

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

July 14, 2021

**BRIEFING**

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

**CALL TO ORDER**

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

**ROLL CALL**

**COMMISSIONERS PRESENT**

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

**STAFF PRESENT**

Land Development and Community Services Director Jordan  
Senior Deputy City Attorney Moore  
Acting City Clerk Purcell  
Planning and Zoning Manager Eastman  
Principal Planner Michaels  
Traffic Engineer Reesman  
Development and Flood Control Manager McLaughlin  
Deputy City Clerk Ramey

**PLEDGE OF ALLEGIANCE - BY INVITATION**

Commissioner Greer

**PUBLIC FORUM**

There was no public participation.

## **ELECTION OF OFFICERS**

### **1. CHAIRMAN (FOR POSSIBLE ACTION)**

ACTION: COMMISSIONER WARNER ELECTED AS CHAIRMAN

MOTION: Commissioner Greer

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

NAYS: None

ABSTAIN: None

ABSENT: None

### **2. VICE CHAIRMAN (FOR POSSIBLE ACTION)**

ACTION: COMMISSIONER BERRETT ELECTED AS VICE CHAIRMAN

MOTION: Commissioner Greer

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

NAYS: None

ABSTAIN: None

ABSENT: None

## **AGENDA**

### **3. APPROVE PLANNING COMMISSION REGULAR MEETING AGENDA OF JULY 14, 2021. (FOR POSSIBLE ACTION)**

ACTION: APPROVED AS AMENDED; ITEM NO. 11 WITHDRAWN

MOTION: Commissioner Calhoun

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

NAYS: None

ABSTAIN: None

ABSENT: None

### **CONSENT AGENDA**

**4. APPROVE PLANNING COMMISSION REGULAR MEETING MINUTES OF JUNE 9, 2021. (FOR POSSIBLE ACTION)**

ACTION: APPROVED

MOTION: Commissioner Greer

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

NAYS: None

ABSTAIN: Vice Chairman Berrett

ABSENT: None

### **BUSINESS**

**5. AMP-10-2021 MINI STORAGE FACILITY (PUBLIC HEARING). APPLICANT: ALL AMERICAN CAPITAL CORPORATION. REQUEST: AN AMENDMENT TO THE COMPREHENSIVE MASTER PLAN TO CHANGE THE LAND USE DESIGNATION FROM EMPLOYMENT TO NEIGHBORHOOD COMMERCIAL. LOCATION: SOUTHEAST CORNER OF SIMMONS STREET AND EL CAMPO GRANDE AVENUE. (APN 124-29-801-001) (WARD 3) (FOR POSSIBLE ACTION)**

Principal Planner Michaels presented Item Nos. 5 (AMP-10-2021), 6 (ZN-15-2021) and 7 (SUP-35-2021) together but they would be voted on separately. She stated that AMP-10-2021 was a request to amend the Comprehensive Master Plan Land Use Element from Employment to Neighborhood Commercial. She stated that the applicant is requesting Neighborhood Commercial on 1.93 acres for a proposed mini-warehousing facility. The designated land use was changed to Community Commercial in 2006. She continued by stating that the current land use is Employment, therefore, the Neighborhood Commercial land use will support the necessary zoning and a special use permit is needed. The applicant's intent is to provide primary employment activity in fully enclosed operations and may serve as a use transition between Heavy Industrial activity and other less intensive use areas, while the primary use is designated for office and low-intensity industrial uses. She stated that secondary uses might include restaurants, limited commercial activity, churches, open space and parks. The Neighborhood Commercial land use designation primary function is to serve neighborhoods and the surrounding community.

Principal Planner Michaels stated that ZN-15-2021 was a request for property reclassification from C-P (Professional Office Commercial District) to C-1 (Neighborhood Commercial District). She stated that the applicant is requesting

consideration to reclassify (rezone) the subject site from C-P, Professional Office Commercial District, to C-1, Neighborhood Commercial District. The subject site consists of one parcel that is 1.93 acres, and is located at the southeast corner of Simmons Street and El Campo Grande Avenue. The property reclassification is for a future mini-storage. She continued by stating that the purpose of the C-P, Professional Office Commercial District is to provide for the development of certain low intensity businesses, such as professional offices that are compatible with the surrounding and adjacent residential neighborhoods.

