed to in writing by all parties. Unless otherwise explicitly stated in this REPC: (a) performance under each Section of this REPC which references a date shall absolutely be required by 5:00 PM in the time zone in which the Property is located on the stated date; and (b) the term "days" shall mean calendar days and shall be counted beginning on the day following the event which triggers the timing requirement (i.e., Acceptance, etc.). If the performance date falls on a Saturday, Sunday, State or Federal legal holiday, performance shall be required on the next business day. Performance dates and times referenced herein shall not be binding upon title companies, lenders, appraisers and others not parties to this REPC, except as otherwise agreed to in writing by such non-party.

26 Tax Deferred Exchange. If notified at the time of the execution hereof, each Party shall cooperate with the other Party in effecting a tax deferred exchange under the I.R.S. Code; provided however, that the other Party's cooperation shall be conditioned on the following: (a) the exchange will be at no additional liability and cost to the other Party; (b) the exchange will not delay Settlement or Closing; and (c) the other Party shall not be required to acquire title to any proposed exchange properties to accommodate an exchange. Except in cases of Default by a non-exchanging Party, the exchanging Party hereby indemnifies and agrees to defend and hold the other Party harmless from and against any and all claims, demands, costs and expenses which the other Party may sustain or incur resulting from the attempt by the exchanging Party to consummate the sale or acquisition of the Property as a tax deferred exchange.

27 Acceptance. This REPC shall only become binding once executed by the Buyer and the Seller as the Parties.

28 Relationship of Parties. Nothing contained herein shall be construed to create any partnership, joint venture, agency or other relationship or form of organization with or between the Parties.

29 Principles of Construction. Unless otherwise specified, (1) all references to sections and schedules are to those in this REPC; (2) the words "hereof," "herein" and "hereunder" and words of similar import refer to this REPC as a whole and not to any particular provision; (3) all definitions are equally applicable to the singular and plural forms of the terms defined; and (4) the word "including" means "including but not limited to." The captions and headings used in this REPC are for convenience and reference only and are not intended to define, limit, or describe the scope or intent of any provision of this REPC

30 Negotiated Agreement. This REPC is the product of arms-length negotiations between the Parties and represents the complete, actual and intended agreement of the Parties regarding the subject matter hereof. This REPC shall not be construed for or against either Party, and no rule or presumption against the drafter shall be employed. Each of the Parties hereby agrees, acknowledges and warrants that this REPC has been provided by NAI Excel and NAI Vegas, it's Broker and Agents as an accommodation for this transaction and that each of the Parties has been instructed and has had an opportunity to seek independent legal counsel to review the same. Each Party hereto, expressly agrees to fully indemnify and to hold the provider of this REPC harmless and to waive any and all claims, damages or injuries of any kind related to this REPC or any interpretation hereof, including all costs and attorneys' fees whether or not a formal legal action is filed.

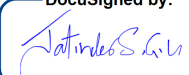
31 Severability. If any provision of this REPC is deemed void or unenforceable, such provision shall be severed from this REPC, which remainder shall otherwise remain in full force and effect.

32 Additional Terms: There may be addenda to this REPC including, but not being limited to, a survey, seller financing addendum or other addenda containing additional terms. Said addenda (if any) are incorporated into the REPC by this reference.

33 Contract Deadlines. All contract deadlines are those enumerated in the Abstract.

34 Conflict of Terms. In the event of any conflict between the terms set forth in the Abstract and the REPC, then the terms of the REPC shall govern.

35 Offer and Time for Acceptance. Buyer offers to purchase the Property on the above terms and conditions. If Seller does not accept and deliver an acceptance of this Offer by 5:00 P.M. in the time zone where the property is located on the date set forth in the Abstract, this Offer shall lapse, and the Buyer's Brokerage or Title/Escrow Agent, as applicable, shall return the Earnest Money Deposit to Buyer.

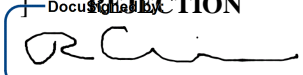
<p>DocuSigned by:  <small>DF6712F/D805473</small> Buyer (Signature of Authorized Signer)</p>	<p>Jatinder Gill _____ Print Name and Title</p>	<p>10/20/2021 _____ Date</p>
<p>_____ Buyer (Signature of Authorized Signer)</p>	<p>_____ Print Name and Title</p>	<p>_____ Date</p>

ACCEPTANCE/COUNTEROFFER/REJECTION

CHECK ONE:

ACCEPTANCE OF OFFER TO PURCHASE: Seller accepts the foregoing offer on the terms and conditions specified above.

COUNTEROFFER: Seller presents for Buyer's acceptance the terms of Buyer's offer subject to the exceptions or modifications as specified in the attached Addendum No. _____.

<p><input type="checkbox"/> REJECTION  <small>47BA8BEE0C40481</small> Seller (Signature of Authorized Signer)</p>	<p>Rapinder Chima / Seller _____ Print Name and Title</p>	<p>10/20/2021 _____ Date</p>
<p>_____ Seller (Signature of Authorized Signer)</p>	<p>_____ Print Name and Title</p>	<p>_____ Date</p>



ADDENDUM NO. TO REAL ESTATE PURCHASE CONTRACT

THIS IS AN [] ADDENDUM [] COUNTEROFFER to that REAL ESTATE PURCHASE CONTRACT (the "REPC") with an Offer Reference Date of 10/19/2021, including all prior addenda and counteroffers, between Blue Speed (Jatinder Gill) 2372 Walnut Ave., Livingston, CA 95334 as Buyer, and GILLIES LLC 3067 Palace Gate Ct. Las Vegas, NV 89117 as Seller, regarding the Property located at 3235 N Martin Luther King Blvd., N Las Vegas, NV 89032. The following terms are hereby incorporated as part of the REPC:

ADDITIONAL TERMS:

- 1. Seller agrees to demolish the existing car wash at 1570 W Cheyenne Ave. NLV, NV 89032 (at ARCO AM/PM) before opening of the Car Wash at 3235 N Martin Luther King Blvd., NLV NV 89032 or If Seller decided to sell ARCO Station, he will demolish the existing car wash prior to close of escrow whichever is sooner.
2. Seller Disclosures: The Seller Disclosure Deadline shall be [15] days from the mutual execution of the Purchase Contract. Prior to the expiration of the Seller Disclosure Deadline, Seller shall provide to Buyer the following: a. Commitment for Title Insurance b. Any engineering, construction plans or survey drawings for the site c. Seller's property condition disclosures d. Written notice of any claims against the property or conditions known to Seller relating to environmental problems or building or zoning code violations.
3) Commissions: Dhanminder K Dhaliwal with NAI Vegas Represents the Buyer in the transaction and shall be paid a commission equal to Five Percent (5%) of Purchase Price. Commission shall be paid out of the Seller's proceeds to NAI Vegas at Close of Escrow.

BUYER AND SELLER AGREE THAT THE CONTRACT DEADLINES REFERENCED IN THE REPC ABSTRACT (CHECK APPLICABLE BOX): [X] REMAIN UNCHANGED [] ARE CHANGED AS FOLLOWS:

To the extent the terms of this ADDENDUM modify or conflict with any provisions of the REPC, including all prior addenda and counteroffers, these terms shall control. All other terms of the REPC, including all prior addenda and counteroffers, not modified by this ADDENDUM shall remain the same. [X] Seller [] Buyer shall have until 5:00 PM in the time zone where the property is located on 10/22/2021 (Date), to accept the terms of this ADDENDUM. Unless so accepted, the offer as set forth in this ADDENDUM shall lapse and previous terms still apply.

Signature of Buyer: [Signature] 10/20/2021
[] Buyer [] Seller Signature (Date) (Time)

ACCEPTANCE/COUNTEROFFER/REJECTION

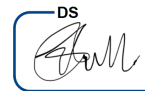
CHECK ONE: [X] ACCEPTANCE: [X] Seller [] Buyer hereby accepts the terms of this ADDENDUM.

[] COUNTEROFFER: [] Seller [] Buyer presents as a counteroffer the terms of attached ADDENDUM NO. _____.

