

**NOTICE AND AGENDA
CITY OF NORTH LAS VEGAS
PLANNING COMMISSION REGULAR MEETING**

October 13, 2021

Website - <http://www.cityofnorthlasvegas.com>

BRIEFING

5:30 P.M., Caucus Room, 2250 Las Vegas Boulevard, North,
North Las Vegas, Nevada 89030

CALL TO ORDER

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

WELCOME

The Planning Commission welcomes each of you to its meeting. If you wish to speak on any agenda item, or in the Public Forum, please complete one of the blue cards, which are located on the table outside the main entrance and at the podium rail. When called upon by the Chairman of the Planning Commission, it is requested that you limit your comments to no more than three minutes, and please avoid repetition.

To ensure your safety and the safety of others, the City is providing anyone interested in providing public comment regarding items on this agenda to provide such comment in one of the following ways:

- **Submit comments no later than 2 PM on October 13, 2021 using the online form found at http://www.cityofnorthlasvegas.com/departments/city_clerk;**
- **Provide comments to the City Clerk no later than 2 PM on October 13, 2021 by emailing cityclerk@cityofnorthlasvegas.com;**
- **If attending in person, by speaking during the designated public forums on the agenda or in connection with public hearing items on the agenda.**

Comments provided in written format are shared with the Planning Commission when the specific item is heard. If you attend the meeting in person and wish to speak, please complete one of the blue cards located at either the table outside the main entrance to Council Chambers or at the podium rail inside Council Chambers. Please give the card to the Planning Commission Secretary. When called upon to speak, we request that you limit your comments to less than three minutes and that you avoid repetition. As a courtesy to others, we ask that phones and other electronic devices be silenced during the meeting. Please no food or drink inside Council Chambers.

Items on the agenda may be taken out of order. Two or more agenda items may be combined for consideration or items may be removed from the agenda or have the discussion delayed to another date. For general questions regarding this agenda or for supporting material, please contact the Land Development and Community Services Department at (702) 633-1516.



The North Las Vegas City Council Chamber is accessible to all persons. If you need special assistance to attend and participate in this meeting, please call Relay Nevada, a free service provider for deaf, hard of hearing, deaf-blind or those having difficulty speaking on the phone, by dialing 7-1-1. Call at least 72 hours in advance of the meeting in order to speak to City offices to request reasonable accommodations. Later requests will be accommodated to the extent feasible.

These proceedings can be viewed live online at the [City's website](#). Meeting video is published to the City's [Public Access Portal](#) the day after the meeting.

VERIFICATION

Verification that the Agenda and Meeting Notice was properly posted on the bulletin board at City Hall, 2250 Las Vegas Boulevard North, the City's website (including supporting materials) and Nevada Public Notice website in compliance with NRS 241 (the Nevada Open Meeting Law).

PLEDGE OF ALLEGIANCE - BY INVITATION

PUBLIC FORUM

This is the first of two portions of the meeting devoted to the Public. Public comment during this portion of the agenda must be limited to matters on the agenda for action. After completing and submitting a blue speaker card, please come forward to the podium upon recognition by the Planning Commission Chairman. Please state your name and address for the record. In consideration of other citizens, we ask that you please limit your comments to three minutes and that repetition be avoided.

AGENDA

1. Approve Planning Commission Regular Meeting Agenda of October 13, 2021.
(For Possible Action)

CONSENT AGENDA

Matters listed on the Consent Agenda are considered routine and may be approved by a single motion. However, any Consent Item may be moved to the Business portion of the agenda for discussion at the request of any Commissioner.

2. Approve Planning Commission Regular Meeting Minutes of September 8, 2021.
(Citywide) (For Possible Action)

BUSINESS

3. **ZN-21-2021 LOSEE RD. AND 215 BELTWAY (Public Hearing).** Applicant: Siena Holding Management Company, LLC. Request: A Property Reclassification from O-L (Open Land District) to C-1 (Neighborhood Commercial District). Location: Northeast Corner of Losee Road and Deer Springs Way. (APNs 124-24-201-005 and 124-24-201-006). (Ward 4) (For Possible Action)
4. **SUP-60-2021 TEC EQUIPMENT @ 5TH AND BROOKS (Public Hearing).** Applicant: TEC Equipment - David O. Thompson. Request: A Special Use Permit in an M-2 (General Industrial District) to Allow a Vehicle, Boat, or Recreational Vehicle Sales, and Rental Lot (Outdoor). Location: Southwest Corner of North 5th Street and Brooks Avenue. (APN 139-15-603-006). (Ward 2) (For Possible Action)
5. **SUP-56-2021 MILLER HIGHLAND SUBSTATION ADDITION (Public Hearing).** Applicant: Nevada Power dba NV Energy. Request: A Special Use Permit in a C-1 (Neighborhood Commercial District) to Allow a Public Utility Substation (Expansion). Location: Northwest Corner of Carey Avenue and Commerce Street. (APN 139-15-401-013). (Ward 2) (For Possible Action)
6. **SUP-58-2021 ALPHA 1 AUTO SALES LLC (Public Hearing).** Applicant: Salvador Olea Rodriguez. Request: A Special Use Permit in an M-2 (General Industrial District) to Allow a Vehicle, Boat, or Recreational Vehicle Sales, and Rental Lot. Location: 4230 North Pecos Road, Suite 7. (APN 140-06-317-003). (Ward 1) (For Possible Action)
7. **SUP-57-2021 PANTHERS BASEBALL LLC TRAINING FACILITY (Public Hearing).** Applicant: Panthers Baseball LLC aka NV Athletics. Request: A Special Use Permit in an M-2 (General Industrial District) to Allow an Indoor Recreation Center. Location: 2560 West Brooks Road, Suite 101, Unit C. (APN 139-17-510-020). (Ward 2) (For Possible Action)
8. **SUP-52-2021 N. DECATUR / W. LONE MOUNTAIN RD (Public Hearing).** Applicant: Mike Bonanni / CONTOUR. Request: A Special Use Permit in a C-1 (Neighborhood Commercial District) to Allow a Convenience Food Store with Gas Pumps. Location: Northeast Corner of Decatur Boulevard and Lone Mountain Road. (A Portion of APN 124-31-401-003). (Ward 3) (For Possible Action)
9. **FDP-05-2021 RANCHO DEL 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) **(continued to the November 10, 2021 meeting)**

STAFF ITEMS

COMMISSION ITEMS

PUBLIC FORUM

This is the portion of the meeting devoted to the Public to speak on any subject within the jurisdiction, control, or authority of the Planning Commission Chairman. After completing and submitting a blue speaker card, please come forward to the podium upon recognition by the Chairman. No matter raised in Public Forum may be the subject of deliberation or action but may be referred to staff for action at a later date. Please state your name and address for the record. In consideration of other citizens, we ask that you please limit your comments to three minutes and that repetition be avoided.