Principal Planner Michaels continued by stating that SUP-35-2021 was a request for a special use permit in a C-P (Professional Office Commercial District), proposed property reclassification to C-1 (Neighborhood Commercial District), to allow a mini-warehousing establishment. She stated that the applicant is requesting Planning Commission approval of a special use permit to allow a mini-warehousing establishment located on 1.93 acres at the southeast corner of Simmons Street and El Campo Grande Avenue. The applicant is proposing to develop 72,100 square feet of self-storage space, with ten (10) covered recreational vehicle parking spaces along the southern property line. The proposed site plan shows a total of 493 units within three buildings. Building #1 is two-story and is 64,000 square feet; building #2 is one-story and 2,000 square feet, and building #3 is a one-story with 6,100 square feet. She stated that a landscape plan was not submitted with the application and that the applicant will need to provide six feet of foundation landscaping at the entrance of the building, and landscaping at the end of any parking spaces where islands are located. Landscaping is also required next to the trash enclosure. The landscaping can be addressed during the building permit process and staff recommended approval subject to conditions.

**Joseph Dagher, 1980 Festival Plaza Drive, Suite 650, Las Vegas**, represented the applicant and was available for questions.

Chairman Warner opened the public hearing and having no requests to speak, closed the public hearing. He advised the Commissioners that an amendment to the Comprehensive Plan required a super majority vote.

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Greer

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

NAYS: None

ABSTAIN: None

ABSENT: None

6. **ZN-15-2021 MINI STORAGE FACILITY (PUBLIC HEARING). APPLICANT: ALL AMERICAN CAPITAL CORPORATION. REQUEST: A PROPERTY RECLASSIFICATION FROM C-P (PROFESSIONAL OFFICE COMMERCIAL DISTRICT) TO C-1 (NEIGHBORHOOD COMMERCIAL DISTRICT). LOCATION: SOUTHEAST CORNER OF SIMMONS STREET AND EL CAMPO GRANDE AVENUE. (APN 124-29-801-001) (WARD 3) (FOR POSSIBLE ACTION)**

*(Please refer to comments in Item No. 5, AMP-10-2021)*

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

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Kraft

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

NAYS: None

ABSTAIN: None

ABSENT: None

7. **SUP-35-2021 MINI STORAGE FACILITY (PUBLIC HEARING). APPLICANT: ALL AMERICAN CAPITAL CORPORATION. REQUEST: A SPECIAL USE PERMIT IN A C-P (PROFESSIONAL OFFICE COMMERCIAL DISTRICT), PROPOSED PROPERTY RECLASSIFICATION TO C-1 (NEIGHBORHOOD COMMERCIAL DISTRICT), TO ALLOW A MINI-WAREHOUSING ESTABLISHMENT. LOCATION: SOUTHEAST CORNER OF SIMMONS STREET AND EL CAMPO GRANDE AVENUE. (APN 124-29-801-001) (WARD 3) (FOR POSSIBLE ACTION)**

*(Please refer to comments in Item No. 5, AMP-10-2021)*

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

ACTION: APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. UNLESS EXPRESSLY AUTHORIZED THROUGH A VARIANCE, WAIVER OR ANOTHER APPROVED METHOD, THIS DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
2. THE SITE PLAN AND BUILDING ELEVATIONS SHALL COMPLY WITH THE COMMERCIAL DESIGN GUIDELINES INCLUDING BUT

NOT LIMITED TO PROVIDING ARCH ELEMENTS AND COHESIVE DESIGN.

