

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

August 11, 2021

BRIEFING

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

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE - BY INVITATION

Commissioner Justin Berrett

PUBLIC FORUM

There was no public participation.

AGENDA

1. **APPROVE PLANNING COMMISSION REGULAR MEETING AGENDA OF AUGUST 11, 2021. (FOR POSSIBLE ACTION)**

ACTION: APPROVED

CONSENT AGENDA

2. **APPROVE PLANNING COMMISSION REGULAR MEETING MINUTES OF JULY 14, 2021. (FOR POSSIBLE ACTION)**

ACTION: APPROVED

BUSINESS

3. FDP-07-2021 MIXED USE DEVELOPMENT AT THE NWC OF CRAIG AND BRUCE. APPLICANT: SIENA HOLDING MANAGEMENT CO. LLC. REQUEST: A FINAL DEVELOPMENT PLAN IN A PUD (PLANNED UNIT DEVELOPMENT DISTRICT), TO DEVELOP 8.5 ACRES FOR COMMERCIAL USES AND 12 ACRES FOR INDUSTRIAL USES. LOCATION: NORTHWEST CORNER OF CRAIG ROAD AND BRUCE STREET. (WARD 2) (FOR POSSIBLE ACTION)

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. THE EIGHTEEN (18) FOOT LANDSCAPE BUFFER LOCATED ALONG THE NORTHERN PROPERTY LINE ADJACENT TO THE RESIDENTIAL IS REQUIRED TO BE INSTALLED IN ITS ENTIRETY WITH THE FIRST PHASE OF DEVELOPMENT.

4. SUP-43-2021 BORN AND RAISED (PUBLIC HEARING). APPLICANT: TOWN LOUNGE NORTH LAS VEGAS, LLC. REQUEST: A SPECIAL USE PERMIT IN A C-2 (GENERAL COMMERCIAL DISTRICT) TO ALLOW AN "ON-SALE" LIQUOR LICENSE (FULL ON-SALE) WITH RESTRICTED GAMING. LOCATION: APPROXIMATELY LOCATED AT THE SOUTHWEST CORNER OF CRAIG ROAD AND ARCATA WAY. (WARD 2) (FOR POSSIBLE ACTION)

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 ENCLOSURES SHALL USE SIMILAR MATERIALS AND COLOR PALETTE AS THE PRINCIPAL BUILDING WITH SIX (6) FEET LANDSCAPE ISLANDS ARE REQUIRED ON BOTH SIDES OF THE TRASH ENCLOSURE
3. A MINIMUM OF 6-FEET IN WIDTH FOUNDATION LANDSCAPING SHALL BE PROVIDED AROUND THE BUILDING.

5. SUP-38-2021 C & M AUTO (PUBLIC HEARING). APPLICANT: CANDICE MITCHELL. REQUEST: A SPECIAL USE PERMIT IN AN M-2 (GENERAL INDUSTRIAL DISTRICT) TO ALLOW A VEHICLE, BOAT, OR RECREATIONAL VEHICLE SALES, AND RENTAL LOT (OUTDOORS). LOCATION: 3432 NORTH BRUCE STREET, UNIT 13. (WARD 2) (FOR POSSIBLE ACTION)

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 VEHICLES SALES USE IS LIMITED TO MORE THAN TWO (2) VEHICLES FOR SALE AT ANY GIVEN TIME AND SHALL BE STORED WITHIN THE ENCLOSED AREA AT THE REAR OF THE BUILDING. OUTDOOR DISPLAY OF VEHICLES IS PROHIBITED WITHIN THE FRONT PARKING AREA.

6. SUP-39-2021 SOUTHERN NEVADA WELDING - OFFICE AND WORKSHOP (PUBLIC HEARING). APPLICANT: ERIC RUSS. REQUEST: A SPECIAL USE PERMIT IN AN M-2 (GENERAL INDUSTRIAL DISTRICT) TO ALLOW OUTDOOR MANUFACTURING AND PRODUCTION. LOCATION: 6425 SHATZ STREET. (WARD 1) (FOR POSSIBLE ACTION)

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 REQUIRED LANDSCAPING AREAS SHALL COMPLY WITH CODE BY ENSURING THERE IS 50% GROUND COVERAGE WITHIN TWO YEARS OF PLANTING.
3. APPLICANT SHALL PROVIDE THE REQUIRED SIX (6) FEET OF FOUNDATION LANDSCAPING AROUND THE BUILDING AND ALL REQUIRED PARKING LOT LANDSCAPING.
4. THE TRASH ENCLOSURE SHALL UTILIZE THE SAME MATERIALS AND COLORS OF THE PRINCIPAL STRUCTURE, WILL CONTAIN A ROOF AND HAVE SIX FEET OF FOUNDATION LANDSCAPING.