Signature of Counteroffer: [Signature] 10/20/2021
(Signature) (Date) (Time) (Signature) (Date) (Time)

[] REJECTION: [] Seller [] Buyer rejects the foregoing ADDENDUM.

(Signature) (Date) (Time) (Signature) (Date) (Time)



DUTIES OWED BY A NEVADA REAL ESTATE LICENSEE

This form does not constitute a contract for services nor an agreement to pay compensation.

In Nevada, a real estate licensee is required to provide a form setting forth the duties owed by the licensee to:

- a) Each party for whom the licensee is acting as an agent in the real estate transaction, and
- b) Each unrepresented party to the real estate transaction, if any.

Licensee: The licensee in the real estate transaction is DHANNMINDER K DHALIWAL
 whose license number is 0065105. The licensee is acting for [client's name(s)] Blue Speed
Jatinder Gill who is/are the Seller/Landlord; Buyer/Tenant.

Broker: The broker is TODD MANNING, whose
 company is NAI VEGAS.

Licensee's Duties Owed to All Parties:

A Nevada real estate licensee shall:

1. Not deal with any party to a real estate transaction in a manner which is deceitful, fraudulent or dishonest.
2. Exercise reasonable skill and care with respect to all parties to the real estate transaction.
3. Disclose to each party to the real estate transaction as soon as practicable:
 - a. Any material and relevant facts, data or information which licensee knows, or with reasonable care and diligence the licensee should know, about the property.
 - b. Each source from which licensee will receive compensation.
4. Abide by all other duties, responsibilities and obligations required of the licensee in law or regulations.

Licensee's Duties Owed to the Client:

A Nevada real estate licensee shall:

1. Exercise reasonable skill and care to carry out the terms of the brokerage agreement and the licensee's duties in the brokerage agreement;
2. Not disclose, except to the licensee's broker, confidential information relating to a client for 1 year after the revocation or termination of the brokerage agreement, unless licensee is required to do so by court order or the client gives written permission;
3. Seek a sale, purchase, option, rental or lease of real property at the price and terms stated in the brokerage agreement or at a price acceptable to the client;
4. Present all offers made to, or by the client as soon as practicable, unless the client chooses to waive the duty of the licensee to present all offers and signs a waiver of the duty on a form prescribed by the Division;
5. Disclose to the client material facts of which the licensee has knowledge concerning the real estate transaction;
6. Advise the client to obtain advice from an expert relating to matters which are beyond the expertise of the licensee; and
7. Account to the client for all money and property the licensee receives in which the client may have an interest.

Duties Owed By a broker who assigns different licensees affiliated with the brokerage to separate parties.

Each licensee shall not disclose, except to the real estate broker, confidential information relating to client.

Licensee Acting for Both Parties:

The Licensee

MAY [_____/_____] **OR** **MAY NOT** [_____/_____]

in the future act for two or more parties who have interests adverse to each other. In acting for these parties, the licensee has a conflict of interest. Before a licensee may act for two or more parties, the licensee must give you a "Consent to Act" form to sign.

I/We acknowledge receipt of a copy of this list of licensee duties, and have read and understand this disclosure.

Seller/Landlord: [Signature] Date: 10/20/2021 Time: _____
47BA8BEE0C40481...

Seller/Landlord: DocuSigned by: Date: _____ Time: _____

OR
Buyer/Tenant: [Signature] Date: 10/20/2021 Time: _____
DF6712F7D805473...

Buyer/Tenant: _____ Date: _____ Time: _____



CONSENT TO ACT

This form does not constitute a contract for services nor an agreement to pay compensation.

DESCRIPTION OF TRANSACTION: The real estate transaction is the sale and purchase; or lease; of
Property Address: 3235 N Martin Luther King Blvd., N Las Vegas, NV 89032

In Nevada, a real estate licensee may act for more than one party in a real estate transaction however, before the licensee does so, he or she must obtain the written consent of each party. This form is that consent. Before you consent to having a licensee represent both yourself and the other party, you should read this form and understand it.

Licensee: The licensee in this real estate transaction is Dhanminder K Dhaliwal (“Licensee”) whose license number is S.0065105 and who is affiliated with Brokers Commercial Vegas dba NAI Vegas (“Brokerage”).

Seller/Landlord GILLIES LLC 3067 Palace Gate Ct. Las Vegas, NV 89117
Print Name

Buyer/Tenant Blue Speed (Jatinder Gill) 2372 Walnut Ave., Livingston, CA 95334
Print Name

CONFLICT OF INTEREST: A licensee in a real estate transaction may legally act for two or more parties who have interests adverse to each other. In acting for these parties, the licensee has a conflict of interest.

DISCLOSURE OF CONFIDENTIAL INFORMATION: Licensee will not disclose any confidential information for 1 year after the revocation or termination of any brokerage agreement entered into with a party to this transaction, unless Licensee is required to do so by a court of competent jurisdiction or is given written permission to do so by that party. Confidential information includes, but is not limited to, the client’s motivation to purchase, trade or sell, which if disclosed, could harm one party’s bargaining position or benefit the other.

DUTIES OF LICENSEE: Licensee shall provide you with a “Duties Owed by a Nevada Real Estate Licensee” disclosure form which lists the duties a licensee owes to all parties of a real estate transaction, and those owed to the licensee’s client. When representing both parties, the licensee owes the same duties to both seller and buyer. Licensee shall disclose to both Seller and Buyer all known defects in the property, any matter that must be disclosed by law, and any information the licensee believes may be material or might affect Seller’s/Landlord’s or Buyer’s/Tenant’s decisions with respect to this transaction.

NO REQUIREMENT TO CONSENT: You are not required to consent to this licensee acting on your behalf. You may

- Reject this consent and obtain your own agent,
- Represent yourself,
- Request that the licensee’s broker assign you your own licensee.

CONFIRMATION OF DISCLOSURE AND INFORMATION CONSENT

BY MY SIGNATURE BELOW, I UNDERSTAND AND CONSENT: I am giving my consent to have the above identified licensee act for both the other party and me. By signing below, I acknowledge that I understand the ramifications of this consent, and that I acknowledge that I am giving this consent without coercion.

DocuSigned by: I/We acknowledge receipt of a copy of this list of licensee duties, and have read and understand this disclosure.			DocuSigned by: I/We acknowledge receipt of a copy of this list of licensee duties, and have read and understand this disclosure.		
	10/20/2021			10/20/2021	
<small>47BA8BEE0G40481</small> Seller/Landlord	<small>Date</small>	<small>Time</small>	<small>BF6712F7D805473</small> Buyer/Tenant	<small>Date</small>	<small>Time</small>
_____ Seller/Landlord	_____ Date	_____ Time	_____ Buyer/Tenant	_____ Date	_____ Time





TRANSACTION DOCUMENTS RECEIPT

PLEASE COMPLETE THIS FORM EACH TIME YOU DELIVER DOCUMENTS!

This TRANSACTION DOCUMENTS RECEIPT applies to the Real Estate Purchase Contract with an Offer Reference Date of 10/19/2021 entered into by and between GILLIES LLC 3067 Palace Gate Ct. Las Vegas, NV 89117 as Seller and Blue Speed (Jatinder Gill) 2372 Walnut Ave., Livingston, CA 95334 as Buyer regarding property located at 3235 N Martin Luther King Blvd., N Las Vegas, NV 89032 (the "Property")

THE FOLLOWING DOCUMENTS HAVE BEEN RECEIVED OR DELIVERED AS SHOWN BELOW

Initials of person receiving documents

- [] Copy of the Real Estate Purchase Contract (including addenda) signed by the Buyer and the Seller
- [] Agency Disclosures Buyer Representation Agreement Listing Agreement Limited Agency Consent
- [] Seller's Property Condition Disclosure Form Buyer Due Diligence Checklist _____
- [] Lead Based Paint Disclosure and Acknowledgement EPA Lead Based Paint Pamphlet
- [] Commitment for Title Insurance No. _____, issued by Fidelity National Title Group
- [] CC&R's for the _____ Condominiums Subdivision
- [] Homeowner's Association Budget Financial Statement Minutes
- [] Property Inspection Report dated _____ prepared by _____
- [] Survey Map dated _____ prepared by _____
- [] Inventory of Personal Property included in the transaction
- [] Leases affecting the Property Copy of Property Management Contract(s) affecting the Property
- [] Copies of Water Certificates/Water Shares _____
- [] Written Notice of Loan Denial Loan Approval By _____ (Lender)
- [] Written Notice of Cancellation of Contract by Buyer Seller
- [] Written Notice of Objections based on Evaluations and Inspections
- [] Other (Describe): _____

(SIGN BELOW & INITIAL ABOVE NEXT TO DOCUMENTS THAT HAVE BEEN CHECKED)

A. ***I HAVE INITIALED NEXT TO THE BOXES CHECKED ABOVE***, and I have signed where indicated below acknowledging my receipt of each of the documents checked above.