3. 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
4. A MINIMUM OF 6-FEET IN WIDTH FOUNDATION LANDSCAPING SHALL BE PROVIDED AROUND THE BUILDING.
5. APPLICANT COMPLY WITH SETBACKS AND PARKING SPACES TO BE ACCESSIBLE TO CUSTOMERS FOR INTERIOR UNITS.
6. 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.
7. APPROVAL OF A DRAINAGE STUDY IS REQUIRED PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS. CONFORMANCE MAY REQUIRE MODIFICATIONS TO THE SITE PLAN.
8. APPROVAL OF A TRAFFIC STUDY IS REQUIRED PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS. PLEASE CONTACT TRAFFIC ENGINEERING AT 633-2676 TO REQUEST A SCOPE. A QUEUING ANALYSIS MAY BE REQUIRED.
9. DEDICATION AND CONSTRUCTION OF THE FOLLOWING STREETS AND/OR HALF STREETS IS REQUIRED PER THE MASTER PLAN OF STREETS AND HIGHWAYS AND/OR CITY OF NORTH LAS VEGAS MUNICIPAL CODE SECTION 16.24.100
  - a. W. EL CAMPO GRANDE AVENUE (SIDEWALK)
  - b. SIMMONS STREET (SIDEWALK)
10. FOR PURPOSES OF THE SITE PLAN DESIGN, CONFIRM THAT THE CURRENTLY EXISTING ROADWAY EASEMENT, DOC#20050928-0002095 ALIGNS WITH THE COMMERCIAL DRIVEWAY.

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

8. **DA-04-2021 FULLERTON COVE (PUBLIC HEARING). APPLICANT: RICHMOND AMERICAN HOMES OF NEVADA, LLC. REQUEST: A MAJOR MODIFICATION TO THE INSIGHT PARK HIGHLANDS DEVELOPMENT AGREEMENT TO MODIFY THE DEVELOPMENT STANDARDS; AMEND THE PERMITTED COMMERCIAL USES; ADD SINGLE-FAMILY RESIDENTIAL USES; AND CHANGE THE LAND USE DESIGNATION FROM MIXED-USE COMMERCIAL TO SINGLE-FAMILY MEDIUM AND COMMUNITY COMMERCIAL FOR A PORTION OF THE SOUTHERN PARCEL. LOCATION: SOUTHWEST CORNER AND NORTHWEST CORNER OF REVERE STREET AND CLARK COUNTY 215. (APNS 124-16-710-004, 124-16-701-004, 124-16-710-008 AND A PORTION OF APN 124-21-510-002) (WARD 4) (FOR POSSIBLE ACTION)**

Planning and Zoning Manager Eastman presented Item Nos. 8 (DA-04-2021), 9 (ZN-17-2021) and 10 (T-MAP-19-2021) together but they would be voted on separately. He stated that DA-04-2021 was a request for major modification to the Insight Park Highlands Development Agreement to modify the development standards; amend the permitted commercial uses; add single-family residential uses; and change the land use designation from Mixed-Use Commercial to Single-Family Medium and Community Commercial for a portion of the southern parcel. He continued by stating that this subject site was originally part of the Park Highlands Master Planned Community. In June 2014, the Amended and Restated Development Agreement split the Park Highlands Master Planned Community into East (Villages at Tule Springs) and West (Valley Vista). In June 2015, the Second Amended and Restated Development Agreement for Park Highlands East / Villages at Tule Springs was approved. The proposed major modification to the development agreement replaces the existing development standards with new development standards, and the applicant intends to develop the site with a mix of uses: containing commercial retail, multi-family, and single-family residential uses. The development contains a southern parcel referred to as Insight Parcel South, and a northern parcel referred to as Insight Parcel North. He stated that each parcel is currently under separate ownership and with approval of the modification to the land use plan; the Insight Parcel South will be permitted to contain the proposed single-family homes as proposed in ZN-17-2021 and T-Map 19-2021. He continued by stating that the variations in code for Insight Parcel South will allow the commercial component to reduce their landscaped buffer from 20 feet to 15 feet. To help mitigate this reduction, the landscaping buffer shall contain a double row of trees offset, and the residential builder will be required to provide 10-foot setbacks on the side lots adjacent to the commercial component.

