

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

January 13, 2021

BRIEFING

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

CALL TO ORDER

6:00 PM, Council Chambers, 2250 Las Vegas Boulevard North,
North Las Vegas, Nevada 89030
(Virtual Meeting)

ROLL CALL

COMMISSIONERS PRESENT

Chairman Kraft
Vice Chairman Warner
Commissioner Greer
Commissioner Berrett
Commissioner Calhoun
Commissioner Greer
Commissioner Guymon
Commissioner Riley

STAFF PRESENT

Land Development and Community Services Director Jordan
City Clerk Raynor
Senior Deputy City Attorney Moore
Planning and Zoning Manager Eastman
Principal Planner Michaels
Deputy City Clerk Tapia-Rojas

PLEDGE OF ALLEGIANCE - BY INVITATION

Commissioner Berrett

PUBLIC FORUM

There was no public participation.

AGENDA

1. APPROVE PLANNING COMMISSION REGULAR MEETING AGENDA OF JANUARY 13, 2021. (FOR POSSIBLE ACTION)

ACTION: APPROVED

MOTION: Commissioner Greer

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

NAYS: None

ABSTAIN: None

ABSENT: None

CONSENT AGENDA

2. APPROVE PLANNING COMMISSION REGULAR MEETING MINUTES OF DECEMBER 9, 2020. (FOR POSSIBLE ACTION)

ACTION: APPROVED

MOTION: Commissioner Calhoun

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

NAYS: None

ABSTAIN: Commissioner Riley

ABSENT: None

BUSINESS

3. **AMP-14-2020 CHEYENNE & VALLEY (PUBLIC HEARING). APPLICANT: LGI HOMES - NEVADA, LLC. REQUEST: AN AMENDMENT TO THE COMPREHENSIVE MASTER PLAN TO CHANGE THE LAND USE DESIGNATION FROM MIXED-USE EMPLOYMENT TO SINGLE-FAMILY MEDIUM. LOCATION: NORTH OF CHEYENNE AVENUE, APPROXIMATELY 500 FEET WEST OF VALLEY DRIVE. (APNS 139-07-417-015 AND 139-07-417-016) (FOR POSSIBLE ACTION)**

Principal Planner Michaels presented related Item Nos. 3, 4, 5, and 6 together, noting that separate votes are required and a new condition would be recommended for Item 6. She stated that the applicant requested an amendment to the Comprehensive Master Plan Land Use Element from Mixed-Use Employment to Single-Family Medium on approximately 24.30 acres located north of Cheyenne Avenue and approximately 500 feet west of Valley Drive. She noted that the applicant also filed a request to reclassify the parcel's current zoning of Planned Unit Development District to R-CL, Single-Family Compact Lot Residential District (Item No. 4, ZN-23-2020).

She stated that the applicant proposed a 144-unit single-family development. She noted that the Clark County Department of Aviation recommended denial of the application due to the proposed development being in the AE-60 and AE-65 Air Terminal Environs Overlay District and the development location within 982 feet of the departure runway for the airport. They requested specific conditions be placed on the application if approved by the Planning Commission. She stated that the applicant also requested to vacate sidewalk and driveway easements along Cheyenne Avenue. She noted that the existing driveway easements do not line up with the proposed project and the sidewalk easement impedes the proposed project. The development will be required to construct a sidewalk along Cheyenne Avenue with the project but it will use a slightly different location than depicted in the existing easement.

Bob Gronauer, Kaempfer Crowell, 1980 Festival Plaza Drive, Las Vegas, represented the applicant and provided information on the project, neighborhood meetings, and comments received from those in attendance.

Chairman Kraft opened the public hearing. City Clerk Raynor provided a summary of two letters received by Joni Rhiner and one from Jeff Jacquart. She stated in regards to mailed public hearing notices the City received one returned notice in support of these items and two in opposition to these items.

Jeffrey Jacquart, Clark County Department of Aviation, 5757 Wayne Newton Blvd, Las Vegas, called into the meeting and spoke in opposition to these items.

Having no more requests to speak, Chairman Kraft closed the public hearing.

Mr. Gronauer stated that the resolution does not prohibit the residential developments and similar have been developed in Nevada. He stressed that the conditions required for those are the same ones that staff has added to these items and the applicant would file the appropriate aviation documents.