ADJOURNMENT

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

September 8, 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
Chief Deputy City Clerk Rodgers
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 Calhoun

PUBLIC FORUM

There was no public participation.

AGENDA

1. APPROVE PLANNING COMMISSION REGULAR MEETING AGENDA OF SEPTEMBER 8, 2021. (FOR POSSIBLE ACTION)

ACTION: APPROVED

MOTION: Commissioner Greer

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

NAYS: None

ABSTAIN: None

ABSENT: None

CONSENT AGENDA

2. APPROVE PLANNING COMMISSION REGULAR MEETING MINUTES OF AUGUST 11, 2021. (CITYWIDE) (FOR POSSIBLE ACTION)

ACTION: APPROVED

MOTION: Commissioner Kraft

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

NAYS: None

ABSTAIN: None

ABSENT: None

BUSINESS

3. SPR-07-2021 THE CINE (PUBLIC HEARING). APPLICANT: SCOTT ZELL. REQUEST: A SITE PLAN REVIEW IN AN R-A/DC (REDEVELOPMENT AREA / DOWNTOWN CORE SUBDISTRICT) TO ALLOW A 270-UNIT, MULTI-FAMILY DEVELOPMENT. LOCATION: NORTHWEST CORNER OF LAS VEGAS BOULEVARD NORTH AND HAMILTON STREET. (APN 139-23-111-004) (WARD 1) (FOR POSSIBLE ACTION)

Planning and Zoning Manager Eastman presented the item and stated that the applicant is requesting approval of a major site plan with the intent to develop a 269-unit multi-family apartment complex on approximately 7.11 net acres. The subject site consists of a portion of the partially developed Maya Cinema commercial site. He stated that the site plan indicates that the development will consist of four multi-family apartment buildings, a clubhouse building and a large pool / recreation complex. According the applicant's letter of intent, the development consists of 270 dwelling units, however to provide additional recreation space, one unit has been converted into indoor recreation space for the residents in building "A" reducing the number to 269 units. He continued by stating

that the proposed buildings will contain a combination of 195 one-bedroom, 44 two-bedroom units, and 30 three-bedroom units.

Planning and Zoning Manager Eastman stated that normally the development would need parking as follows; one bedroom requires 1.5 spaces per unit; two bedroom requires 2 parking spaces per unit, three bedroom requires 2.5 spaces per unit and 0.25 spaces guest parking spaces per unit. This would equal a total of 523 parking spaces. With the approval of the 25% reduction the required parking is 393 spaces. He continued by stating that the site plan contains 400 parking spaces and is in compliance with the parking requirements. Code requires that each unit has one covered parking space, the site plan identifies 262 covered parking spaces, and the development will be required to add a carport for the additional seven spaces. He stated that the carports are required to use the same color and materials as the main buildings and will be reviewed at the time of building permits. The proposed development received a waiver (WAV-02-2021) of the required parking on March 10, 2021.

Planning and Zoning Manager Eastman stated that floor plans for the buildings were provided; most units have a minimum of 40 square foot balcony or an 80 square foot patio. The studio units identified as S1 (45 units) do not appear to provide balconies, and will need to be amended to provide the required balcony. Staff recommended approval subject to conditions.

Mr. Bill Fisher, 14841 Dallas Parkway, Dallas Texas represented the applicant and was available for questions.

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. 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 *UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS* DRAWING NUMBERS 222.1
6. THE PUBLIC STREET GEOMETRICS AND THICKNESS OF THE PAVEMENT SECTIONS WILL BE DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS.
7. BUILDING NUMBERING SHALL BE IN ACCORDANCE WITH THE NORTH LAS VEGAS STREET NAMING AND ADDRESS ASSIGNMENT STANDARDS.
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. A REVOCABLE ENCROACHMENT PERMIT FOR LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY IS REQUIRED.
10. THE PROPERTY OWNER SHALL GRANT A 5' PUE ALONG THE PROPERTY BOUNDARY ADJACENT TO PUBLIC RIGHT OF WAY.
11. THE PROPERTY OWNER IS REQUIRED TO GRANT A ROADWAY EASEMENT FOR COMMERCIAL DRIVEWAY(S).
12. 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. (GRANTED PER

SEPARATE DOCUMENT USING A SIDEWALK EASEMENT).

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 Calhoun

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

NAYS: None

ABSTAIN: None

ABSENT: None

4. **AMP-13-2021 CENTENNIAL & NORTH 5TH APARTMENTS (PUBLIC HEARING). APPLICANT: QUARRY 3, LLC. REQUEST: AN AMENDMENT TO THE COMPREHENSIVE MASTER PLAN TO CHANGE THE LAND USE DESIGNATION FROM MIXED-USE NEIGHBORHOOD TO MULTI-FAMILY. LOCATION: NORTHEAST CORNER OF NORTH 5TH STREET AND CENTENNIAL PARKWAY. (APN 124-23-401-001) (WARD 4) (FOR POSSIBLE ACTION)**