Planning and Zoning Manager Eastman stated that ZN-17-2021 was a request for a property reclassification from MPC C-2 (Master Plan Community General Commercial District) to a PUD (Planned Unit Development District), consisting of a 250-lot, single-family subdivision. He stated that the applicant's subject site consists of one parcel that is approximately 34.64 gross acres. The site currently has a commercial zoning designation; however, the parcel has a Mixed Use Land Use designation. He stated that the subject site was recently subdivided into three distinct parcels; therefore, the

applicant is requesting to rezone the subject site (APN 124-21-510-007) to PUD, Planned Unit District to allow single-family compact lot development. The development is proposed to have 250 lots and has a density of 7.2 dwelling units per gross acre. The purpose of the PUD, Planned Unit Development District is to serve as an alternative to conventional zoning and development approaches and processes. The use of a PUD is to encourage innovations in residential, commercial and industrial development and to encourage a more creative approach in the utilization of land.

Planning and Zoning Manager Eastman continued by stating that T-MAP-19-2021 was a request for a tentative map in an MPC C-2 (Master Planned Community General Commercial District), proposed property reclassification to a PUD (Planned Unit Development District), to allow a 250-lot, single-family subdivision. He stated that the applicant is required to provide 125,000 square feet (500 square feet per dwelling unit) of open space. The Tentative Map provides 137,302 square feet of open space within the development, which is approximately 75% of the open space that has been configured in a linear pattern that follows that existing fault line. Details of the park or amenities have not been provided but will be reviewed with the Final Development Plan. Pedestrian connections should be added to the easements/open space when a cul-de-sac abuts Dorrell Lane, the entry street, or the future commercial area. He continues by stating that the pedestrian connections should include a pedestrian gate and sidewalk that is a minimum of five feet in width. The proposed tentative map is consistent with the proposed amendment to the Insight Park Highlands Development Agreement, the proposed PUD, Planned Unit Development and is compatible with the surrounding neighborhood. Staff has no objections to the proposed request and recommended approval.

**Jennifer Lazovich, 1980 Festival Plaza Drive, Suite 650, Las Vegas**, represented the applicant and was available for questions.

Chairman Warner opened the public hearing.

**Beverly Miller, 7168 Anchor Terrace Street, Las Vegas**, stated that she and her neighbors opposed the development since they were assured by the property developer, that the proposed property would remain vacant. She asked whether there will be landscaping installed between the developments as a backdrop and whether there will be anything done to the current drainage on the property.

Responding to Mrs. Miller's questions and concerns, Ms. Lazovich explained that the vacant property is privately owned and has always been intended for development. The requested change to the development agreement will allow for the development of single-family detached homes and light commercial development. She stated that the development of single-family homes will be more compatible with the neighborhood and less density than if used for commercial development. She stated that the drainage would be repaved and re-directed underground.

Chairman Warner closed the public hearing.



Commissioner Kraft asked what type of development is allowed on the property without the change.

Planning and Zoning Manager Eastman responded by stating that without the change the development of high-density residential, commercial offices and commercial retail are allowed. He continued by stating previous approval was given for the development of a senior housing facility with skilled nursing and assisted living. This comprised of 36 units to the acre density with a height allowance of 60 feet, while the proposed single-family detached homes for the proposed development, are seven units to the acre, and at a maximum height of 28 feet, as allowed in the ordinance.

Commissioner Kraft stated that he considered the change to be an improvement for the community due to the density and height of the approved development, compared to the proposed development. Staff recommended approval.

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Greer

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

NAYS: None

ABSTAIN: None

ABSENT: None

9. **ZN-17-2021 FULLERTON COVE (PUBLIC HEARING). APPLICANT: RICHMOND AMERICAN HOMES OF NEVADA, LLC. REQUEST: A PROPERTY RECLASSIFICATION FROM MPC C-2 (MASTER PLAN COMMUNITY GENERAL COMMERCIAL DISTRICT) TO A PUD (PLANNED UNIT DEVELOPMENT DISTRICT), CONSISTING OF A 250-LOT, SINGLE-FAMILY SUBDIVISION. LOCATION: GENERALLY THE SOUTHWEST CORNER OF REVERE STREET AND CLARK COUNTY 215. (A PORTION OF APN 124-21-510-002) (WARD 4) (FOR POSSIBLE ACTION)**

*(Please see comments made in Item No. 8, DA-04-2021)*

**Jennifer Lazovich, 1980 Festival Plaza Drive, Suite 650, Las Vegas**, represented the applicant and provided clarification to the proposed development. She stated that the homes are proposed to be 1,400 – 2,800 square feet, with open spaces throughout the project in order to comply with planning and zoning codes.