Responding to a question from Commissioner Berrett, Mr. Jacquart said there was no specific height of the structure, but that development triggers the review by the Department of Aviation. In regards to the fence, Mr. Jacquart noted the height was six to eight feet depending on whether the barbed wire on top was counted. Mr. Gronauer added that the height of the single-story units was 35-feet but would be determined by Title 17, 17.16.050(J), Air Terminal Environs Overlay District. He responded to Commissioner Berrett stating that the FAA application would be submitted prior to obtaining building permits and entitlements.

ACTION: APPROVED; FORWARD TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Greer

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

NAYS: None

ABSTAIN: None

ABSENT: None

4. [ZN-23-2020 CHEYENNE & VALLEY \(PUBLIC HEARING\). APPLICANT: LGI HOMES - NEVADA, LLC. REQUEST: A PROPERTY RECLASSIFICATION FROM A PUD \(PLANNED UNIT DEVELOPMENT DISTRICT\) TO R-CL \(SINGLE-FAMILY COMPACT LOT RESIDENTIAL DISTRICT\). LOCATION: NORTH OF CHEYENNE AVENUE, APPROXIMATELY 500 FEET WEST OF VALLEY DRIVE. \(APNS 139-07-417-015 AND 139-07-417-016\) \(FOR POSSIBLE ACTION\)](#)

(Please refer to comments in Item No. 3, AMP-14-2020)

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

ACTION: APPROVED; FORWARD TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Riley

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

NAYS: None

ABSTAIN: None

ABSENT: None

5. VAC-13-2020 CHEYENNE & VALLEY (PUBLIC HEARING). APPLICANT: LGI HOMES - NEVADA, LLC. REQUEST: TO VACATE AN APPROXIMATE 226 FOOT LONG SIDEWALK EASEMENT AND THREE (3) DRIVEWAY EASEMENTS ALONG CHEYENNE AVENUE FOR A PROPOSED RESIDENTIAL SUBDIVISION LOCATED NORTH OF CHEYENNE AVENUE, APPROXIMATELY 500 FEET WEST OF VALLEY DRIVE. (APNS 139-07-417-015 AND 139-07-417-016) (FOR POSSIBLE ACTION)

(Please refer to comments in Item No. 3, AMP-14-2020)

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

ACTION: APPROVED SUBJECT TO THE FOLLOWING CONDITION; FORWARD TO CITY COUNCIL FOR FINAL CONSIDERATION

1. SHOULD THE ORDER OF VACATION NOT RECORD WITHIN TWO YEARS FROM THE DATE OF APPROVAL, THE VACATION SHALL BE DEEMED NULL AND VOID.

MOTION: Commissioner Guymon

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

NAYS: None

ABSTAIN: None

ABSENT: None

6. T-MAP-16-2020 CHEYENNE & VALLEY. APPLICANT: LGI HOMES - NEVADA, LLC. REQUEST: A TENTATIVE MAP IN A PUD (PLANNED UNIT DEVELOPMENT DISTRICT), PROPOSED PROPERTY RECLASSIFICATION TO R-CL (SINGLE-FAMILY COMPACT LOT RESIDENTIAL DISTRICT), TO ALLOW A 144-LOT, SINGLE-FAMILY SUBDIVISION. LOCATION: NORTH OF CHEYENNE AVENUE, APPROXIMATELY 500 FEET WEST OF VALLEY DRIVE. (APNS 139-07-417-015 AND 139-07-417-016) (FOR POSSIBLE ACTION)

(Please refer to comments in Item No. 3, AMP-14-2020)

Principal Planner Michaels read additional condition # 14, regarding the Air Terminal Environs Overlay District into the record.

ACTION: APPROVED AS AMENDED AND SUBJECT TO THE FOLLOWING CONDITIONS; ADDED CONDITION 14:

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

DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.

2. AMENITIES TO INCLUDE: OPEN TURF AREA; TOT-LOT WITH APPROPRIATE EPMD SURFACING; TRASH RECEPTACLES; SHADE TREES; BENCHES; PICNIC/BARBEQUE AREA; AND PET WASTE STATIONS OR AS APPROVED BY THE PLANNING DIVISION.
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. PROPOSED RESIDENTIAL DRIVEWAY SLOPES SHALL NOT EXCEED TWELVE PERCENT (12%).
6. ALL COMMON ELEMENTS SHALL BE LABELED AND ARE TO BE MAINTAINED BY THE HOME OWNERS' ASSOCIATION.
7. 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.
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. ALL DRIVEWAY GEOMETRICS SHALL BE IN COMPLIANCE WITH THE UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS DRAWING NUMBER 222.1.