Planning and Zoning Manager Eastman presented Item Nos. 4 (AMP-13-2021), 5 (ZN-19-2021), 6 (WAV-04-2021) and 7 (SPR-05-2021) together but they would be voted on separately. He stated that Item No. 4, AMP-13-2021 is a request by the applicant for consideration to amend the Comprehensive Land Use Map from Mixed-Use Neighborhood to Multi-Family Residential. He stated that the applicant's letter of intent states the land use amendment will allow a 422-unit multi-family residential development with a density of 25 dwelling units per acre. The Multi-Family residential designation is located throughout the city, typically along a major street and near higher intensity uses such as commercial and employment. He continued by stating that the subject site is located at the intersection of two major arterials. North 5th Street, in addition to being a 150-foot street, is a planned transit corridor. Located north of this subject site is the Deer Springs Crossing and Deer Springs Town Center shopping centers. He stated that these shopping centers include major anchors such as Kohl's, Home Depot, Michaels, PetSmart, Ross, Target and many others. The Comprehensive Master Plan Map designates the surrounding land uses as Mixed Use Neighborhood and Mixed Use Commercial. This area includes retail plazas, a major shopping district, multi-family complexes and undeveloped land. The proposed Multi-Family land use is compatible with the surrounding neighborhood. Staff recommended approval.

Planning and Zoning Manager Eastman stated that item no. 5, ZN-19-2021 is a request from the applicant for consideration to reclassify (rezone) the subject site from PUD (Planned Unit Development District) to R-3 (Multi-Family District) on approximately 16.89 acres. He stated that the purpose of the Multi-Family Residential District (R-3) is to provide for high-density (approximately 25 dwelling units per acre) housing in Multifamily structures. The R-3 district is designed to allow highly economical use of land while creating an attractive, functional, and safe residential environment. He continued by stating that the surrounding zoning classifications for the north, west and south are; C-2, General Commercial District and R-4, High Density Residential District; and PUD, Planned Unit Development District for the multi-family residential uses to the east. The proposed R-3, Multi-Family Residential District is compatible with the surrounding neighborhood.

Planning and Zoning Manager Eastman continued by stating that Item No. 6, WAV-04-2021 is a request by the applicant for Planning Commission consideration to allow a reduction of the parking requirements for a multi-family development located at the northeast corner of Centennial Parkway and North Fifth Street. The applicant is requesting a reduction of 88 off-street parking spaces. The subject parcel's current zoning is PUD, Planned Unit Development District. He continued by stating that the proposed 422-unit development requires 884 off-street parking spaces and the applicant is providing 796 off-street parking spaces. The applicant is requesting the reduction in parking of approximately 10% due to the subject site's close proximity to a proposed bus rapid transit line. He stated that the City's parking requirements (17.24.040.1.2) allow a waiver of parking up to 25% of the number of parking spaces for multi-family developments located within ¼ mile of an existing or planned bus rapid transit route. North Fifth Street is a planned high-capacity transit corridor that will include a future bus rapid transit line once fully developed. Currently, the proposed development is located along the RTC's Route 105, which provides regular bus service every 20 minutes and connects to the Bonneville Transit Center via Martin Luther King Boulevard and connects to the Deer Springs Crossing and Deer Springs Town Center regional shopping centers via North Fifth Street.

Planning and Zoning Manager Eastman stated that according to the letter of intent, the applicant states that the reduction in parking is appropriate because of the subject site's location on North Fifth Street and it is within walking distance to numerous commercial uses. He stated that since the subject site is uniquely located along a planned high capacity transit corridor and within close proximity to several existing commercial developments, the applicant's proposed compensating benefits are particularly appropriate and will encourage residents to take advantage of active transportation modes (walking & bicycling). He continued by stating that the additional street trees will increase the shade and comfort level along the three perimeter streets for the residents walking to/from the bus stops and shopping dining options in the neighborhood. He stated that the applicant is also requesting a waiver of the landscape buffer along the eastern property line. According to the letter of intent, the applicant will construct 13 garage buildings set five feet back from the east property line. The applicant is proposing to maintain the required ten foot landscape buffer along the east property line where the

garage buildings are not located and request a reduced five landscape buffer where adjacent to the proposed garage buildings.

Planning and Zoning Manager Eastman continued by stating that the adjacent property is also a multi-family development. The adjacent property has a 20 foot landscape buffer along the property line. The Public Works Department has reviewed the waiver request and is recommending approval based on the waiver provisions allowed in the parking requirements. Staff recommended approval.

Planning and Zoning Manager Eastman stated that Item No. 7, SPR-05-2021 is a request by the applicant for approval of a major site plan with the intent to develop a 422-unit multi-family apartment complex on approximately 20.4 gross acres (16.89 net acres) at a density of approximately 20.7 dwelling units per net acre. He continued by stating that the submitted elevations contain four-sided architecture and appear to be in compliance with the Multi-Family Design Standards. The applicant is proposing three story buildings that are 35-feet in height. The applicant has provided 75 percent of the required open space within one useable area and is in compliance with the open space standards. He stated that the proposed request is generally consistent with the requirements of the Multi-Family Design Standards. The proposed request is compatible with the surrounding land uses and should not create a negative impact on the neighborhood. Staff recommended approval.

Joseph Dagher, 1980 Festival Plaza Drive, Suite 650, Las Vegas, represented the applicant and provided clarification to the proposed development. He continued by stating that a neighborhood meeting was held on July 27, 2021 and eight residents attended. The residents in attendance raised concerns regarding affected views, and business operations of the apartment complex. He continued by stating that a line of sight analysis was conducted and the residents were advised that views are not a protected legal right in Nevada. Additionally, he stated that in comparison to the previously approved project in 2005, this project offers less visual restrictions for surrounding residents. He stated that a concern was raised by a resident in attendance regarding the Regional Transportation Commission of Southern Nevada (RTC) roundabout on North 5th Street, which would require the RTC's consideration.