5. THE PERIMETER LANDSCAPING SHALL COMPLY WITH TITLE 17 REQUIREMENTS, INCLUDING PROVIDING A MINIMUM OF 15 FEET OF LANDSCAPING WITH THE FIVE (5) SIDEWALK ADJACENT TO CENTENNIAL PARKWAY AND SHATZ STREET.
6. ALL GATES SHALL BE 100 PERCENT OPAQUE PER TITLE 17.
7. ALL LOADING AREAS, VEHICLE PARKING AND DRIVE AISLES SHALL BE A PAVED SURFACE.
8. THE PERIMETER BLOCK WALL SHALL BE DECORATIVE BLOCK.
9. 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.
10. APPROVAL OF A DRAINAGE STUDY IS REQUIRED PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS. CONFORMANCE MAY REQUIRE MODIFICATIONS TO THE SITE PLAN.
11. APPROVAL OF A TRAFFIC STUDY IS REQUIRED PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS. PLEASE CONTACT TRAFFIC ENGINEERING AT 633-2676 TO REQUEST A SCOPE. A QUEUING ANALYSIS MAY BE REQUIRED.
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 WILL REQUIRE MODIFICATIONS TO THE CURRENT SITE PLAN THAT WAS SUBMITTED.
13. ALL DRIVEWAY GEOMETRICS SHALL BE IN COMPLIANCE WITH THE APPLICABLE *UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS* DRAWING NUMBERS.
14. THE PROPERTY OWNER IS REQUIRED TO GRANT ROADWAY EASEMENT(S) FOR COMMERCIAL DRIVEWAYS.
15. 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. SHATZ STREET
- b. E. CENTENNIAL PKWY

- 16. THE PUBLIC STREET GEOMETRICS AND THICKNESS OF THE PAVEMENT SECTIONS WILL BE DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS.
- 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. 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*.
- 19. 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.

- 7. [SUP-46-2021 HIGH IMPACT STEEL YARD \(PUBLIC HEARING\). APPLICANT: HIGH IMPACT SIGNS STEEL AND SPECIALTIES. REQUEST: A SPECIAL USE PERMIT IN AN M-2 \(GENERAL INDUSTRIAL DISTRICT\) TO ALLOW OUTDOOR MANUFACTURING AND PRODUCTION. LOCATION: 1011 EAST ALEXANDER ROAD. \(WARD 2\) \(FOR POSSIBLE ACTION\)](#)

ACTION: APPROVED SUBJECT TO THE FOLLOWING CONDITION:

- 1. UNLESS EXPRESSLY AUTHORIZED THROUGH A VARIANCE, WAIVER OR ANOTHER APPROVED METHOD, THIS

DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CODES
AND ORDINANCES.

8. UN-49-18 (PZ64830) THE LOOP (PUBLIC HEARING). APPLICANT: MICHAEL ANGELO, LLC. REQUEST: AN EXTENSION OF TIME FOR A SPECIAL USE PERMIT IN A C-2 (GENERAL COMMERCIAL DISTRICT) TO ALLOW AN "ON-SALE" LIQUOR LICENSE (FULL ON-SALE) WITH RESTRICTED GAMING. LOCATION: EAST OF LAMB BOULEVARD, APPROXIMATELY 480 FEET SOUTH OF CENTENNIAL PARKWAY. (APN 123-29-101-002) (WARD 1) (FOR POSSIBLE ACTION)

ACTION: APPROVED SUBJECT TO THE FOLLOWING AMENDED CONDITIONS:
CONDITION NO. 7 TO READ: THE SPECIAL USE PERMIT EXTENSION
OF TIME SHALL EXPIRE ON SEPTEMBER 9, 2022.