Chairman Warner opened the public hearing.

**Beverly Miller, 7168 Anchor Terrace Street, Las Vegas**, asked whether her property existing block wall would be built against during development, and recommended landscaping be installed to divide the developments.

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

Responding to Mrs. Miller's questions and concerns, Ms. Lazovich stated that it is customary for developments to build against the existing block wall of an adjacent property. She stated that creating a dead space as proposed by Mrs. Miller could create a safety hazard for the community.

ACTION: APPROVED SUBJECT TO THE FOLLOWING CONDITIONS;  
FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION:

1. UNLESS EXPRESSLY AUTHORIZED THROUGH A VARIANCE, WAIVER OR ANOTHER APPROVED METHOD, THIS DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES INCLUDING THE INSIGHT PARK HIGHLANDS DEVELOPMENT AGREEMENT.
2. PERIMETER LANDSCAPING AREA ALONG DORRELL LANE SHALL BE TWENTY-FOUR (24) FEET IN WIDTH WITH AN EIGHT (8) FOOT SIDEWALK CENTERED WITHIN THE LANDSCAPE AREA AND SHALL MATCH THE LANDSCAPING WITHIN THE VILLAGES OF TULE SPRINGS ALONG DORRELL LANE. THIS INCLUDES THE TREE AND SHRUB VARIETIES AND SPACING.
3. THE MEDIANS WITHIN THE PRIVATE STREETS SHALL BE LANDSCAPED WITH THE FIRST PHASE OF DEVELOPMENT.
4. THE SUBJECT PUD SHALL BE SUBJECT TO THE DEVELOPMENT STANDARDS OF THE R-CL, SINGLE FAMILY COMPACT LOT.
5. PEDESTRIAN CONNECTIONS SHALL BE ADDED TO THE EASEMENT/OPEN SPACE AREAS WHEN CUL-DE-SACS ABUT DORRELL LANE (COMMON ELEMENT L), ENTRY STREET (FERN BAY STREET) AND THE FUTURE COMMERCIAL DEVELOPMENT (COMMON ELEMENT E). PEDESTRIAN CONNECTIONS SHALL INCLUDE A PEDESTRIAN GATE AND A FIVE (5) FOOT WIDE SIDEWALK.
6. PEDESTRIAN CONNECTIONS SHALL BE ADDED TO THE EASEMENT/OPEN SPACE AREAS WHEN CUL-DE-SACS ABUT DORRELL LANE, AN ENTRY STREET AND THE FUTURE COMMERCIAL DEVELOPMENT. PEDESTRIAN CONNECTIONS SHALL INCLUDE A PEDESTRIAN GATE AND A FIVE (5) FOOT WIDE SIDEWALK.
7. 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.

8. APPROVAL OF A DRAINAGE STUDY IS REQUIRED PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS.
9. 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.
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 222.1 AND 222.
13. 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. DORRELL LANE (SIDEWALK)
  - b. REVERE STREET
14. THE PUBLIC STREET GEOMETRICS AND THICKNESS OF THE PAVEMENT SECTIONS WILL BE DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS.