Signature of Seller Seller's Agent Buyer Buyer's Agent Other _____

(Signature) _____ (Date) _____ (Time) _____ (Signature) _____ (Date) _____ (Time) _____

B. personally caused a final copy of the document(s) checked above to be faxed mailed to: Seller Seller's Agent Buyer Buyer's Agent, on: _____ (Date) by: Certified Mail/Return Receipt Requested - Cert. No. _____ Overnight/Express Mail Airbill No. _____ Other _____

Sent by: _____

DocuSigned by: 10/20/2021

DF6712F7D805473...

DocuSigned by: 10/20/2021

47BA8BEE0C40481...

DS
RC

DS

CITY OF NORTH LAS VEGAS

INTEROFFICE MEMORANDUM

To: Johanna Murphy, Principal Planner, Land Development & Community Services
From: Duane McNelly, Land Development Coordinator, Department of Public Works
Subject: SUP-26-2022 Car Wash
Date: June 16, 2022

In addition to the requirement to comply with the *City of North Las Vegas Municipal Code - Titles 15 and 16, NRS 278* and accepted *Clark County Area Uniform Standard Drawings*, the Department of Public Works recommends the following conditions of approval:

1. All known geologic hazards shall be shown on the site plan and the civil improvement plans. Subsequent identification of additional hazards may substantially alter the original site plan.
2. Approval of a drainage study is required prior to submittal of the civil improvement plans.
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.
4. The size and number of access points and their locations are subject to review and approval by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in *North Las Vegas Municipal Code* section 17.24.040. Conformance may require modifications to the site.
5. All driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Numbers 225 and 222.1.
6. The property owner is required to grant a roadway easement for commercial driveway(s).
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.

For more information regarding the land development process and other associated requirements in the City of North Las Vegas, please visit the City's website and find the **Land Development Guide**:
<http://www.cityofnorthlasvegas.com/Departments/PublicWorks/PublicWorks.shtm>



Duane McNelly, Land Development Project Leader
Department of Public Works

2111 Edgewood Ave • Las Vegas, NV 89102
Phone: 702 932 0455 Fax: 702 932 0456



ARCHITECTURE • PLANNING • INTERIOR DESIGN

May 3, 2022

City of North Las Vegas
Planning & Zoning Department
2250 Las Vegas Boulevard North
North Las Vegas, NV 89030
Tel.: 633-1537 Fax.: 649-6091

Re: Special Use Permit
Car Wash
North West corner of Martin Luther King Blvd. and West Cheyenne Ave.
(North of existing service station)
North Las Vegas, NV
APN: 139 09 401 012

Letter of Intent

Ladies and Gentlemen:

GK³ Architecture, on behalf of M2REO Holdings LLC, is requesting the review and approval for the Special Use permit for a 4,550 SF car wash. The facility includes a 120ft car wash tunnel, queuing for 11 vehicles and 18 self-serve vacuum spaces. The vacuum spaces will have a fabric shade structure with metal supports. The business is an automatic car wash. There will be 2-3 employees on site. The car wash will be open from 7am to 9pm.

The site plan proposes a 10-foot buffer with intense landscaping adjacent the residential properties to the North and a 12 foot buffer with intense landscaping adjacent to the South. The exit for the car wash is sited at the Eastern side of the site facing Martin Luther King Blvd. This keeps the blowers 175 ft away from the residential properties. The building is sited North on the site and the vacuum stations are central. The traffic flow works well with the existing service station.

The site plan conforms with the development pattern in the surrounding area and is an appropriate use for the site, compatible with the existing service station located at the South adjacent parcel. The building design will incorporate paint and stucco finishes to coordinate with the existing service station. Varying roof lines, decorative metal siding and accent metal standoffs give the building character and add interest. The benefits for the project are to support the goals of the City of North Las Vegas Comprehensive Plan by creating a stable, identifiable and functional commercial district. The uses are supportive and compatible with the neighboring land uses and this will be an asset to the area.

The approval of the proposed design would not constitute a grant of any special privilege. The building would not allow a use or activity which is not permitted in the Commercial Neighborhood Zone without a special use permit, and would pose no adverse effect to public health, safety, or welfare. Thank you for your consideration of these matters.

Sincerely,
Gemie Knisely



ARCHITECTURE • PLANNING • INTERIOR DESIGN

USA 2111 Edgewood Ave.; Las Vegas, NV 89101 Tel. 702.932-0455 Fax 702.932.0456

EMAIL kevin@gk3architecture.com gemie@gk3architecture

Gemie M. Knisely, RA

PROJECT INFORMATION:

APN 138-09-017-024
 3000 S. CHESTER AVE (NORTH OF EXHIBIT SERVICE STATION)
 NORTH LAS VEGAS, NV COMMERCIAL (C-1)
 PROJECT SITE: 899 ACRES (43,924 SF)

A.P.N. 138-09-417-023 RICHARD
 DRISHMAN & AVEVA
 2155.7
 NOT A PART

A.P.N. 138-09-417-018 PINTO
 EDITH AURORA OR 20130523:02912
 NOT A PART

LOT COVERAGE: 11%
 TOTAL LANDSCAPE AREA: 1,450 SF
 LANDSCAPE COVERAGE RATIO: 11%

REQUIRED PARKING:

VEHICLE WASHING EQUIPMENT: PER 200 SF OFFICE: 6,000/2000 4 SPACES
 TOTAL REQUIRED: 4 SPACES
 TOTAL PROVIDED: 21 SPACES

PROJECT NOTES:

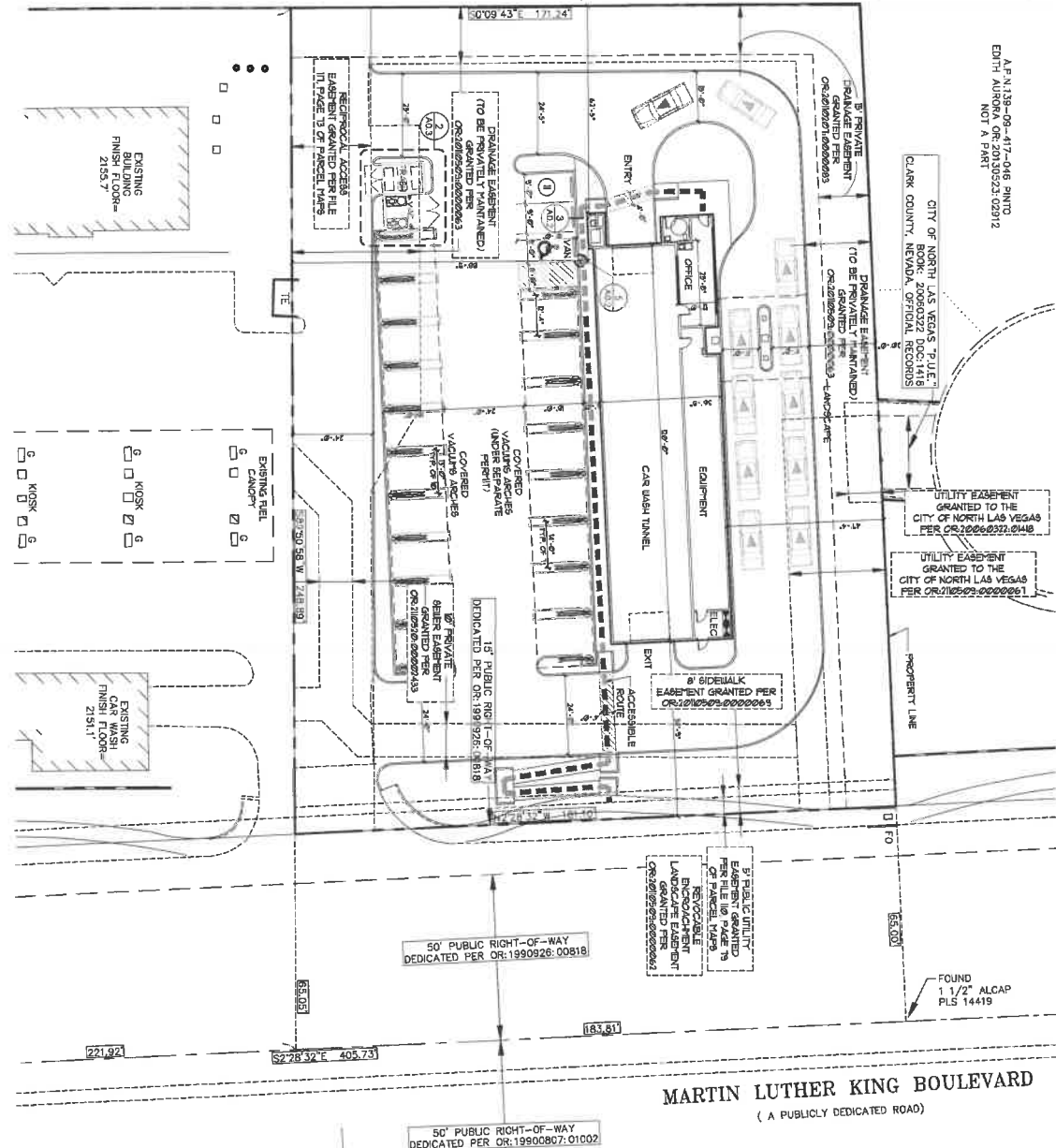
1. DESIGN OF BUILDING WILL CONFORM WITH CURRENT NONRESIDENTIAL STANDARDS
2. A HANDED OR 180 DEGREE TURNING WILL BE PROVIDED
3. ALL BUILDING MATERIALS AND FINISHES SHALL BE APPROVED BY THE CITY ENGINEER
4. ALL REQUIRED FEATURES ARE TO BE MAINTAINED
5. MECHANICAL EQUIPMENT IS TO BE LOCATED ON THE BUILDING PARAPET
6. SIGNAGE IS NOT APPROVED THROUGH THIS APPLICATION SIGNAGE MUST COPY WITH OR BE FINISHED TO MATCH THE BUILDING
7. ALL SCREEN WALLS VISIBLE FROM A PUBLIC WAY TO BE FINISHED TO MATCH THE BUILDING
8. SEE ELECTRICAL SHEET E10 FOR SITE LIGHTING LOCATIONS

A.P.N. 138-09-417-027 CASPERA
 EDWARD ROY & JUANITA
 OR 20120716:02288 NOT A PART

A.P.N. 138-09-417-026
 RENTS-PRERE VECTOR AND
 DELS OR 201412:01428
 NOT A PART

A.P.N. 138-09-417-025 RAYFORD
 LINDA A OR 2011118:02351
 NOT A PART

A.P.N. 138-09-417-024 MASSANDE
 CRISTINZON & MERLINA M
 OR 20150516:01818 NOT A PART



1 SITE PLAN
 1/8" = 1' = 0"

<p>gk3 architecture 2111 BORDEN AVENUE LAS VEGAS, NEVADA 89102 TEL: (702) 736-7199 WWW.GK3ARCHITECTURE.COM</p>		<p>CARER HOLDINGS LLC 1702 W. CHESTER AVE NORTH LAS VEGAS, NV 89032 TEL: (702) 736-7199</p>					
<p>PROJECT: CAR WASH NORTH WEST CORNER OF MARTIN LUTHER KING BLVD AND WEST CHESTER AVE SERVICE STATION NORTH LAS VEGAS NV 89032 APRIL 19, 2015 4:56 PM '07</p>		<p>REVISIONS:</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> </tbody> </table>		NO.	DESCRIPTION		
NO.	DESCRIPTION						
<p>CLIENT: CARER HOLDINGS LLC</p>		<p>DATE: 04-19-15</p>					
<p>SCALE: 1/8" = 1' = 0"</p>		<p>DRAWN BY: JACOB</p>					
<p>CHECKED BY: JACOB</p>		<p>DATE: 04-19-15</p>					
<p>PROJECT: CAR WASH</p>		<p>DATE: 04-19-15</p>					

A0.1

GENERAL FLOOR PLAN NOTES:

1. ALL DOORS SHALL BE A MINIMUM OF 2' FROM ANY INTERIOR WALL UNLESS INTERIOR DOORS WITHOUT DIMENSIONS SHALL BE FIELD IN THIS MANNER.
 2. PROVIDE 6" OR 8" AT ALL FINISHED WALL LOCATIONS UNLESS.
 3. PROVIDE CONCRETE CEMENT BOARD OR APPROVED EQUAL AT ALL BATHROOM WALLS & WET LOCATIONS.
 4. ALL WALLS TO BE TYPICALLY SMOOTH & PAINTED PER PLAN.
 5. EACH SERVICE CENTER IS TO BE IN ACCESSIBLE SERVICE CENTER PER SECTION 110.04.1. VERTICAL SERVICE CENTERS SHALL BE TO BE MINIMUM 8" FROM MINIMUM ABOVE THE FLOOR CHECK VERTICING SERVICE CENTERS SHALL BE TO BE 12" FROM MINIMUM ABOVE THE FLOOR.
 6. THE FINISH FLOOR SHALL BE CLASSIFICATION OF ALL NEW INTERIOR WALL FINISH TO BE CLASS OF 1.0. THE SERVICE CENTER SHALL BE 1/2" FROM 0.05 PER 10.1.
 7. FINISH CEILING SHALL BE INSTALLED WITHIN CONCEALED SPACES OF EXTERIOR WALL FINISH AND TYPICAL DIMENSIONS AS OF PER PER 110.22.
 8. THERE SHALL BE A FLOOR OR LANDING ON EACH SIDE OF A DOOR SUCH FLOOR OR LANDING SHALL BE AT THE SAME ELEVATION ON EACH SIDE OF THE DOOR. LANDINGS SHALL BE LEVEL. DIMENSIONS SHALL BE TO BE 48" MINIMUM TO HAVE A SCORE FOOT TO CROCKED 0.25 UNIT VERTICAL IN 12 UNITS HORIZONTAL (2% SLOPE).
 9. LANDINGS SHALL HAVE A HEIGHT NOT LESS THAN THE HEIGHT OF THE STAIRWAY OR THE HEIGHT OF THE DOOR. HANDRAILS SHALL BE INSTALLED AS PER SECTION 110.10.1.1.5. HANDRAILS IN THE DIRECTION OF TRAVEL OF NOT LESS THAN 44 INCHES.
 10. ALL EXTERIOR DIMENSIONS ARE TAKEN FROM FACE OF SCHEDULING OR ANCHOR. ALIGN FACE OR CENTER OF WALL. CONSTRUCTOR TO VERIFY ALL DIMENSIONS IN THE FIELD.
 11. CONTOUR WALL AND CEILING FINISH TO CAR WASH TUNNEL.
- Estimated Permits, Inc.
 11110 S. 10th St.
 Milwaukee, WI 53227
 TEL: (414) 353-1111
- TOTAL FINISH OF ALL INTERIOR
 INTERIOR WALL AND CEILING FINISH TO
 CONCRETE WHITE

THERMAL INSULATION AT OFFICE AND RESTROOM
 ROOF-CONTINUOUS INSULATION R-20 MIN. (7' RISE ROOM)
 EXTERIOR WALLS OF CONCRETE BLOCK-WHENTAL STUD WALL FINISHING
 CONTINUOUS INSULATION R-7.5 MIN. (1 1/2" RISE ROOM)
 INTERIOR WALLS OF CONCRETE BLOCK-WHENTAL STUD WALL FINISHING
 CAVITY INSULATION R-4.5 MIN. (6" RISE)

