

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

August 10, 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 Calhoun
Commissioner Berrett
Commissioner Greer
Commissioner Guymon
Commissioner Kraft

COMMISSIONERS ABSENT

Commissioner Riley

STAFF PRESENT

Land Development and Community Services Director Jordan
Planning and Zoning Manager Eastman
Government Affairs and Economic Development Director Luke
Planner Dotson
Senior Deputy City Attorney Moore
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 August 10, 2022. (For Possible Action)

ACTION: APPROVED AS AMENDED: ITEMS NO. 6 AND 15 CONTINUED UNTIL SEPTEMBER, 14 2022.

MOTION: Commissioner Berrett

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

NAYS: None

ABSTAIN: None

ABSENT: Commissioners Riley

CONSENT AGENDA

2. Approve Planning Commission Regular Meeting Minutes of May 11, 2022. (For Possible Action)

ACTION: APPROVED

MOTION: Commissioner Kraft

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

NAYS: None

ABSTAIN: None

ABSENT: Commissioners Riley

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

ACTION: APPROVED

MOTION: Commissioner Kraft

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

NAYS: None

ABSTAIN: None

ABSENT: Commissioners Riley

4. **Approve Planning Commission Regular Meeting Minutes of July 13, 2022.
(For Possible Action)**

ACTION: APPROVED

MOTION: Commissioner Kraft

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

NAYS: None

ABSTAIN: None

ABSENT: Commissioners Riley

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)**

Planning and Zoning Manager Eastman stated that 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 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 is proposing to add an office inside the building, four (4) food truck rental display spaces and ten (10) vehicle storage 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. In addition, the building was constructed in conformance with the Industrial Design Standards. 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.

Megan Wholey, 4391 Rock Quarry Way, North Las Vegas represented the applicant, Chi Hang Tany 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 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.

MOTION: Commissioner Kraft

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

NAYS: None

ABSTAIN: None

ABSENT: Commissioners Riley

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. \(For Possible Action\)](#)

ACTION: CONTINUED UNTIL SEPTEMBER 14, 2022

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. \(For Possible Action\)](#)

Items number 7 and 8 were discussed together under item 7 and voted upon separately.

Planner Dotson stated that the R-2, Single-Family Medium Density District allows a Single-Family Residence with approval of a special use permit. The properties will be located on 1304 and 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 with front and rear porch / patios. 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 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. Any modifications can be addressed at the building permit process. 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. 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; staff to remove condition number 4.

ERIK CERNA, 9414 Fort MacArthur Street, Las Vegas represented the applicant, Raul Avendano 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; NO.4 WAS REMOVED.

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.~~

MOTION: Commissioner Greer

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

NAYS: None

ABSTAIN: None

ABSENT: Commissioners Riley

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. \(For Possible Action\)](#)

ERIK CERNA, 9414 Fort MacArthur Street, Las Vegas represented the applicant, Raul Avendano 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; NO.4 WAS REMOVED.

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.~~

MOTION: Commissioner Guymon

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

NAYS: None

ABSTAIN: None

ABSENT: Commissioners Riley

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)

Planner Dotson stated 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. Access to the proposed convenience food store is from two (2) proposed entrances on Las Vegas Boulevard. 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.

In addition, 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. 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 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 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 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 with modification to remove condition number 4.

Jeff Freund, 6780 S. Fort Apache Rd. #110, Las Vegas represented the applicant, Herbst Development and was available for questions.

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

Commissioner Berrett stated that the commission received comments in support of the applicant. Commissioner Berrett also suggested that during the building permit stage, they applicants can look into getting an RV dump. However, this is not a condition, just a suggestion.

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 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.~~
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 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).

MOTION: Commissioner Berrett

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

NAYS: None

ABSTAIN: None

ABSENT: Commissioners Riley

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)

Planner Dotson stated that 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. 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 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. 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 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. 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.

Jeremiah Johnson, 6030 S. Jones Blvd, Las Vegas represented the applicant, Ambleside Properties LLLP Attn: Rahoul Sharan and stated that they agree with staff's recommendation for approval and conditions.

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 NINE (9) DWELLING UNITS SHALL HAVE AUTOMATIC FIRE SPRINKLER SYSTEMS INSTALLED, SUBJECT TO REVIEW AND APPROVAL OF BUILDING AND SAFETY FIRE PREVENTION.
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.

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

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)

Planning and Zoning Manager Eastman stated that 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. . 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. The proposed tentative map is consistent with the Valley Vista Master Planned Community land plan as modified DA-02-2021 and SUP-02-2022. Staff is recommending approval subject to the conditions listed.

Lucy Stewart, 1930 Village Ctr., #3-577, Las Vegas represented the applicant, InterCapital Asset Management - Stan Wasserkrug stated that they agree with staff recommendations and conditions.