10. 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.
11. THE PUBLIC STREET GEOMETRICS AND THICKNESS OF THE PAVEMENT SECTIONS WILL BE DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS
12. 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. CHEYENNE AVENUE (SIDEWALK)
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. THE DEVELOPMENT SHALL COMPLY WITH TITLE 17, 17.16.050(J) AIR TERMINAL ENVIRONS OVERLAY DISTRICT.

MOTION: Commissioner Greer

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

NAYS: None

ABSTAIN: None

ABSENT: None

7. SUP-42-2020 CRAWFORD PATIO COVER (PUBLIC HEARING). APPLICANT: CLAUDIA J. SEGURA DE LEON. REQUEST: A SPECIAL USE PERMIT IN AN R-3 (MULTI-FAMILY RESIDENTIAL DISTRICT) TO ALLOW AN APPROXIMATE 1,495 SQUARE FOOT ACCESSORY STRUCTURE. LOCATION: 2220 CRAWFORD STREET. (APN 139-24-110-215) (FOR POSSIBLE ACTION)

Principal Planner Michaels presented the item and stated that the applicant requested a special use permit to allow a 767.25 square foot patio cover attached to an existing 728 square foot accessory structure (garage) to provide the family with a shaded area to enjoy outdoor activities. She noted that the applicant was cited by the Building Safety Division for constructing a structure without the proper building permit and was informed that the addition did not comply with the requirements for an accessory building within Title 17. She stated that the applicant is requesting an approximate 1,495 square foot accessory structure which exceeds the maximum area allowed by code. Staff had no objections to the proposed garage expansion and recommended approval subject to conditions.

There was no applicant present.

Chairman Kraft 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 PATIO COVER SHALL REMAIN AN OPEN STRUCTURE AND MAY NOT BE ENCLOSED.

MOTION: Commissioner Calhoun

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

NAYS: None

ABSTAIN: None

ABSENT: None

8. **T-MAP-15-2020 DELHI FERRELL. APPLICANT: BEAZER HOMES. REQUEST: A TENTATIVE MAP IN AN R-1 (SINGLE-FAMILY LOW DENSITY DISTRICT) TO ALLOW A 22-LOT, SINGLE-FAMILY SUBDIVISION. LOCATION: SOUTHEAST CORNER OF GOWAN ROAD AND FERRELL STREET. (APN 139-08-302-002) (FOR POSSIBLE ACTION)**

Principal Planner Michaels presented the item and stated that the applicant requested consideration for a tentative map in an R-1 Single-Family Low Density Residential District to allow a 22-lot residential subdivision on approximately 4.1 acres. The applicant proposed single-family detached homes with a gross density of approximately 4.4 dwelling units per acre. She noted that the proposed tentative map shows landscaping along Ferrell Street and Delhi Avenue as 15 feet including the five foot sidewalk and the landscaping along Gowan Road as ten feet including the five foot sidewalk which is in compliance with code requirements. Staff recommended approval of the tentative map.

Kathrine Logan, Actus, 3283 E. Warm Springs Road, Suite 400, Las Vegas, represented the applicant and concurred with staff recommendations.

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 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.
3. APPROVAL OF A DRAINAGE STUDY IS REQUIRED PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS.

4. PROPOSED RESIDENTIAL DRIVEWAY SLOPES SHALL NOT EXCEED TWELVE PERCENT (12%).
5. ALL COMMON ELEMENTS SHALL BE LABELED AND ARE TO BE MAINTAINED BY THE HOME OWNERS' ASSOCIATION.
6. 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.
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. ALL DRIVEWAY GEOMETRICS SHALL BE IN COMPLIANCE WITH THE *UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS* DRAWING NUMBER 222.1.
9. 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.
10. THE PUBLIC STREET GEOMETRICS AND THICKNESS OF THE PAVEMENT SECTIONS WILL BE DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS.
11. 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. GOWAN ROAD (SIDEWALK)
 - B. FERRELL STREET
 - C. DELHI AVENUE