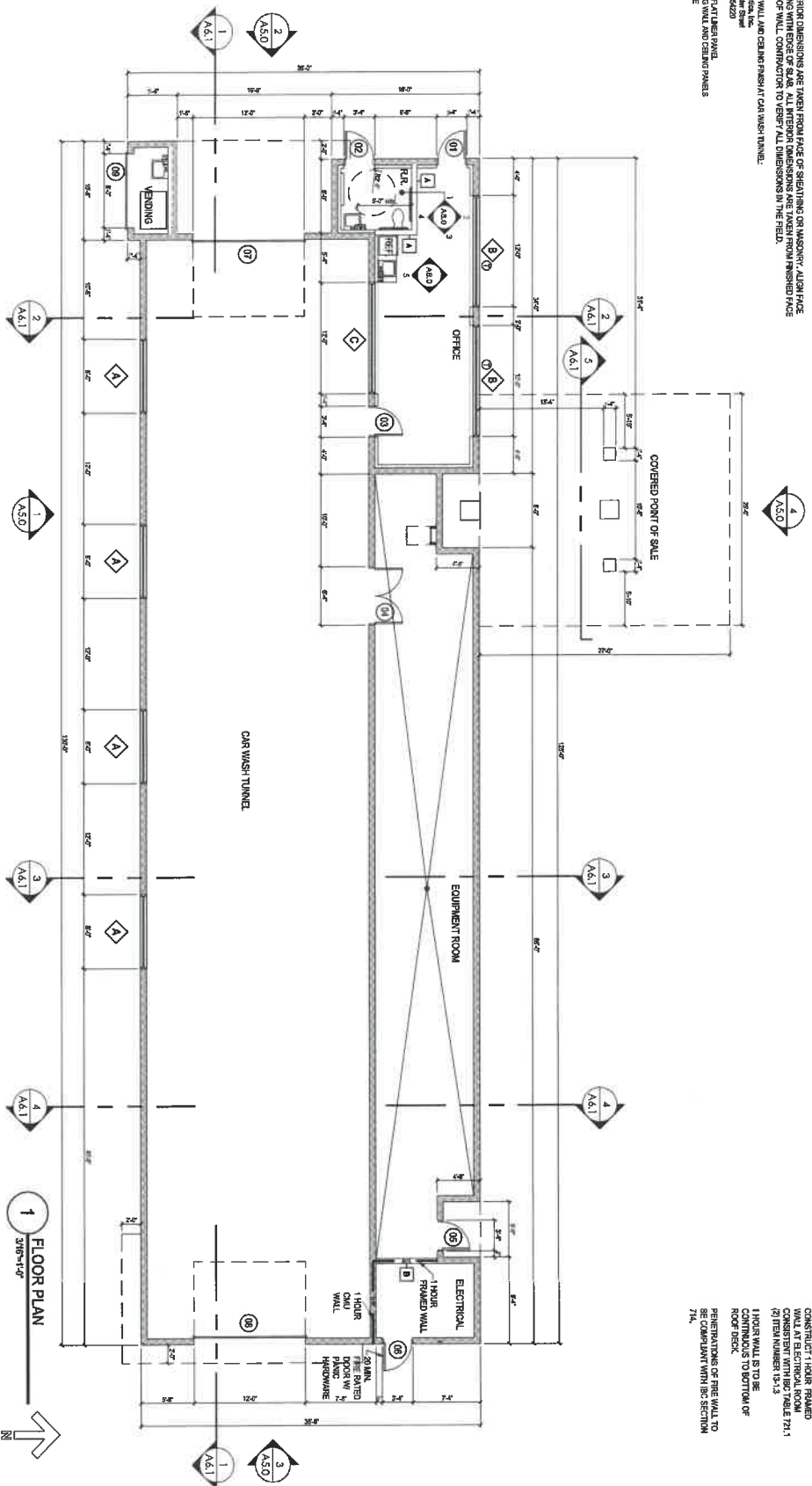
WALL LEGEND

[Symbol]	CONCRETE WALL
[Symbol]	CONCRETE WALL WITH STUD WALL FINISHING
[Symbol]	STUD WALL

SYMBOL LEGEND

[Symbol]	DOOR 1/4" (SEE SCHEDULE SHEET A10)
[Symbol]	WINDOW 1/4" (SEE SCHEDULE SHEET A10)
[Symbol]	INTERIOR WALL TYPE (SEE SHEET A4.1)
[Symbol]	INDICATES TYPED GLASS

ELECTRICAL ROOM NOTE:
 CONSTRUCT 1 HOUR FRAMED
 WALL IN ELECTRICAL ROOM
 (SEE ELECTRICAL SCHEDULE 721.1
 R) ITEM NUMBER 13-13
 FLOOR WALL IS TO BE
 CONTINUOUS TO BOTTOM OF
 ROOF DECK.
 PENETRATIONS OF FLOOR WALL TO
 BE COMPLIANT WITH IRC SECTION
 714.



1 FLOOR PLAN
3/18/11-11'

gik3
 GENERAL CONTRACTORS
 11110 S. 10th St.
 MILWAUKEE, WI 53227
 TEL: (414) 353-1111
 WWW.GENERALCONTRACTORS.COM

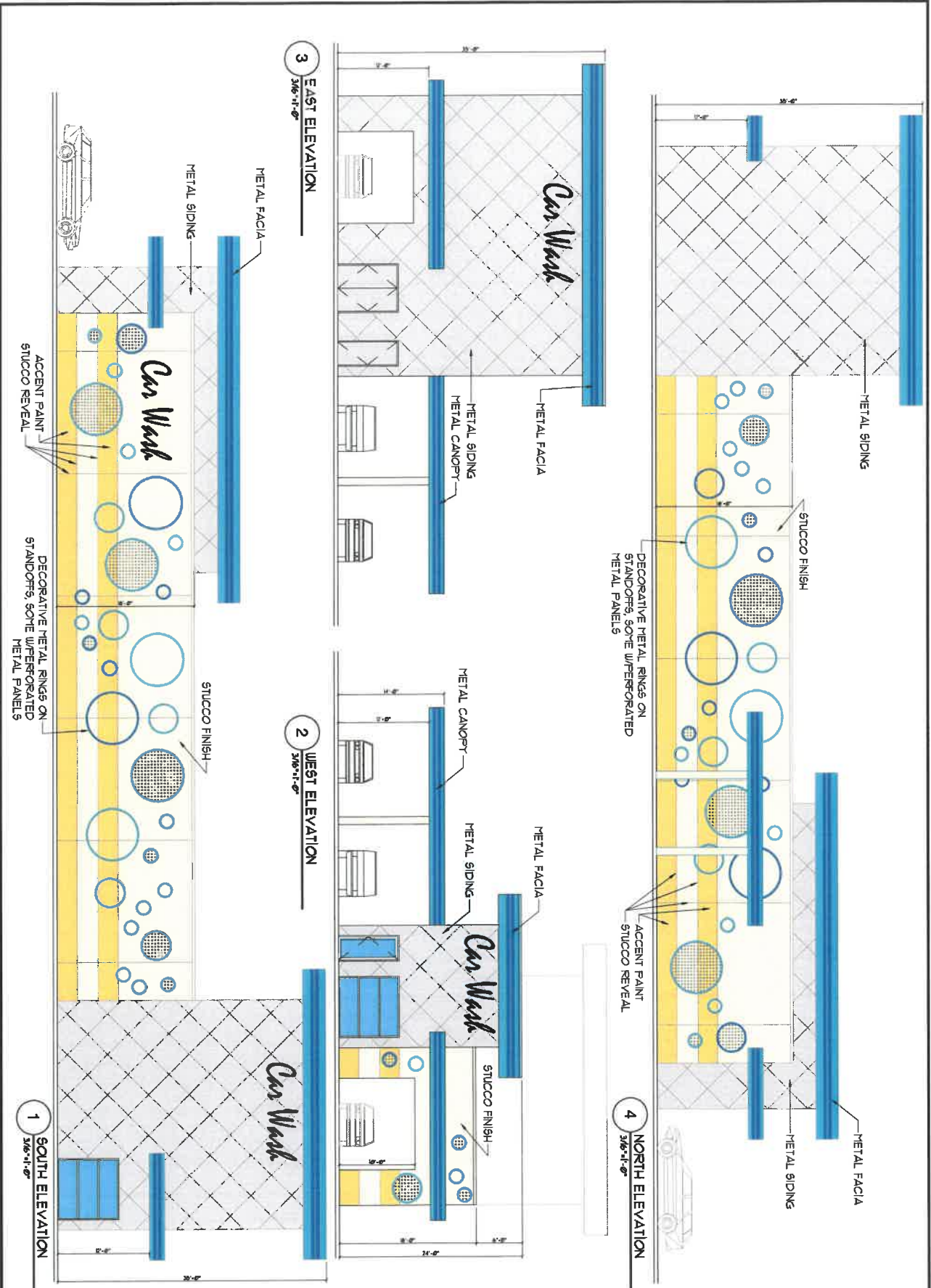
OWNER:
CM2 REO HOLDINGS LLC
 11110 S. 10th St.
 MILWAUKEE, WI 53227
 TEL: (414) 353-1111