15. ALL OFFSITE IMPROVEMENTS MUST BE COMPLETE PRIOR TO FINAL INSPECTION OF THE FIRST HOME/BUILDING.
16. ALL NEVADA ENERGY EASEMENTS, APPURTENANCES, LINES AND POLES MUST BE SHOWN AND SHALL BE LOCATED ENTIRELY WITHIN THE PERIMETER LANDSCAPE AREA OF THIS DEVELOPMENT. DISTRIBUTION LINES, EXISTING OR PROPOSED, SHALL BE PLACED UNDERGROUND IF IMPACTED BY THE PROPOSED DEVELOPMENT OF THE PARCEL OR IF THE POLE IMPEDES UPON THE PROPER ADA CLEARANCES FOR SIDEWALK. UNDER NO CIRCUMSTANCES WILL NEW DOWN GUY WIRES BE PERMITTED.
17. THE PROPERTY OWNER IS REQUIRED TO GRANT ROADWAY EASEMENTS WHERE PUBLIC AND PRIVATE STREETS INTERSECT.
18. THE PROPERTY OWNER IS REQUIRED TO GRANT A PUBLIC PEDESTRIAN ACCESS EASEMENT FOR SIDEWALK LOCATED WITHIN A COMMON ELEMENT, OR ON PRIVATE PROPERTY, WHEN THAT SIDEWALK IS PROVIDING PUBLIC ACCESS ADJACENT TO THE RIGHT-OF-WAY.

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

10. **T-MAP-19-2021 FULLERTON COVE. APPLICANT: RICHMOND AMERICAN HOMES. REQUEST: A TENTATIVE MAP IN AN MPC C-2 (MASTER PLANNED COMMUNITY GENERAL COMMERCIAL DISTRICT), PROPOSED PROPERTY RECLASSIFICATION TO A PUD (PLANNED UNIT DEVELOPMENT DISTRICT), TO ALLOW A 250-LOT, SINGLE-FAMILY SUBDIVISION. LOCATION: GENERALLY THE SOUTHWEST CORNER OF REVERE STREET AND CLARK COUNTY 215. (A PORTION OF APN 124-21-510-002) (WARD 4) (FOR POSSIBLE ACTION)**

***(Please refer to comments in Item Nos. 8 DA-04-2021 & 9 ZN-17-2021)***

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

ACTION: APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

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

2. THE APPLICATION COMPLY WITH ALL CONDITIONS FOR ZN-17-2021.

MOTION: Commissioner Kraft

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

NAYS: None

ABSTAIN: None

ABSENT: None

11. **SUP-33-2021 SONNY'S CAR WASH SERVICES OF NEVADA (PUBLIC HEARING). APPLICANT: SONNY'S ENTERPRISES, LLC FOR SONNY'S CAR WASH SERVICES OF NEVADA. REQUEST: A SPECIAL USE PERMIT IN AN M-2 (GENERAL INDUSTRIAL DISTRICT) TO ALLOW HAZARDOUS MATERIALS (4,800 GALLONS OF CORROSIVES AND 3,200 GALLONS OF COMBUSTIBLE LIQUIDS). LOCATION: 6150 EAST TROPICAL PARKWAY, SUITE 105. (APN 123-27-201-031) (WARD 1) (FOR POSSIBLE ACTION)**

ACTION: WITHDRAWN

12. **VN-03-2021 DIAMOND GOWAN INDUSTRIAL (PUBLIC HEARING). APPLICANT: PETERSEN MANAGEMENT LLC. REQUEST: A VARIANCE IN AN M-2 (GENERAL INDUSTRIAL DISTRICT), TO ALLOW A 27 FOOT FRONT SETBACK AND A 15 FOOT CORNER SIDE SETBACK WHERE A 35 FOOT SETBACK IS REQUIRED. LOCATION: SOUTHEAST CORNER OF GOWAN ROAD AND ENGLESTAD STREET. (APN 139-10-310-015) (WARD 2) (FOR POSSIBLE ACTION)**

Principal Planner Michaels presented the item and stated that this was a variance in an M-2 (General Industrial District), to allow a 27 foot front setback and a 15 foot corner side setback where a 35 foot setback is required. The applicant is requesting a variance to allow a 27-30 foot front setback adjacent to Gowan Road and a 15 foot corner setback adjacent to Englestad Street where a 35 foot setback is required in the M-2, General Industrial District. She continued by stating that the applicant's letter of intent states that the request to decrease the setbacks are due to a grade differential of approximately fourteen feet and that the site is surrounded by improved streets on three sides. The proposed building was approximately 30 feet in height with four feet of

parapet. She stated that the purpose of variances is to allow a variation from the strict application of the regulations of Title 17, such as setbacks, building height, or tower height, and to provide a reasonable use for a parcel or property having unique characteristics by virtue of its size, location, or topographical features. It is not to grant any special privilege or concession not enjoyed by other properties in the same zone and vicinity. Staff recommends denial of the variance request.