1. UNLESS EXPRESSLY AUTHORIZED THROUGH A VARIANCE, WAIVER OR ANOTHER APPROVED METHOD, THIS DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
2. THE PERIMETER SIDEWALK AND LANDSCAPING SHALL COMPLY WITH TITLE 17 REQUIREMENTS, INCLUDING PROVIDING A MINIMUM OF 15 FEET OF LANDSCAPING WITH THE SIDEWALK CENTERED WITHIN THE LANDSCAPING ADJACENT TO LAMB BOULEVARD AND CENTENNIAL PARKWAY.
3. APPLICANT SHALL PROVIDE 84 REQUIRED PARKING SPACES AND TWO (2) BICYCLE PARKING STALLS.
4. APPLICANT SHALL PROVIDE THE REQUIRED SIX (6) FEET OF FOUNDATION LANDSCAPING AROUND THE BUILDING AND ALL REQUIRED PARKING LOT LANDSCAPING.
5. THE TRASH ENCLOSURE SHALL UTILIZE THE SAME MATERIALS AND COLORS OF THE PRINCIPAL STRUCTURE, WILL CONTAIN A ROOF AND HAVE SIX FEET OF FOUNDATION LANDSCAPING.
6. PROVIDE A TEN (10) FOOT LANDSCAPE BUFFER AROUND THE EXTENDED PARKING AREA TO THE EAST OF THE TAVERN
7. THE SPECIAL USE PERMIT EXTENSION OF TIME SHALL EXPIRE ON SEPTEMBER 9, 2022.
8. 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.

9. APPROVAL OF A DRAINAGE STUDY IS REQUIRED PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS.
10. ALL EXISTING EASEMENTS MUST BE SHOWN ON CIVIL PLANS/STUDIES SUBMITTED TO PUBLIC WORKS FOR REVIEW.
11. APPROPRIATE 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.
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 225.
14. THE PROPERTY OWNER IS REQUIRED TO GRANT A ROADWAY EASEMENT FOR COMMERCIAL DRIVEWAYS.
15. DEDICATION AND CONSTRUCTION OF THE FOLLOWING STREET 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. CENTENNIAL PARKWAY
 - b. AZURE AVENUE
16. RIGHT OF WAY DEDICATION AND CONSTRUCTION OF A BUS TURN-OUT IS REQUIRED ON CENTENNIAL PARKWAY PER THE *UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS* DRAWING NUMBER 234.1.

17. THE PROPOSED MAIN ACCESS ON LAMB BOULEVARD SHALL BE LOCATED AT THE EXISTING MEDIAN BREAK. THE EXISTING MEDIAN AND ISLAND IN LAMB BOULEVARD SHALL REMAIN. THIS DRIVEWAY LOCATION SHALL NOT ALLOW VEHICLES TO TURN LEFT ONTO SOUTHBOUND LAMB BLVD.
18. THE PROPOSED RIGHT IN-RIGHT OUT DRIVEWAY LOCATED APPROXIMATELY 73' SOUTH OF CENTENNIAL PARKWAY SHALL BE RELOCATED TO MEET THE SPACING REQUIREMENTS SET FORTH IN NORTH LAS VEGAS MUNICIPAL CODE SECTION 17.24.040.
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.
20. 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. [SUP-40-2021 NORTHEAST CTA \(PUBLIC HEARING\). APPLICANT: CLARK COUNTY SCHOOL DIST. REQUEST: A SPECIAL USE PERMIT IN A PSP \(PUBLIC / SEMI-PUBLIC DISTRICT\) TO ALLOW A SCHOOL: ELEMENTARY OR SECONDARY. LOCATION: SOUTHWEST CORNER OF DORRELL LANE AND COMMERCE STREET. \(WARD 4\) \(FOR POSSIBLE ACTION\)](#)

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. ALL KNOWN GEOLOGIC HAZARDS SHALL BE SHOWN ON ANY PRELIMINARY DEVELOPMENT PLANS AND CIVIL IMPROVEMENT PLANS SUBMITTED TO THE CITY. SUBSEQUENT IDENTIFICATION OF ADDITIONAL HAZARDS MAY SUBSTANTIALLY ALTER DEVELOPMENT PLANS.
3. APPROVAL OF A DRAINAGE STUDY IS REQUIRED PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS. CONFORMANCE MAY REQUIRE MODIFICATIONS TO THE SITE PLAN.
4. APPROVAL OF A TRAFFIC STUDY IS REQUIRED PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS. PLEASE CONTACT TRAFFIC ENGINEERING AT 633-2676 TO REQUEST A SCOPE. A QUEUING ANALYSIS MAY BE REQUIRED.
5. THE 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 CURRENT SITE PLAN THAT WAS SUBMITTED.
6. ALL DRIVEWAY GEOMETRICS SHALL BE IN COMPLIANCE WITH THE APPLICABLE *UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS* DRAWING NUMBER.
7. THE PROPERTY OWNER IS REQUIRED TO GRANT ROADWAY EASEMENT(S) FOR COMMERCIAL DRIVEWAYS.
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. N. COMMERCE STREET (PRIVATE)
 - b. W. DEER SPRINGS WAY
 - c. W. DORRELL LANE
9. THE PUBLIC STREET GEOMETRICS AND THICKNESS OF THE PAVEMENT SECTIONS WILL BE DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS.
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. 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*.
12. 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.