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 Greer

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

NAYS: None

ABSTAIN: None

ABSENT: None

5. **ZN-19-2021 CENTENNIAL & NORTH 5TH APARTMENTS (PUBLIC HEARING). APPLICANT: QUARRY 3, LLC. REQUEST: A PROPERTY RECLASSIFICATION FROM A PUD (PLANNED UNIT DEVELOPMENT DISTRICT) TO R-3 (MULTI-FAMILY RESIDENTIAL DISTRICT). LOCATION: NORTHEAST CORNER OF NORTH 5TH STREET AND CENTENNIAL PARKWAY. (APN 124-23-401-001) (WARD 4) (FOR POSSIBLE ACTION)**

(Please refer to comments in Item No. 4 AMP-13-2021)

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 Calhoun

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

NAYS: None

ABSTAIN: None

ABSENT: None

6. **WAV-04-2021 CENTENNIAL & NORTH 5TH APARTMENTS (PUBLIC HEARING). APPLICANT: QUARRY 3, LLC. REQUEST: A WAIVER IN A PUD (PLANNED UNIT DEVELOPMENT DISTRICT), PROPOSED PROPERTY RECLASSIFICATION TO R-3 (MULTI-FAMILY RESIDENTIAL DISTRICT), TO ALLOW 796 PARKING SPACES WHERE 884 PARKING SPACES ARE REQUIRED, AND TO ALLOW A FIVE (5) FOOT WIDE LANDSCAPING BUFFER ALONG THE EAST PROPERTY LINE WHERE TEN (10) FEET IS REQUIRED. LOCATION: NORTHEAST CORNER OF NORTH 5TH STREET AND CENTENNIAL PARKWAY. (APN 124-23-401-001) (WARD 4) (FOR POSSIBLE ACTION)**

(Please refer to comments in Item No. 4 AMP-13-2021)

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. ADD A PEDESTRIAN ACCESS GATE TO CONNECT TO ROME BOULEVARD.
3. STREET TREES ALONG ROME BOULEVARD, NORTH FIFTH STREET AND CENTENNIAL PARKWAY SHALL BE PLANTED WITH A MAXIMUM OF 15-FEET ON CENTER.
4. ALL LANDSCAPE AREAS SHALL BE PLANTED WITH A MINIMUM OF 75% GROUND COVERAGE.
5. A MINIMUM OF 20 BICYCLE PARKING SPACES SHALL BE PROVIDED ONSITE AND SHALL COMPLY WITH ALL DESIGN & LOCATION REQUIREMENTS PER TITLE 17.24.040.G.3.

MOTION: Commissioner Guymon

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

NAYS: None

ABSTAIN: None

ABSENT: None

7. **SPR-05-2021 CENTENNIAL & NORTH 5TH APARTMENTS (PUBLIC HEARING). APPLICANT: QUARRY 3, LLC. REQUEST: A SITE PLAN REVIEW IN A PUD (PLANNED UNIT DEVELOPMENT DISTRICT), PROPOSED PROPERTY RECLASSIFICATION TO R-3 (MULTI-FAMILY RESIDENTIAL DISTRICT), TO ALLOW A 422-UNIT, MULTI-FAMILY DEVELOPMENT. LOCATION: NORTHEAST CORNER OF NORTH 5TH STREET AND CENTENNIAL PARKWAY. (APN 124-23-401-001) (WARD 4) (FOR POSSIBLE ACTION)**

(Please refer to comments in Item No. 4 AMP-13-2021)

Chairman Warner opened the public hearing.

Mr. Mark House, 908 Echo Beach Ave, North Las Vegas, NV stated that he attended the community meeting and is in support of the majority of items. He continued by stating that the development should include a transit component. The bus stop currently in place does not encompass a bus turnout, unlike similar developments nearby. He stated that the On Board Mobility Plan recently adopted by the Regional Transportation Commission of Southern Nevada (RTC) which included North 5th Street, set the transit conditions for Las Vegas Valley in the next 30 years. He continued by stating that in accordance with the On Board Mobility Plan, transit should be planned and built into projects, and the need for safer bus stops. He asked that a condition of approval be included to discuss a resolution with the RTC.

Chairman Warner closed the public hearing.

Chairman Warner asked Staff about RTC's position on the subject.

Traffic Engineer Reesman responded that the RTC's offsite improvements project included a bus lane for North 5th street, which includes a bus stop.

Commissioner Calhoun asked whether the plans to build a bus lane on North 5th Street is included in the RTC's bus turnout redevelopment.

Traffic Engineer Reesman responded that due to the width of North 5th Street, there are no plans to include a bus turnout. He continued by stating that bus turnouts are traditionally used on narrow streets, to allow buses to make their stop without impeding the flow of traffic.

Commissioner Riley thanked Mr. House for raising his concerns. He continued by expressing his concerns about whether bus stops in the community are Americans with Disabilities Act of 1990 (ADA) compliant.

Traffic Engineer Reesman responded that due to the expansion of bus stops throughout the Las Vegas Valley, new bus stops that are not ADA compliant would be addressed with the RTC.

Commissioner Kraft asked whether there was a condition of approval to address the concerns regarding transportation.

Planning and Zoning Manager Eastman responded that conditions number 12 and 13 include the concerns addressed.

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 BUILDINGS, TRASH ENCLOSURES AND CARPORTS SHALL COMPLY WITH THE MULTI-FAMILY DESIGN STANDARDS.
3. TWENTY (20) FEET OF PERIMETER LANDSCAPING (INCLUDING AN OFF-SET FIVE (5) FOOT SIDEWALK) SHALL BE PROVIDED ALONG CENTENNIAL PARKWAY.
4. FIFTEEN (15) FEET OF PERIMETER LANDSCAPING (INCLUDING AN OFF-SET FIVE (5) FOOT SIDEWALK) SHALL BE

PROVIDED ALONG ROME BOULEVARD.

