

15. 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: Vice Chairman Warner

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

NAYS: None

ABSTAIN: None

ABSENT: None

11. **WAV-04-2020 ROME SOUTH (PUBLIC HEARING). APPLICANT: HAND PROPERTY HOLDING COMPANY. REQUEST: A WAIVER IN AN R-4 (HIGH DENSITY RESIDENTIAL DISTRICT) AND A C-1 (NEIGHBORHOOD COMMERCIAL DISTRICT), PROPOSED PROPERTY RECLASSIFICATION TO R-4 (HIGH DENSITY RESIDENTIAL DISTRICT), TO ALLOW 225 PARKING SPACES WHERE 440 PARKING SPACES ARE REQUIRED; TO ALLOW SIX (6) FOOT WIDE SIDE AND REAR LANDSCAPE BUFFERS WHERE A MINIMUM OF A TEN (10) FOOT WIDE LANDSCAPE BUFFER IS REQUIRED; AND TO PROVIDE TREES AT 40 FOOT ON CENTER WHERE 20 FOOT ON CENTER IS REQUIRED. LOCATION: SOUTH OF ROME BOULEVARD AND APPROXIMATELY 270 FEET WEST OF NORTH 5TH STREET. (APNS 124-22-801-024 AND 124-22-801-027) (FOR POSSIBLE ACTION)**

Please refer to comments in Item No. 10, SPR-05-2020.

Bob Feibleman, Nevada Hand, 295 East Warm Springs Road, Suite 101, Las Vegas, applicant, concurred with staff's recommendations and was available for any questions.

Chairman Kraft opened the public hearing and having no callers or written comments, he 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.