10. SUP-45-2021 MAVERIK CONVENIENCE STORE (PUBLIC HEARING). APPLICANT: MAVERICK, INC. - JOE ANN TERBURG, P.E. / SR. MGR. REQUEST: A SPECIAL USE PERMIT IN A C-2 (GENERAL COMMERCIAL DISTRICT) TO ALLOW INCREASED SIGN HEIGHTS AND SIGN AREAS FOR AN APPROVED CONVENIENCE STORE. LOCATION: NORTHEAST CORNER OF INTERSTATE 15 AND TROPICAL PARKWAY. (APN 123-28-201-011) (WARD 1) (FOR POSSIBLE ACTION)

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. A BUILDING PERMIT SHALL BE ISSUED FOR THE CONSTRUCTION OF THE CONVENIENCE FOOD STORE WITH GAS PUMPS PRIOR TO A BUILDING PERMIT BEING ISSUED FOR THE TWO (2) FREESTANDING SIGNS.
3. THE 80 FOOT HIGH POLE SIGN SHALL HAVE A DECORATIVE COVER THAT IS ARCHITECTURALLY COMPLEMENTARY TO THE PRINCIPAL STRUCTURE AND THE OTHER REQUESTED FREESTANDING SIGN ON THE SITE.

11. SUP-41-2021 VVGN (CULTIVATION) (PUBLIC HEARING). APPLICANT: VEGAS VALLEY GROWERS NORTH. REQUEST: A SPECIAL USE PERMIT IN AN M-2 (GENERAL INDUSTRIAL DISTRICT) TO ALLOW A CULTIVATION FACILITY FOR MARIJUANA. LOCATION: 5785 NORTH HOLLYWOOD BOULEVARD. (WARD 1) (FOR POSSIBLE ACTION)

ACTION: APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. THAT, UNLESS EXPRESSLY AUTHORIZED THROUGH A VARIANCE, WAIVER OR ANOTHER APPROVED METHOD, THIS DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
2. THE TRASH ENCLOSURE SHALL BE MOVED AWAY FROM THE RIGHT-OF-WAY AND UTILIZE THE SAME MATERIALS AND COLORS OF THE PRINCIPAL STRUCTURE, WILL CONTAIN A ROOF AND HAVE SIX FEET OF FOUNDATION LANDSCAPING.
3. EXISTING LANDSCAPED AREAS SHALL BE WEEDED AND SHRUBS AND GROUNDCOVER ADDED TO PROVIDE A 50% GROUND COVER WITHIN TWO YEARS.
4. THE APPLICANT SHALL PROVIDE THE REQUIRED SIX (6) FEET OF FOUNDATION LANDSCAPING AT THE EAST SIDE OF THE BUILDING FACING HOLLYWOOD BOULEVARD.
5. THE SPECIAL USE PERMIT SHALL EXPIRE ON AUGUST 11, 2022, AND DEEMED NULL AND VOID IF THE APPLICANT FAILS TO FULFILL ANY AND ALL CONDITIONS, STIPULATIONS, AND LIMITATIONS WITHIN ONE (1) YEAR FROM THE PUBLIC MEETING DATE WHICH THE SPECIAL USE PERMIT WAS APPROVED.

12. SUP-42-2021 VVGN (PRODUCTION) (PUBLIC HEARING). APPLICANT: VEGAS VALLEY GROWERS NORTH. REQUEST: A SPECIAL USE PERMIT IN AN M-2 (GENERAL INDUSTRIAL DISTRICT) TO ALLOW THE PRODUCTION OF EDIBLE MARIJUANA PRODUCTS OR MARIJUANA-INFUSED PRODUCTS. LOCATION: 5785 NORTH HOLLYWOOD BOULEVARD. (WARD 1) (FOR POSSIBLE ACTION)

ACTION: APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. THAT, UNLESS EXPRESSLY AUTHORIZED THROUGH A VARIANCE, WAIVER OR ANOTHER APPROVED METHOD, THIS DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
2. THE TRASH ENCLOSURE SHALL BE MOVED AWAY FROM THE RIGHT-OF-WAY AND UTILIZE THE SAME MATERIALS AND COLORS OF THE PRINCIPAL STRUCTURE, WILL CONTAIN A ROOF AND HAVE SIX FEET OF FOUNDATION LANDSCAPING.
3. EXISTING LANDSCAPED AREAS SHALL BE WEEDED AND SHRUBS AND GROUNDCOVER ADDED TO PROVIDE A 50% GROUND COVER WITHIN TWO YEARS.