5. ALL KNOWN GEOLOGIC HAZARDS SHALL BE SHOWN ON PRELIMINARY DEVELOPMENT PLANS AND THE 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; CONFORMANCE MAY REQUIRE MODIFICATIONS TO THE SITE.
8. 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.
9. THE PUBLIC STREET GEOMETRICS AND THICKNESS OF THE PAVEMENT SECTIONS WILL BE DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS.
10. BUILDING NUMBERING SHALL BE IN ACCORDANCE WITH THE NORTH LAS VEGAS STREET NAMING AND ADDRESS ASSIGNMENT STANDARDS.
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. 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. NORTH 5TH STREET
 - b. CENTENNIAL PARKWAY
 - c. ROME BOULEVARD
13. NORTH 5TH STREET SHALL BE DESIGNED IN ACCORDANCE WITH THE *CITY OF NORTH LAS VEGAS UNIFORM STANDARD DRAWINGS FOR NORTH 5TH STREET IMPROVEMENTS*.
 14. THE CITY OF NORTH LAS VEGAS RESERVES THE RIGHT TO MODIFY THE MEDIAN ALONG NORTH 5TH STREET AT ANY TIME IN THE FUTURE THEREBY CHANGING ACCESS ON ROME STREET TO RIGHT IN-RIGHT OUT ONLY.
 15. RIGHT-OF-WAY DEDICATION AND CONSTRUCTION OF A FLARED INTERSECTION, INCLUDING A RIGHT TURN LANE, IS REQUIRED AT CENTENNIAL PKWY AND N. 5TH STREET PER THE *UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS* DRAWING NUMBER 201.1 AND 245.1.
 16. ROME BOULEVARD SHALL BE DESIGNED AND CONSTRUCTED PER THE *CITY OF NORTH LAS VEGAS 60' STANDARD STREET SECTION WITH OFFSET SIDEWALK*.
 17. 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.
 18. A REVOCABLE ENCROACHMENT PERMIT FOR LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY IS REQUIRED.
 19. THE PROPERTY OWNER IS REQUIRED TO GRANT A ROADWAY EASEMENT FOR COMMERCIAL DRIVEWAY(S).
 20. PROPERTY OWNER TO GRANT A 5' PUE ALONG PROPERTY BOUNDARY ADJACENT TO PUBLIC RIGHT OF WAY.
 21. 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 Kraft
AYES: Chairman Warner, Vice Chairman Berrett, Commissioners Calhoun,
Greer, Guymon, Kraft, Riley
NAYS: None
ABSTAIN: None
ABSENT: None

8. **AMP-11-2021 CENTENNIAL AND LAMB (PUBLIC HEARING). APPLICANT:
RICHMOND AMERICAN HOMES. REQUEST: AN AMENDMENT TO THE
COMPREHENSIVE MASTER PLAN TO CHANGE THE LAND USE
DESIGNATION FROM NEIGHBORHOOD COMMERCIAL TO SINGLE-
FAMILY LOW. LOCATION: GENERALLY THE SOUTHEAST CORNER OF
LAMB BOULEVARD AND CENTENNIAL PARKWAY. (A PORTION OF
APNS 123-29-101-001 THROUGH 123-29-101-004) (WARD 1) (FOR
POSSIBLE ACTION)**

Principal Planner Michaels presented Item Nos. 8 (AMP-11-2021), 9 (ZN-16-2021) and 10 (T-MAP-20-2021) together but they would be voted on separately. She stated that Item No. 8 AMP-11-2021 is a request by the applicant for consideration to amend the Comprehensive Master Plan Land Use Map from Neighborhood Commercial to Single-Family Low. The proposed amendment is for approximately 8.48 acres located at the southeast corner of Lamb Boulevard and Centennial Parkway. She stated that the Comprehensive Master Plan land use designation for the properties surrounding the subject site include Single-Family Low, Resort Commercial and Community Commercial. The proposed land use would be compatible with the surrounding single-family land uses. She continued by stating that the properties to the east, south and a portion of the west of the subject site have a single-family low designation and the properties to the north and a portion of the west have a Resort Commercial land use designation.

Principal Planner Michaels stated that Item No. 9, ZN-16-2021 is a request by the applicant for consideration to reclassify (rezone) the subject site from the C-2, General Commercial District to the R-1, Single-Family Low Density Residential District. She stated that the subject site consists of 8.48 acres and is located at the southeast corner of Centennial Parkway and Lamb Boulevard. Due to the nature of these areas, proximity to high-density residential districts is appropriate. The land to the west of this site is classified as C-2, General Commercial and to the north of the site is proposed commercial zoning and land use. The proposed R-1, Single-Family Low Residential District is compatible with the surrounding neighborhood, the proposed Single-Family Low land use designation and staff has no objections to the proposed request.

Principal Planner Michaels stated that Item No. 10, T-MAP-20-2021 is a request by the

applicant for Planning Commission consideration for a 40-lot single-family subdivision. The applicant is proposing single-family detached homes with a gross density of approximately 4.72 dwelling units per acre on 8.48 acres. The subject site is located generally at the southeast corner of Centennial Parkway and Lamb Boulevard. She stated that according to the letter of intent, the tentative map would have lots ranging in size from a minimum 6,000 square feet to a maximum of 9,200 square feet. The internal street is a public street and is proposed to be 47 feet in width including 5-foot sidewalks on both sides of the street. She continued by stating that all lots within the subdivision meet the minimum lot width and lot area for the R-1, Single-Family Residential District and the proposed tentative map is in compliance with all code requirements. Staff recommended approval.

Stephanie Allen, Kaempfer Crowell, 1980 Festival Plaza Drive, Las Vegas, represented the applicant, presented a map of the site and provided information regarding the project.

Commissioner Calhoun asked about the square footage of the homes for this development.

Ms. Allen responded that the square footage of the home range between 2,200 to 2,600 square feet.