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 Greer

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

NAYS: None

ABSTAIN: None

ABSENT: None

9. [SUP-48-2020 ALIANTE PARCEL 40 \(ALIANTE & CENTENNIAL\) \(PUBLIC HEARING\). APPLICANT: NASON KHOMASSI. REQUEST: A SPECIAL USE PERMIT IN AN MPC C-1 \(MASTER PLANNED COMMUNITY NEIGHBORHOOD COMMERCIAL DISTRICT\) TO ALLOW A SUPPER CLUB. LOCATION: GENERALLY THE NORTHEAST CORNER OF CENTENNIAL PARKWAY AND ALIANTE PARKWAY. \(APN 124-20-813-008\) \(FOR POSSIBLE ACTION\)](#)

Planning Manager Eastman presented the item and stated that the applicant requested a special use permit to allow a supper club within the Aliante Master Planned Community. He noted that the code in effect for Aliante does not have a distance separation requirement and the supper club could be approved with a Special Use Permit. He stated that the supper club is part of a multi-building commercial center containing five buildings; an existing bank, a tavern, a convenience food store with gas pumps and the convenience food restaurant. The last building is for the proposed supper club and is approximately 6,792 square feet in size. He noted that the applicant provided 210 parking spaces and is in compliance with the Aliante parking standards. Additional landscaping specifically, a double row of trees with pyracanthas located between the trees, should be provided along the north and east property lines.

Richard Serfas, 8708 Spanish Ridge Avenue, Suite 110, Las Vegas, represented the applicant and concurred with staff recommendations.

Chairman Kraft opened the public hearing. City Clerk Raynor noted that the City received one returned public hearing notice in support of the project and one notice in opposition. Having no requests to speak, Chairman Kraft closed the public hearing.

ACTION: APPROVED AS AMENDED SUBJECT TO THE FOLLOWING
CONDITIONS; STAFF CONDITION 3 DELETED:

1. THAT, UNLESS EXPRESSLY AUTHORIZED THROUGH A VARIANCE, WAIVER OR ANOTHER APPROVED METHOD, THIS DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES, INCLUDING THE ALIANTE DESIGN GUIDELINES AND DEVELOPMENT STANDARDS.
2. A DOUBLE ROW OF OFFSET TREES PLACED 20 FEET ON CENTER WITH PYRACANTHA SHRUBS SHALL BE PLACED ALONG THE NORTHERN AND EASTERN PROPERTY LINES ADJACENT TO THE RESIDENCES.
3. ALL KNOWN GEOLOGIC HAZARDS, SHALL BE SHOWN ON ANY PRELIMINARY DEVELOPMENT PLANS AND CIVIL IMPROVEMENT PLANS. SUBSEQUENT IDENTIFICATION OF ADDITIONAL HAZARDS MAY SUBSTANTIALLY ALTER DEVELOPMENT PLANS.
4. APPROVAL OF A DRAINAGE STUDY UPDATE IS REQUIRED PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS.
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.

MOTION: Commissioner Riley

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

NAYS: None

ABSTAIN: None

ABSENT: None

10. ZN-21-2020 CENTENNIAL COMMERCE (PUBLIC HEARING). APPLICANT: BEAZER HOMES. REQUEST: A PROPERTY RECLASSIFICATION FROM R-E (RANCH ESTATES DISTRICT) TO R-1 (SINGLE-FAMILY LOW DENSITY DISTRICT). LOCATION: NORTH OF CENTENNIAL PARKWAY, APPROXIMATELY 400 FEET WEST OF COMMERCE STREET. (APNS 124-22-401-007 AND 124-22-401-008) (FOR POSSIBLE ACTION)

Planning Manager Eastman presented related Item Nos. 10, 11, and 12, stating that individual votes are required. He stated that the applicant requested a reclassification of the site from an R-E Ranch Estates District to an R-1 Single-Family Low Density District on approximately 4.50 acres located north of Centennial Parkway and approximately 400 feet west of Commerce Street. He noted that the applicant's letter of intent states that they are proposing a 21-lot single-family development. He stated the applicant also submitted a request to vacate a 40-foot-wide private right-of-way that terminates into a cul-de-sac, a public utility easement and a drainage easement located approximately 610 feet west of Commerce Street. The vacated portion would be incorporated into the applicant's property for development. He noted that T-Map-14-2020 is a request for approval for a 21-lot residential tentative map on 4.50 acres for a density of 4.6 dwelling units per acre and contains single-family lots that range in size from a minimum of 6,000 square feet to a maximum of 10,000 square feet. The applicant proposed access to the site from one entrance from Centennial Parkway and will provide fire sprinkler systems for each home instead of a secondary fire access. Staff recommended approval of all requests.