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, INCLUDING THE VALLEY VISTA MASTER PLANNED COMMUNITY DESIGN STANDARDS AND GUIDELINES.

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.

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

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)

Planning and Zoning Manager Eastman stated that the applicant is requesting consideration for a two-lot commercial subdivision for two parcels. 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. Eastman stated that this parcel is part of the Job Creation Zone and part of the development that would help separate the property and will be anchored by a hospital/medical center. The proposed tentative map is compatible with the surrounding area. Staff has no objections to the proposed 2-lot tentative map. Staff recommends approval subject to conditions listed and amendment to condition number 1.

Jeremiah Johnson, 6030 S. Jones Blvd, Las Vegas represented the applicant, Legacy AK, LLC and stated that they agree with staff recommendations and conditions.

ACTION: APPROVED WITH AMENDED CONDITIONS.

~~1. UNLESS EXPRESSLY AUTHORIZED THROUGH A VARIANCE, WAIVER OR ANOTHER APPROVED METHOD, THIS DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES, INCLUDING THE VALLEY VISTA MASTER PLANNED COMMUNITY DESIGN STANDARDS AND GUIDELINES.~~

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

2. ALL KNOWN GEOLOGIC HAZARDS SHALL BE SHOWN ON ANY PRELIMINARY DEVELOPMENT PLANS AND CIVIL IMPROVEMENT PLANS SUBMITTED TO THE CITY. SUBSEQUENT IDENTIFICATION OF ADDITIONAL HAZARDS MAY SUBSTANTIALLY ALTER DEVELOPMENT PLANS.

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

4. THE SIZE AND NUMBER OF ACCESS POINTS AND THEIR LOCATIONS ARE SUBJECT TO REVIEW AND APPROVAL BY THE CITY OF NORTH LAS VEGAS TRAFFIC ENGINEER AND MUST MEET THE STANDARDS SET FORTH IN *NORTH LAS VEGAS MUNICIPAL CODE* SECTION 17.24.040; CONFORMANCE MAY REQUIRE MODIFICATIONS TO THE SITE.
5. ALL DRIVEWAY GEOMETRICS SHALL BE IN COMPLIANCE WITH THE 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.

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

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 Boulevard. (APN 124-24-601-001) Ward 4. (For Possible Action)

Planning and Zoning Manager Eastman stated that 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. This portion of the Job Creation Zone has been identified as the Job Creation Zone South. Staff recommends approval subject to conditions and modification to condition number 8.

Jeremiah Johnson, 6030 S. Jones Blvd, Las Vegas represented the applicant, Legacy AK, LLC and stated that they agree with staff recommendations and conditions.

ACTION: APPROVED WITH 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. A SIDEWALK EIGHT (8) IN WIDTH OFFSET FROM THE CURB WITH FIVE (5) FEET OF LANDSCAPING IS REQUIRED ALONG DEER SPRINGS WAY
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~~~~
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. PECOS RD.
 - c. 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.
11. RIGHT OF WAY DEDICATION AND CONSTRUCTION OF A RTC BUS TURN-OUT IS REQUIRED ON DEER SPRINGS WAY WEST OF PALMER STREET PER THE UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS DRAWING NUMBER 234.1.

12. CONSTRUCTION OF A RIGHT TURN LANE IS REQUIRED ON PECOS ROAD AT DEER SPRINGS WAY.
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.

MOTION: Commissioner Calhoun

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

NAYS: None

ABSTAIN: None

ABSENT: Commissioners Riley

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. \(For Possible Action\) \(Continued July 13, 2022\)](#)

Planning and Zoning Manager Eastman stated that this item was continued at the last Planning Commission meeting to allow the applicant time to show that the adjacent car wash was going to be removed. The applicant has provided the sales agreement to staff. 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.

Ranjit Gill, 11509 Harrington St., Bakersfield, CA represented the applicant, Blue Speed, LLC and was available for questions.

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

Commissioner Barrett stated that there are plenty of car washes in the area. There are at least four other car washes in the area.

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 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.
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.

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

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. \(FOR POSSIBLE ACTION\) \(CONTINUED JULY 13, 2022\)](#)

ACTION: CONTINUED UNTIL SEPTEMBER 14, 2022

[STAFF ITEMS](#)

Land Development and Community Services Director Jordan had nothing to report.

[COMMISSION ITEMS](#)

There were no commission items.

[PUBLIC FORUM](#)

Public comment cards were submitted by the following individuals, however there was no public participation:

Robert Strawder, 540 Fork Mesa Ct., Henderson

Marquez Strawder-Eagle, 2971 Juniper Hills Blvd., Las Vegas

ADJOURNMENT

The meeting was adjourned at 6:28 PM.

APPROVED: September 14, 2022

/s/ George H. Warner
George H. Warner, Chairman

/s/ Daisy Rivera
Daisy Rivera, Deputy City Clerk II