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 Riley

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

NAYS: None

ABSTAIN: None

ABSENT: None

9. **ZN-16-2021 CENTENNIAL AND LAMB (PUBLIC HEARING). APPLICANT: RICHMOND AMERICAN HOMES. REQUEST: A PROPERTY RECLASSIFICATION FROM C-2 (GENERAL COMMERCIAL DISTRICT) TO R-1 (SINGLE-FAMILY LOW DENSITY DISTRICT). LOCATION: GENERALLY THE SOUTHEAST CORNER OF LAMB BOULEVARD AND CENTENNIAL PARKWAY. (A PORTION OF APNS 123-29-101-001 THROUGH 123-29-101-004) (WARD 1) (FOR POSSIBLE ACTION)**

(Please refer to comments in Item No. 8 AMP-11-2021)

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, Guymon, Kraft, Riley

NAYS: None

ABSTAIN: None

ABSENT: None

10. **T-MAP-20-2021 CENTENNIAL AND LAMB. APPLICANT: RICHMOND AMERICAN HOMES. REQUEST: A TENTATIVE MAP IN A C-2 (GENERAL COMMERCIAL DISTRICT), PROPOSED PROPERTY RECLASSIFICATION TO R-1 (SINGLE-FAMILY LOW DENSITY DISTRICT), TO ALLOW A 40-LOT, SINGLE-FAMILY SUBDIVISION. LOCATION: GENERALLY THE SOUTHEAST CORNER OF LAMB BOULEVARD AND CENTENNIAL PARKWAY. (A PORTION OF APNS 123-29-101-001 THROUGH 123-29-101-004) (WARD 1) (FOR POSSIBLE ACTION)**

(Please refer to comments in Item No. 8 AMP-11-2021)

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. 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.
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.
6. 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.
7. PROPOSED RESIDENTIAL DRIVEWAY SLOPES SHALL NOT EXCEED TWELVE PERCENT (12%).
8. ALL DRIVEWAY GEOMETRICS SHALL BE IN COMPLIANCE WITH THE *UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS* DRAWING NUMBER 222.
9. THE PUBLIC STREET GEOMETRICS AND THICKNESS OF THE PAVEMENT SECTIONS WILL BE DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS.
10. 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 PKWY
 - b. LAMB BLVD (SIDEWALK)
 - c. AZURE AVE
11. SUBDIVISION 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. ALL COMMON ELEMENTS SHALL BE LABELED AND ARE TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
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 Warner, Vice Chairman Berrett, Commissioners Calhoun, Greer, Guymon, Kraft, Riley

NAYS: None

ABSTAIN: None

ABSENT: None

11. **AMP-14-2021 DONNA STREET APARTMENTS (PUBLIC HEARING). APPLICANT: MACK MCKNIGHT. REQUEST: AN AMENDMENT TO THE COMPREHENSIVE MASTER PLAN TO CHANGE THE LAND USE DESIGNATION FROM MIXED-USE COMMERCIAL TO MULTI-FAMILY. LOCATION: NORTHWEST CORNER OF DONNA STREET AND ROME BOULEVARD. (APN 124-23-301-016) (WARD 4) (FOR POSSIBLE ACTION)**

Principal Planner Michaels presented Item Nos. 8 (AMP-11-2021), 9 (ZN-16-2021) and 10 (T-MAP-20-2021) together but they would be voted on separately. She stated that Item No. 8, AMP-11-2021 is a request by the applicant for consideration to amend the Comprehensive Master Plan Land Use Element from Mixed-Use Commercial to Multi-Family. She stated that the primary uses are residential developments with condominiums and apartments with secondary uses such as common open space areas, parks, school, churches and other public or semi-public uses. The proposed R-3, Multi-Family Residential is compatible with the proposed Multi-Family land use. The surrounding land uses currently consist of Mixed-Use Commercial, Mixed-Use Neighborhood, Multi-Family Residential and Single-Family Low.

Principal Planner Michaels stated that Item No. 9, ZN-16-2021 is a request by the applicant for consideration to reclassify (rezone) the subject site from the C-2, General

Commercial District to the R-1, Single-Family Low Density Residential District. The subject site consists of 8.48 acres and is located at the southeast corner of Centennial Parkway and Lamb Boulevard. She stated that the R-1, Single-Family Low Density District (proposed zoning) is to provide for the development of single-family detached dwellings. The density in this zoning classification is a low density of 4.5 to 6 dwelling units per acre. The applicant is proposing 4.72 dwelling units per acre on the proposed site. She continued by stating that the proposed R-1, Single-Family Low Residential District is compatible with the surrounding neighborhood, the proposed Single-Family Low land use designation.

Principal Planner Michaels stated that Item No. 10, T-MAP-20-2021 is a request by the applicant for Planning Commission consideration for a 40-lot single-family subdivision. The applicant is proposing single-family detached homes with a gross density of approximately 4.72 dwelling units per acre on 8.48 acres. She stated that the landscape requirement adjacent to Azure Avenue is 15 feet of landscaping including the five foot sidewalk adjacent to Centennial Parkway is 20 feet of landscaping including the five foot sidewalk. The proposed tentative map shows landscaping along Azure Avenue as fifteen feet including the five-foot sidewalk and the landscaping along Centennial Parkway 20 feet including the five foot sidewalk. She continued by stating that the proposed tentative map is consistent with the proposed land use and the proposed zoning for the subject site. Staff recommended approval.

Mr. Mack McKnight, 5606 S Eastern, Las Vegas, NV represented the applicant and provided information on the project.

Commissioner Riley asked about the quantity of units being proposed.

Mr. McKnight responded that 110 units were proposed in compliance with Planning and Zoning requirements.

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: Vice Chairman Berrett

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

NAYS: None

ABSTAIN: None

ABSENT: None

12. **ZN-20-2021 DONNA STREET APARTMENTS (PUBLIC HEARING). APPLICANT: MACK MCKNIGHT. REQUEST: A PROPERTY RECLASSIFICATION FROM R-2 (SINGLE-FAMILY MEDIUM DENSITY DISTRICT) TO R-3 (MULTI-FAMILY RESIDENTIAL DISTRICT). LOCATION: NORTHWEST CORNER OF DONNA STREET AND ROME BOULEVARD. (APN 124-23-301-016) (WARD 4) (FOR POSSIBLE ACTION)**

(Please refer to comments in Item No. 8 AMP-14-2021)

Mr. Mark House, 908 Echo Beach Ave, North Las Vegas, NV stated that due to the unique nature of the homes proposed on this development, that the site plans upon submission, should meet the maximum requirements for Planning and Zoning. He continued by stating that landscape and buffering should meet or exceed maximum code in order to avoid future issues that may result due to the density and unique nature of the homes.