4. THE APPLICANT SHALL PROVIDE THE REQUIRED SIX (6) FEET OF FOUNDATION LANDSCAPING AT THE EAST SIDE OF THE BUILDING FACING HOLLYWOOD BOULEVARD.
5. THE SPECIAL USE PERMIT SHALL EXPIRE ON AUGUST 11, 2022, AND DEEMED NULL AND VOID IF THE APPLICANT FAILS TO FULFILL ANY AND ALL CONDITIONS, STIPULATIONS, AND LIMITATIONS WITHIN ONE (1) YEAR FROM THE PUBLIC MEETING DATE WHICH THE SPECIAL USE PERMIT WAS APPROVED.

13. UN-17-17 (PZ68651) VVGN TEMP FACILITY (PUBLIC HEARING). APPLICANT: VEGAS VALLEY GROWERS NORTH. REQUEST: AN EXTENSION OF TIME FOR A SPECIAL USE PERMIT IN AN M-2 (GENERAL INDUSTRIAL DISTRICT) TO ALLOW A TEMPORARY BUILDING. LOCATION: 5785 NORTH HOLLYWOOD BOULEVARD. (WARD 1) (FOR POSSIBLE ACTION)

ACTION: APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. THAT, UNLESS EXPRESSLY AUTHORIZED THROUGH A VARIANCE, WAIVER OR ANOTHER APPROVED METHOD, THIS DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
2. THE BUILDING AND USES PROPOSED WITHIN THE TEMPORARY BUILDING SHALL COMPLY WITH ALL STATE AND MUNICIPAL CODE REQUIREMENTS FOR MEDICAL MARIJUANA ESTABLISHMENTS.
3. THE SPECIAL USE PERMIT SHALL COMPLY WITH THE APPROVED CONDITIONS ASSOCIATED WITH ITEMS (SUP-41-2021 AND SUP-42-2021).
4. LANDSCAPING SHALL BE ADDED AROUND THE BUILDING AND PARKING AREA.
5. THE SPECIAL USE PERMIT SHALL EXPIRE ON AUGUST 11, 2022, UNLESS AN EXTENSION OF TIME IS GRANTED. AFTER EXPIRATION, THE TEMPORARY BUILDING MUST BE REMOVED FROM THE SITE.

14. T-MAP-21-2021 VILLAGES AT TULE SPRINGS 1.06. APPLICANT: DR HORTON, INC. REQUEST: A TENTATIVE MAP IN AN R-4 PCD (HIGH DENSITY RESIDENTIAL DISTRICT PLANNED COMMUNITY DEVELOPMENT DISTRICT), TO ALLOW A 195-UNIT, MULTI-FAMILY SUBDIVISION. LOCATION: SOUTH OF ELKHORN ROAD, APPROXIMATELY 3,900 FEET WEST OF REVERE STREET. (APN 124-16-418-001) (WARD 4) (FOR POSSIBLE ACTION)

ACTION: CONTINUED TO SEPTEMBER 8, 2021

15. ZOA-01-2021 APEX LANDSCAPING REQUIREMENTS (PUBLIC HEARING). APPLICANT: THE CITY OF NORTH LAS VEGAS. REQUEST: AN AMENDMENT TO TITLE 17 (ZONING ORDINANCE) TO AMEND THE LANDSCAPING REQUIREMENTS WITHIN THE INDUSTRIAL-APEX OVERLAY DISTRICT, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO. (CITYWIDE) (FOR POSSIBLE ACTION)

ACTION: APPROVED; FORWARD TO CITY COUNCIL FOR FINAL CONSIDERATION

16. FDP-05-2021 RANCHO EL NORTE TOWNHOMES. APPLICANT: LTRD DEVELOPMENT. REQUEST: A FINAL DEVELOPMENT PLAN IN A PUD (PLANNED UNIT DEVELOPMENT DISTRICT), TO DEVELOP 18 TWO-FAMILY HOMES. LOCATION: SOUTHEAST CORNER OF CAMINO AL NORTE AND RANCHO DEL NORTE DRIVE. (WARD 2) (FOR POSSIBLE ACTION)

ACTION: CONTINUED TO OCTOBER 13, 2021

STAFF ITEMS

Land Development and Community Services Director Jordan announced that this was Acting City Clerk Purcell's last Planning Commission Meeting before she retired. He thanked her for her years of service to the City and wished her good luck on her retirement.

COMMISSION ITEMS

There were no additional items.

PUBLIC FORUM

There was no public participation.

ADJOURNMENT

Chairman Warner adjourned the meeting at 6:42 p.m.