Kathrine Logan, Actus, 3283 E. Warm Springs Road, Suite 400, Las Vegas, represented the applicant and concurred with staff recommendations.

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

ACTION: APPROVED; FORWARD TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Calhoun

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

NAYS: None

ABSTAIN: None

ABSENT: None

11. VAC-12-2020 CENTENNIAL COMMERCE (PUBLIC HEARING). APPLICANT: BEAZER HOMES. REQUEST: TO VACATE AN APPROXIMATE 40 FOOT WIDE UTILITY EASEMENT AND DRAINAGE EASEMENT LOCATED APPROXIMATELY 610 FEET WEST OF COMMERCE STREET AND EXTENDING APPROXIMATELY 465 FEET NORTH OF CENTENNIAL PARKWAY. (APNS 124-22-401-007 AND 124-22-401-008) (FOR POSSIBLE ACTION)

(Please refer to comments in Item No. 10, ZN-21-2020)

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

ACTION: APPROVED SUBJECT TO THE FOLLOWING CONDITION; FORWARD TO CITY COUNCIL FOR FINAL CONSIDERATION

1. THE VACATION SHALL RECORD CONCURRENTLY WITH THE ASSOCIATED FINAL MAP.

MOTION: Commissioner Guymon

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

NAYS: None

ABSTAIN: None

ABSENT: None

12. T-MAP-14-2020 CENTENNIAL COMMERCE. APPLICANT: BEAZER HOMES. REQUEST: A TENTATIVE MAP IN AN R-E (RANCH ESTATES DISTRICT), PROPOSED PROPERTY RECLASSIFICATION TO R-1 (SINGLE-FAMILY LOW DENSITY DISTRICT), TO ALLOW A 21-LOT, SINGLE-FAMILY SUBDIVISION. LOCATION: NORTH OF CENTENNIAL PARKWAY, APPROXIMATELY 400 FEET WEST OF COMMERCE STREET. (APNS 124-22-401-007 AND 124-22-401-008) (FOR POSSIBLE ACTION)

(Please refer to comments in Item No. 10, ZN-21-2020)

ACTION: APPROVED WITH THE FOLLOWING CONDITIONS:

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

2. THE TENTATIVE MAP SHALL COMPLY WITH ALL CONDITIONS OF APPROVAL FOR VAC-12-2020. IF VAC-12-2020 IS DENIED, T-MAP-14-2020 IS DEEMED NULL AND VOID.
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. PROPOSED RESIDENTIAL DRIVEWAY SLOPES SHALL NOT EXCEED TWELVE PERCENT (12%).
6. ALL COMMON ELEMENTS SHALL BE LABELED AND ARE TO BE MAINTAINED BY THE HOME OWNERS' ASSOCIATION.
7. 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.
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. ALL DRIVEWAY GEOMETRICS SHALL BE IN COMPLIANCE WITH THE UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS DRAWING NUMBER 222.1.

10. 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.
11. THE PUBLIC STREET GEOMETRICS AND THICKNESS OF THE PAVEMENT SECTIONS WILL BE DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS.
12. 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. CENTENNIAL PARKWAY
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 Greer

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

NAYS: None

ABSTAIN: None

ABSENT: None

**13. VAC-11-2020 VALLEY VISTA PARCEL 2.7.1 (PUBLIC HEARING).
APPLICANT: DR HORTON, INC. REQUEST: TO VACATE A 25 FOOT WIDE
STREET, DRAINAGE AND UTILITY EASEMENT LOCATED EAST OF AVIARY
WAY, APPROXIMATELY 500 FEET NORTH OF FARM ROAD. (APN 124-18-
610-010) (FOR POSSIBLE ACTION)**

Planning and Zoning Manager Eastman presented the item and stated that the applicant requested consideration to vacate a 25-foot-wide Bureau of Land Management right-of-way grant to the City containing streets, drainage easement and public utility easement on property generally located approximately 500 feet north of Farm Road and extending approximately 297 feet north. He noted that the vacation is supported by the approved tentative map to develop 99 multi-family residential units.

There was no applicant present.