PROJECT:
CAR WASH
3235 N. MILK BLVD.
 NORTH LAKE VIEW, IL 60062
 APRIL 19, 2011 09:46:02

SCALE:
 1/4"=1'-0"
 DATE: 03-08-11
 DRAWN BY: CM2
 CHECKED BY: CM2

SHEET TITLE:
FLOOR PLAN

A2.0



gKcollecting
 1110 DORRISON AVENUE
 LITTLE ROCK, AR 72205
 TEL: (501) 506-3600 • FAX: (501) 506-3605
 Mobile: (870) 356-8411
 • 3D Architectural Visualization
 • Rendering Services
 • 3D Animation
 WWW.GKCOLLECTING.COM

NEWSUR INC.
 870 W. CRETINE AVENUE
 NORTH LAS VEGAS, NV
 89032
 TEL: (702) 576-1185

PRODUCT:
CAR WASH
 NORTH WEST CORNER OF
 MARTIN LUTHER KING BLVD
 AND WEST CRETINE AVE
 NORTH LAS VEGAS, NV
 APRIL 2013 05 451 202

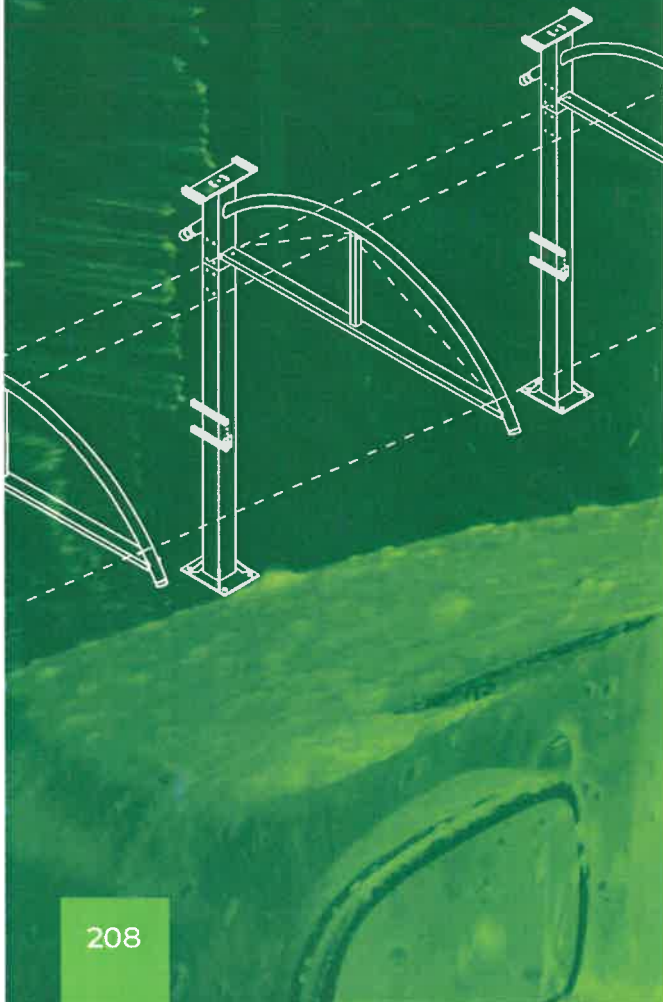
REVISIONS	
NO.	DESCRIPTION
SHEET TITLE	
ELEVATIONS	
SCALE:	
AS NOTED	
DATE:	
08-28-11	
DRAWN BY:	
CHECKED BY:	
DESIGN:	

A2.0

Vacuum Canopies



Sonny's Vacuum Canopy is the perfect solution to all your vacuuming needs. Its simple design allows for easy installation and maintenance. Customers will have easy access to your vacuum stations and will be sheltered from harsh elements.



STANDARD FABRIC COLORS

-  Natural
-  Desert Sand
-  Cayenne
-  Gun Metal
-  Turquoise
-  Aquatic Blue
-  Deep Ochre
-  Brunswick Green

SPECIAL ORDER FABRIC COLORS

-  Black
-  Cherry Red
-  Navy
-  Sky Blue
-  River Gum
-  Steel Gray
-  Yellow

Select Your Canopy

Note: Call for Powder Coating Options

ATTACHMENT POINTS	CENTER TO CENTER DISTANCE	ANGLE TO CURB	COLOR	PRICE
6 Point Used on Standard Canopy Boom	11ft	52°	Standard	\$1,000.00
			Special Order	\$1,250.00
		90°	Standard	\$900.00
			Special Order	\$1,131.00
	12ft	52°	Standard	\$1,150.00
			Special Order	\$1,438.00
90°		Standard	\$1,050.00	
		Special Order	\$1,275.00	
10 Point Used on Double Drop Canopy Boom	11ft	52°	Standard	\$1,100.00
			Special Order	\$1,375.00
		90°	Standard	\$900.00
			Special Order	\$1,125.00
	12ft	52°	Standard	\$1,250.00
			Special Order	\$1,525.00
		90°	Standard	\$950.00
			Special Order	\$1,275.00

Material ID: CANOPY



VAC1100 Post

Top and bottom feed vacuum post. Requires 1-1/2 or 2in Hose and Cuffs. Crevice or claw attachment with hanger. Optional trash receptacle, bracket and liner, Cyclone Separator Point-of-Use Separator and Powder Coating.

DESCRIPTION	PRICE
Vacuum, VAC1100 Top Feed Post	\$518.00
Vacuum, VAC1100 Bottom Feed Post	\$483.00

Material ID: VACUUM_POST



Custom Color Powder Coating Option
Contact a Sonny's Sales Representative for details



Retrofit Existing Post with a Boom Attachment

Attach boom to existing VAC1100 bottom feed post. Includes: Bottom attachment, hardware to attach to existing VAC1100 Post and Powder Coating. Requires: 1-1/2 or 2in Hose and Cuffs and Crevice or claw attachment with hanger.