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 Greer

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

NAYS: None

ABSTAIN: None

ABSENT: None

13. **FDP-08-2021 TROPICAL LOSEE ANIMAL HOSPITAL. APPLICANT: DR. KURT MYCHAJLONKA, D.V.M. REQUEST: A FINAL DEVELOPMENT PLAN IN A PUD (PLANNED UNIT DEVELOPMENT DISTRICT) TO DEVELOP A PET CARE AND BOARDING FACILITY (ANIMAL HOSPITAL). LOCATION: WEST OF LOSEE ROAD, APPROXIMATELY 200 FEET NORTH OF TROPICAL PARKWAY. (APN 124-26-605-007) (WARD 4) (FOR POSSIBLE ACTION)**

Planning and Zoning Manager Eastman presented the item and stated that the applicant is requesting Planning Commission approval for a final development plan that will consist of an 8,752 square foot animal hospital and boarding facility on 1.26 acres. The proposed building is located at the northwest corner of Tropical Parkway and Losee Road directly behind the Murphy Station. She stated that perimeter landscaping along Losee Road is 15 which includes the required five foot sidewalk. The final development shows the sidewalk along Losee Road as existing; however, the asphalt pathway that is located along Losee Road was installed by Public Works as a temporary safe routes path. The applicant will be required to install a five foot concrete sidewalk located within the perimeter landscaping along Losee Road. She continued by stating that the parking requirements for an animal hospital are calculated as a medical clinic. The parking is four

spaces plus one for every 200 square feet. The animal hospital is 8,752 square feet and requires 48 spaces. She stated that the applicant did provide elevations of the animal hospital building with the final development plan. The elevations appear to be in compliance with the commercial design standards of the code. Staff recommended approval of the final development plan subject to conditions.

Mr. Danny McGinnis, 7250 Peak Drive, Suite 216, Las Vegas, NV represented the applicant and was available for questions.

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 APPLICANT SHALL COMPLY WITH ALL APPLICABLE CONDITIONS OF APPROVAL FOR ZN-34-97 (ORDINANCE NO. 1411).
3. THE APPLICANT IS REQUIRED TO INSTALL THE FIVE (5) FOOT CONCRETE SIDEWALK WITHIN THE PERIMETER LANDSCAPING ALONG LOSEE ROAD.
4. 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.
5. APPROVAL OF A DRAINAGE STUDY IS REQUIRED PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS. CONFORMANCE MAY REQUIRE MODIFICATIONS TO THE SITE PLAN.
6. 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.
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. LOSEE ROAD (SIDEWALK, STREET LIGHTS)
8. THE PROPERTY OWNER IS REQUIRED TO GRANT A PUBLIC PEDESTRIAN ACCESS EASEMENT FOR SIDEWALK LOCATED WITHIN A COMMON ELEMENT WHEN THAT SIDEWALK IS PROVIDING PUBLIC ACCESS ADJACENT TO THE RIGHT-OF-WAY.
9. THE PROPERTY OWNER IS REQUIRED TO GRANT ROADWAY EASEMENT(S) FOR COMMERCIAL DRIVEWAYS.
10. PROPERTY OWNER TO GRANT A 5' PUE ALONG PROPERTY BOUNDARY ADJACENT TO PUBLIC RIGHT OF WAY.
11. A REVOCABLE ENCROACHMENT PERMIT FOR LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY IS REQUIRED.
12. 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, UTILITIES CROSSING PROPERTY LINES, AND THE DEVELOPMENT AND MAINTENANCE OF THE PROPERTY IMPROVEMENTS. THE DOCUMENT MUST BE SUBMITTED WITH CIVIL IMPROVEMENT PLANS.
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: Vice Chairman Berrett

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

NAYS: None

ABSTAIN: None
ABSENT: None

14. FDP-09-2021 NOBLE PEAK. APPLICANT: RICHMOND AMERICAN HOMES OF NEVADA, LLC. REQUEST: A FINAL DEVELOPMENT PLAN IN A PUD (PLANNED UNIT DEVELOPMENT DISTRICT) TO DEVELOP 70 TWO-FAMILY HOMES. LOCATION: WEST OF SCOTT ROBINSON BOULEVARD, APPROXIMATELY 581 FEET NORTH OF CRAIG ROAD. (APN 139-04-201-021) (WARD 4) (FOR POSSIBLE ACTION)

Planning and Zoning Manager Eastman presented the item and stated that the applicant is requesting Planning Commission approval for a final development plan that will contain 35 duplexes with 70 dwelling units. According to the submitted final development plan, the single-family attached development contains lots from 2,129 square feet to a maximum of 2,556 square feet on 6.5 acres. She stated that the perimeter landscaping appears to be in compliance with code requirements. The final development plan has two building plans with three different elevation styles and color schemes. Each dwelling is proposed with a 2-car garage. The elevations do appear to be in compliance with the design standards. Staff recommended approval subject to conditions.

Stephanie Allen, Kaempfer Crowell, 1980 Festival Plaza Drive, Las Vegas, represented the applicant, presented a map of the site and provided information regarding the project.

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-03-2021 (ORDINANCE NO. 3070).
3. APPROPRIATE SUBDIVISION 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. (THE FINAL MAP HAS BEEN SUBMITTED.)
4. ALL COMMON ELEMENTS SHALL BE LABELED AND ARE TO

BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.