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

ACTION: APPROVED; FORWARD TO CITY COUNCIL FOR FINAL
CONSIDERATION

MOTION: Commissioner Berrett

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

NAYS: None

ABSTAIN: None

ABSENT: None

**14. ZN-24-2020 TROPICAL ASSEMBLAGE 2.0 (PUBLIC HEARING).
APPLICANT: CAPROCK PARTNERS. REQUEST: A PROPERTY
RECLASSIFICATION FROM O-L (OPEN LAND DISTRICT) TO M-2 (GENERAL
INDUSTRIAL DISTRICT). LOCATION: SOUTHWEST CORNER OF
CENTENNIAL PARKWAY AND BEESLEY DRIVE. (APN 123-27-101-003)
(FOR POSSIBLE ACTION)**

Planning and Zoning Manager Eastman presented related Item Nos. 14, 15 and 16 together stating that individual votes are required. He stated that ZN-24-20 was a request to reclassify the subject site from an O-L Open Land District to an M-2 General Industrial District on 2.04 acres located at the southwest corner of Centennial Parkway and Beesley Drive for future industrial development. He noted that the site is surrounded by undeveloped land to the south and the west and is abutting the I-15 to the north. He stated that ZN-25-2020 is a request to reclassify the subject site from an

O-L Open Land District to an M-2 General Industrial District on 0.05 acres located south of Interstate 15 and approximately 660 feet southwest of the intersection of Centennial Parkway and Beesley Drive for future industrial development. He noted that the Comprehensive Master Plan identified this area of the City as one of the major industrial locations. He stated that ZN-26-2020 is a request to reclassify the subject site from and O-L Open Land District to an M-2 General Industrial District for approximately 4.77 acres located at the northwest corner of Azure Avenue and Beesley Drive. Staff recommended approval of all requests.

Bob Gronauer, Kaempfer Crowell, 1980 Festival Plaza Drive, Las Vegas, represented the applicant and concurred with staff's recommendations for all items.

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

ACTION: APPROVED; FORWARD TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Berrett

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

NAYS: None

ABSTAIN: None

ABSENT: None

15. ZN-25-2020 TROPICAL ASSEMBLAGE 2.0 (PUBLIC HEARING). APPLICANT: CAPROCK PARTNERS. REQUEST: A PROPERTY RECLASSIFICATION FROM O-L (OPEN LAND DISTRICT) TO M-2 (GENERAL INDUSTRIAL DISTRICT). LOCATION: SOUTH OF INTERSTATE 15 AND APPROXIMATELY 660 FEET SOUTHWEST OF THE INTERSECTION OF CENTENNIAL PARKWAY AND BEESLEY DRIVE. (APN 123-27-101-002) (FOR POSSIBLE ACTION)

(Please refer to comments in Item No. 14, ZN-24-2020)

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

ACTION: APPROVED; FORWARD TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Greer

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

NAYS: None

ABSTAIN: None

ABSENT: None

16. [ZN-26-2020 TROPICAL ASSEMBLAGE 2.0 \(PUBLIC HEARING\). APPLICANT: CAPROCK PARTNERS. REQUEST: A PROPERTY RECLASSIFICATION FROM O-L \(OPEN LAND DISTRICT\) TO M-2 \(GENERAL INDUSTRIAL DISTRICT\). LOCATION: NORTHWEST CORNER OF AZURE AVENUE AND BEESLEY DRIVE. \(APN 123-27-101-026\) \(FOR POSSIBLE ACTION\)](#)

(Please refer to comments made in Item No. 14, ZN-24-2020)

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

ACTION: APPROVED FORWARD TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Guymon

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

NAYS: None

ABSTAIN: None

ABSENT: None

STAFF ITEMS

Land Development and Community Services Manager Jordan wished all a Happy New Year. He shared that the State of the City would be a virtual event with more specifics to follow. He added that tonight's meeting of the Planning Commission marked the last vacation to be reviewed and forwarded to Council by the Planning Commission. He clarified that in the future the Public Works Department would process vacation applications and that Public Works would forward them to Council for action, stating that those applications do not require Planning Commission review or approval.

COMMISSION ITEMS

Chairman Kraft wished all a Happy New Year.

PUBLIC FORUM

There was no public participation.

ADJOURNMENT

Chairman Kraft adjourned the meeting at 7:04 PM

APPROVED: February 10, 2021

/s/ Kenneth Kraft

Kenneth L. Kraft, Chairman

/s/ Catherine A. Raynor

Catherine A. Raynor, City Clerk