SPECIFICATIONS	STANDARD	METRIC
Height	72in	1.82m
Dimensions	6in x 6in	152mm x 152mm
Base	12in x 16in	305mm x 406mm
Anchor Points	4 @1/2in	4 @2.7mm

ITEM NO.	DESCRIPTION	PRICE
20010685	Vacuum, Boom Attachment for VAC1100	\$763.68



Bendable LED design for Uniform Lighting

- Bendable
- White LED Tube 40 Watt Brightness
- Includes: 8ft Power Cable Direct feed
- IP67 Rated Waterproofing

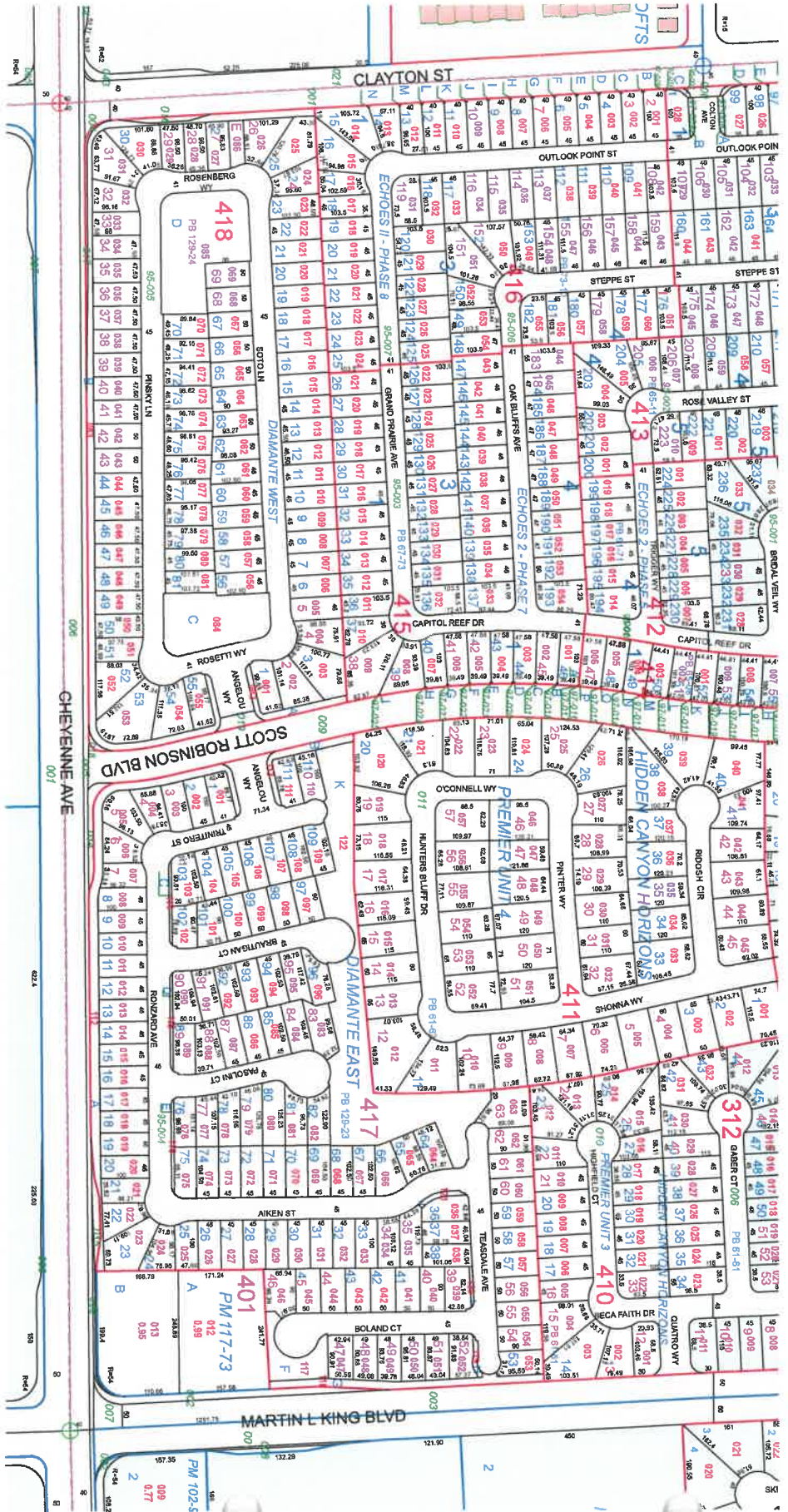


Non-Bendable Linear LED design for Uniform Lighting

- Non-Bendable
- White LED Tube 40 Watt Brightness
- Includes: 8ft Power Cable Direct feed
- IP67 Rated Waterproofing

ITEM NO.	DESCRIPTION	PRICE
40012615	G&G 4FT Bendable Boom Light w/Cable	\$299.99
40012616	G&G 6FT Bendable Boom Light w/Cable	\$349.99
40012617	G&G 8FT Bendable Boom Light w/Cable	\$399.99

ITEM NO.	DESCRIPTION	PRICE
20017498	6ft White LED Tube with 8ft Ldr	\$149.99



NOTES

This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE (FILE #) WHEN MAP IS REDUCED FROM 11X17 ORIGINAL

0 100 200 400 600 800

- MAP LEGEND**
- Parcel Boundary
 - Sub Boundary
 - PMID Boundary
 - Road Easement
 - Match / Leader Line
 - Historic Lot Line
 - Historic Sub Boundary
 - Historic PMID Boundary
 - Section Line
 - Condominium Unit
 - Air Space Pol
 - Right of Way Pol
 - Sub-Surface Pol
 - 202 Parcel Subseq Number
 - 202 Plat Recording Number
 - 5 Lot Number
 - 6.5 Govt Lot Number
 - 007 Road Parcel Number
 - 001 Parcel Number
 - 100 Airspace
 - 202 Parcel Subseq Number
 - 202 Plat Recording Number
 - 5 Lot Number
 - 6.5 Govt Lot Number