**Jennifer Lazovich, 1980 Festival Plaza Drive, Suite 650, Las Vegas**, represented the applicant and provided clarification to the proposed development. She stated that the property is narrower than ordinarily used for an industrial project. Due to the dimensions of the property, in addition to the six foot slope, that limits the layout of the site and where the entrance to the site can be built. She stated that there is no ability to utilize outside storage, therefore, inside storage was projected for future tenants, which affects the height of the building. She continued by stating that compared to surrounding buildings and considering the six foot slope on the proposed site, it would bring the height of the building to approximately 25 feet. She stated that the applicant is proposing to match the 25 foot set back and introduce landscaping along Englestad Street. The applicant is proposing to plant 36 inch box trees, 10 feet on center on Englestad Street as a condition of approval.

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

Commissioner Berrett stated that while he is in support of development, the city codes and regulations exist for various reasons, and a deviation from those codes could set a negative precedence.

Commissioner Kraft stated that he would recommend approval based upon the given elevation variation, and that the proposal of installing larger trees as a condition of approval by the applicant.

**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 WILL BE REQUIRED TO PLANT THIRTY-SIX (36) INCH BOX TREES TEN (10) FEET ON CENTER ALONG ENGLESTAD STREET.

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

### **STAFF ITEMS**

Land Development and Community Services Director Jordan thanked Commissioner Kraft for serving as Chairman for the past two years, and praised him for a job well done. He continued by welcoming Commissioner Warner as the new Chairman and Commissioner Berrett as the new Vice Chairman for the Planning Commission. Director Jordan noted that Eric Bee joined the Building and Maintenance Department as Deputy Building Official. Director Jordan continued by noting that Marie Purcell, the Acting City Clerk has one more Planning Commission meeting left before her departure from the City.

### **COMMISSION ITEMS**

There were no additional items.

### **PUBLIC FORUM**

**Mr. Candy Grey, 1711 Ashburn Dr. North Las Vegas NV 89032** stated that as a resident of the community for three years, and a Las Vegas resident for sixteen, he wanted to address some concerns affecting the community. Mr. Grey stated that street cleaning was inefficient, and recommended that if the City posted no parking signs on the side of the street to be cleaned on a specific day and time, and ticket citizens that violate no parking signs, the City can earn revenue while keeping the streets clean. Mr. Grey continued by stating that the number of overgrown trees hanging over residential walls and into the road ways in areas such as Martin Luther King Boulevard, Alexander Street and Gowan, is an eye soar and asked who is responsible for maintenance and upkeep of overgrown trees. Mr. Grey stated that reflective lane markings along the roadway are a safety hazard and need to be updated. Mr. Grey stated that the reflective lane markings along Martin Luther King Boulevard, Cheyenne Road to Craig Road and beyond are barely visible, and as a result, it is difficult for motorists to remain in their lanes while driving. Mr. Grey continued by stating that the red paint on the fire hydrants are in need of repainting and recommended to the Commission to introduce a requirement to developers prior to approval of residential developments that lot sizes should have adequate square footage on the exterior of the home that would be able to fit a pool. Mr. Grey stated that for the cost of new homes, there is not enough land to the exterior of the home to allow the homeowner to enjoy their property.

Chairman Warner thanked Mr. Grey for his contributions to the meeting and asked staff whom they would recommend to assist Mr. Grey with his concerns.

Land Development and Community Services Director Jordan stated that Traffic Engineer Tim Reesman would be able to assist Mr. Grey with his concerns. However, property owners are responsible for the maintenance of their overgrown trees.

Seeing no more requests to speak, Chairman Warner closed public comment.

**ADJOURNMENT**

Chairman Warner adjourned the meeting at 6:55 p.m.

APPROVED: August 11, 2021

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George H. Warner, Chairman

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Marie E. Purcell, CMC, Acting City Clerk