ASSESSOR'S PARCELS - CLARK COUNTY, NV.
Briana Johnson - Assessor

BOOK	SECTION	RANGE	TOWNSHIP
T20S R61E	9	S 2 SW 4	139-09-4

Scale: 1" = 200'	Rev: 1/8/2019	
125	124	123
138	139	140
163	162	161

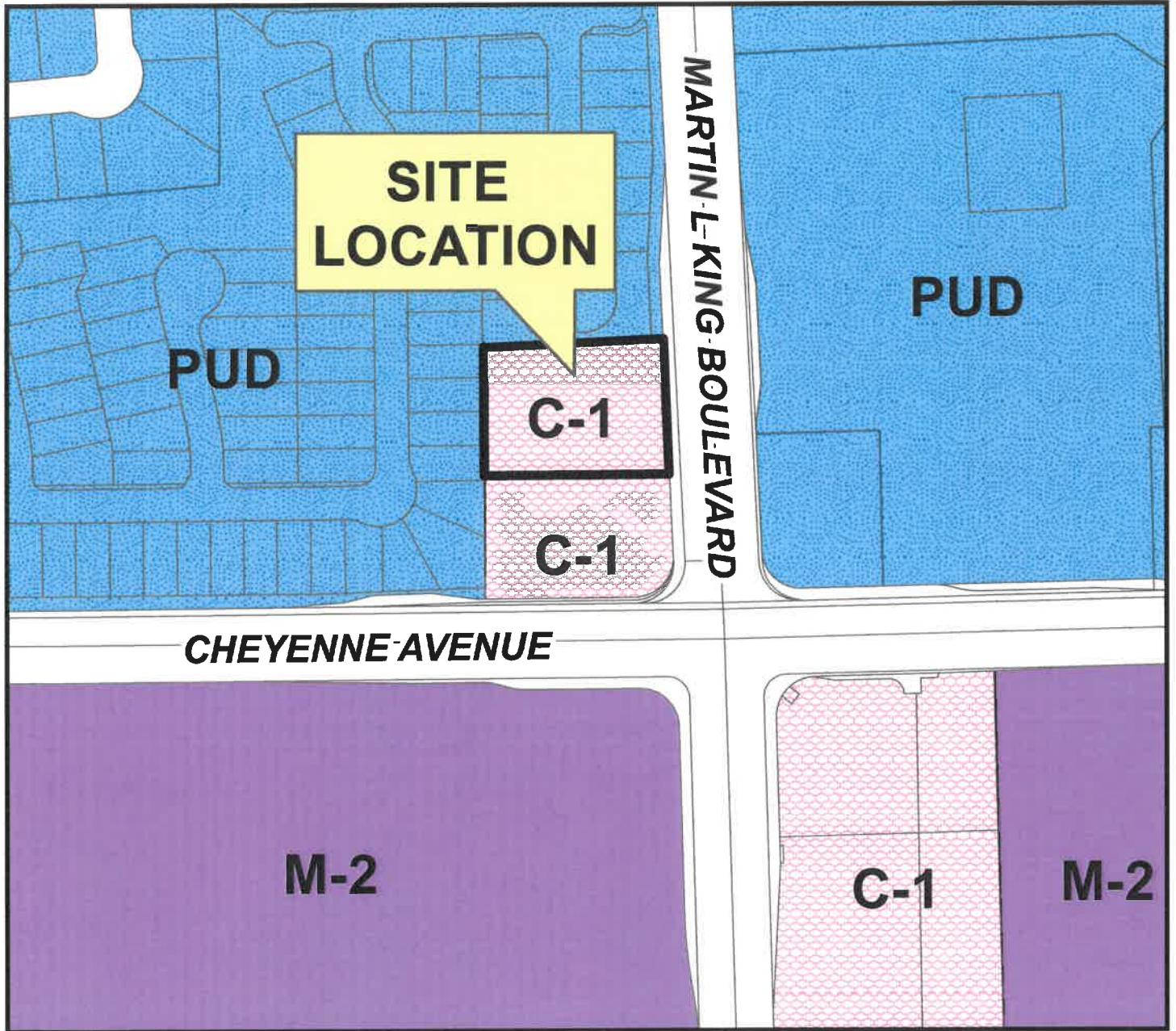


TAX DIST 250



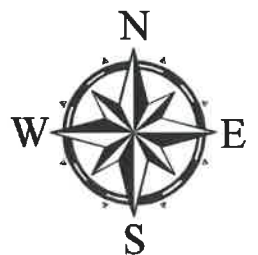
THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Blue Speed, LLC.
Application Type: Special Use Permit
Request: To Allow a Vehicle Washing Establishment
Project Info: Generally Located on the Northwest Corner of Cheyenne Avenue and Martin L. King Boulevard
Case Number: SUP-26-2022

6/14/2022





Planning Commission Agenda Item

Date: August 10, 2022

Item No: 15.

TO: Planning Commission

FROM: Marc Jordan, Director Land Development & Community Services
Prepared By: Robert Eastman

SUBJECT: **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. (For Possible Action)

RECOMMENDATION:

The Land Development and Community Services Department recommends that ZOA-04-2022 (Ordinance 3136) be approved and forwarded to the City Council for final consideration.

BACKGROUND INFORMATION:

The City is proposing some amendments to Title 17 the Zoning Code to help support the Southern Nevada Water Authority's commitment to reducing water use throughout the Las Vegas Valley. The two proposed changes to the Zoning Ordinance will reduce landscaped turf areas within the City and eliminate the development of new golf courses.

DEPARTMENT COMMENTS:

Public Works:	No comment.
Police:	No comment.
Fire:	No comment.

ANALYSIS:

The three proposed amendments are to encourage water saving measures within the City and support the commitment valley-wide to reduce water usage. The proposed changes will limit the use of turf to cemeteries, schools, parks (public and private), and recreation areas within multi-family developments. The second alters the permitted use table to no longer allow the development of golf courses within the City.

Note: The proposed language shown in ~~Red strike-out~~ is proposed to be deleted, and language shown in **Bold Red** is new language.

17.24.060 Landscaping
B. Landscaping Required
7. Materials

TABLE 17.24.060-1: USE OF TURF BY ZONING DISTRICT	
Zoning District/Use	Use of Turf
Commercial/Industrial zones	No turf allowed
Public/private facilities	No turf allowed, except for schools, parks (public or private), and cemeteries
Golf courses	No turf allowed Limited to 5 acres average per hole, with a maximum 10 additional acres for driving range
Residential zones (single-family)	No turf in single-family residential common areas, except private park areas. For single-family residential lots, no turf allowed in the front yard. The installation of new turf in the side and rear yard shall not exceed 50 percent of the gross area of the side and rear yard, provided that no turf area dimension is less than 10 feet. A maximum of 5,000 square feet of turf is permitted
Residential zones (multi-family)	No turf in multi-family residential except in recreational or park areas

ORDINANCE NO. 3136

AN ORDINANCE AMENDING TITLE 17 OF THE MUNICIPAL CODE OF THE CITY OF NORTH LAS VEGAS, RELATING TO ZONING (ZOA-04-2022); BY AMENDING VARIOUS PROVISIONS FOR WATER CONSERVATION, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO.

WHEREAS, the amendment is consistent with the Comprehensive Plan; and

WHEREAS, the Council determines that the amendment will not adversely affect the health and general welfare; and,

NOW THEREFORE, the City Council of the City of North Las Vegas does ordain:

TABLE 17.20-1: PERMITTED USE TABLE

		Residential										Business				Redevelopment				Special Purpose					Obsolete		Additional Requirements				
Use Category	Use Type	O-L	R-E	R-EL	R-1	R-CL	R-2	R-3	R-4	C-P	C-1	C-2	M-1	M-2	R-A/R-2	R-A/R-3	R-A/R-4	R-A/DC	R-A/PSP	PSP	PUD/PID	PCD	MUD			C-3	M-3				
																							MUD-N	MUD-C	MUD-E						
	Vehicle Washing Establishment										S	S	S	C							P	P				S	S	17.20.020 C.26			
	Fuel Sales										S	S		S				S							S	S			17.20.020 C.30		
	Tire Sales, Repair, and Mounting										S	C	S	C								P	P				P				
	Truck Stop/Truck Wash													P							S	S					S				
INDUSTRIAL AND RELATED USES																															
Industrial Services	Any production, testing, processing of goods or products that does not conform with the performance standards set forth in Section 17.24.130													S													S				
		Batch Plant (Concrete or Asphalt)													S													S			
		Building Material Sales, Wholesale												P	P													P	P	17.20.020 D.1	
		Contractors Office and Storage (outdoor)												P	P													P			
		Cultivation Facility for Marijuana												S	S															17.20.020 C.29	
		Crematoria													S																
		Distribution Center												P	P												S		P		
		Laundry or Dry Cleaning, Commercial Plant												S	S																
		Independent Testing Laboratory for Marijuana												S	S															17.20.020 C.29	
		Industrial and Business Support Service Establishment												P	P	P												P	P		
		Junkyard or Salvage Yard/Center													S															P	
		Manufacturing and Production, Indoors													P	P												P	P	17.20.020 D.2	
Manufacturing and Production, Outdoors													S	S													S				

SECTION 2: Chapter 24, Section 060, Table 17.20.060-1, of Title 17 of the North Las Vegas Municipal Code is hereby amended by replacing the existing table in its entirety with the following:

TABLE 17.24.060-1: USE OF TURF BY ZONING DISTRICT	
Zoning District/Use	Use of Turf
Commercial/Industrial zones	No turf allowed
Public/private facilities	No turf allowed, except for schools, parks (public or private), and cemeteries
Golf courses	No turf allowed
Residential zones (single-family)	No turf in single-family residential common areas, except private park areas. For single-family residential lots, no turf allowed
Residential zones (multi-family)	No turf in multi-family residential except in recreational or park areas

SECTION 3: NON-INFRINGEMENT OF RIGHTS. The City Council of the City of North Las Vegas has been informed by the City Attorney as to the constitutionality of this ordinance and based upon such information we are adopting this ordinance in good faith with a reasonable belief that the actions taken by the City of North Las Vegas are not in violation of any rights, privileges, or immunities secured by the laws providing for equal rights of citizens or persons.

SECTION 4: SEVERABILITY. If any section, paragraph, clause or provision of this Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall in no way affect the validity and enforceability of the remaining provisions of this Ordinance.

SECTION 5: EFFECTIVE DATE. This Ordinance shall become effective after its passage by the City Council of the City of North Las Vegas. Publication once by title in a newspaper qualified pursuant to the provisions of Chapter 238 of NRS, as amended from time to time.

SECTION 6: PUBLICATION. The City Clerk shall cause this Ordinance, immediately following its adoption, to be published once by title, together with the names of the Councilmembers voting for or against passage, in a newspaper qualified pursuant to the provisions of Chapter 238 of NRS, as amended from time to time.

PASSED AND ADOPTED THIS _____ day of _____, 2022.

AYES:

NAYS:

ABSTAIN:

ABSENT:

APPROVED:

JOHN J. LEE, MAYOR

ATTEST:

JACKIE RODGERS, CITY CLERK