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

**15. SUP-49-2021 NEVADA STATE HIGH SCHOOL AT NLV (PUBLIC HEARING).
APPLICANT: JOHN HAWK. REQUEST: A SPECIAL USE PERMIT IN A PUD
(PLANNED UNIT DEVELOPMENT DISTRICT) TO ALLOW A SCHOOL:
ELEMENTARY OR SECONDARY. LOCATION: 4280 WEST CRAIG ROAD,
SUITES 102 AND 103. (APN 139-06-613-002) (WARD 3) (FOR POSSIBLE
ACTION)**

Principal Planner Michaels presented the item and stated that the applicant is requesting Planning Commission approval of a special use permit to allow an elementary or secondary school, specifically 11th and 12th grade students attending multiple college classes. The applicant states that the hours of operation will be Monday thru Thursday 7:30 a.m. to 5:00 p.m. The site is located at 4280 West Craig Road, Suites 102 & 103. She stated that the proposed school is part of a larger overall commercial development. Landscape plans were not submitted with the application; however the applicant is proposing to occupy an existing suite in a commercial center. The perimeter landscaping is existing along Craig Road and Valley Drive and does appear to be in compliance with code requirements. She continued by stating that the commercial center does have foundation landscaping and parking landscaping and appears to be in compliance with code. The parking requirements for elementary or secondary school with an approximate area of 1,812 square feet is 17 parking spaces which is 1.5 per classroom; library or lecture hall; 1 per 3 fixed seats and 1 space per every 5 students. She stated that Staff does not anticipate any negative impacts on the neighboring properties and recommends approval subject to conditions.

Mr. John Hawk, 2651 N Green Valley, Henderson, NV represented the applicant and was available for questions.

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. ONSITE CLASSES SHALL ONLY BE MONDAY THRU THURSDAY FROM 7:30 A.M. TO 5:00 P.M.
3. MAXIMUM STUDENTS ALLOWED ONSITE AT ANY GIVEN TIME IS TWENTY-FIVE (25).

MOTION: Commissioner Calhoun

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

NAYS: PC Commissioners Kraft

ABSTAIN: None

ABSENT: None

16. SUP-50-2021 125 MILLER INDUSTRIAL PROJECT (PUBLIC HEARING). APPLICANT: LICET MONTOYA. REQUEST: A SPECIAL USE PERMIT IN AN M-3 (HEAVY INDUSTRIAL DISTRICT) TO ALLOW OUTDOOR MANUFACTURING AND PRODUCTION. LOCATION: SOUTHEAST CORNER OF LOSEE ROAD AND MILLER AVENUE. (APN 139-22-604-001) (WARD 2) (FOR POSSIBLE ACTION)

Principal Planner Michaels presented the item and stated that the applicant is requesting Planning Commission approval of a special use permit to allow a manufacturing and production outdoor facility (pallet recycling and manufacturing). The applicant states that they will also use heat-treating that sanitizes the pallets before recycling or manufacturing. She stated that the parking requirement for outdoor manufacturing and storage of approximate area of 53,000 square feet is 53 parking spaces, which is 1 per 1,000 square feet of manufacturing and storage area. Additionally, the 1,430 square foot office building requires three parking spaces. She continued by stating that the required total parking spaces for the use is 56. The existing site plan provides 60 spaces and is in compliance with code. Staff does not anticipate any negative impacts on the neighboring properties and recommends approval subject to conditions.

Joseph Dagher, 1980 Festival Plaza Drive, Suite 650, Las Vegas, represented the applicant, provided clarification to the proposed development and was available for questions.

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. PROVIDE LANDSCAPING ADJACENT TO LOSEE ROAD. THE LANDSCAPING SHALL INCLUDE TREES AND SHRUBS TO PROVIDE 50% GROUND COVERAGE WITHIN TWO YEARS OF PLANTING.
3. RELOCATE TRASH ENCLOSURE AWAY FROM THE DRIVE AISLE.
4. THE EXISTING BUILDING AND WALL WILL BE PAINTED TO MEET THE INDUSTRIAL DESIGN STANDARDS.
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.
6. ALL DRIVEWAY GEOMETRICS SHALL BE IN COMPLIANCE WITH THE *UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS* DRAWING NUMBER 225.
7. THE PROPERTY OWNER IS REQUIRED TO GRANT A ROADWAY EASEMENT FOR COMMERCIAL DRIVEWAYS.
8. THE PROPOSED DRIVEWAY ON LOSEE ROAD SHALL BE RIGHT IN RIGHT OUT ONLY.
9. 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 Kraft
AYES: Chairman Warner, Vice Chairman Berrett, Commissioners Calhoun, Greer, Guymon, Kraft, Riley

NAYS: None
ABSTAIN: None
ABSENT: None

17. T-MAP-25-2021 TROPICAL ASSEMBLAGE 2.0. APPLICANT: WOOD RODGERS. REQUEST: A TENTATIVE MAP IN AN M-2 (GENERAL INDUSTRIAL DISTRICT), TO ALLOW A ONE-LOT COMMERCIAL SUBDIVISION. LOCATION: SOUTHWEST CORNER OF CENTENNIAL PARKWAY AND BEESLEY DRIVE. (APNS 123-27-101-003, 123-27-101-012, 123-27-101-013, 123-27-101-016, 123-27-101-017, 123-27-101-026, 123-27-201-003 THROUGH 123-27-201-005) (WARD 1) (FOR POSSIBLE ACTION)

Principal Planner Michaels presented the item and stated that the applicant is requesting consideration of a one-lot commercial tentative map. The applicant is proposing to combine nine undeveloped parcels totaling 21.88 acres located at the southwest corner of Centennial Parkway and Beesley Drive. She stated that the subject site is zoned M-2, General Industrial District and has a land use designation of Heavy Industrial. The applicant will need to vacate Azure Avenue between Madge Lane and Beesley Drive. Staff recommended approval subject to conditions.

Mr. Mark Fakler, 2190 E Pebble Rd, Suite 200, Las Vegas, NV represented the applicant and was available for questions.

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 CIVIL IMPROVEMENT PLANS. SUBSEQUENT IDENTIFICATION OF ADDITIONAL HAZARDS MAY SUBSTANTIALLY ALTER PROPOSED SITE PLANS NOT CONTAINING THIS INFORMATION.
3. APPROVAL OF A DRAINAGE STUDY IS REQUIRED PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS.
4. THE APPLICANT IS PROPOSING MULTIPLE VACATIONS ON THE TENTATIVE MAP.
 - a. VACATION PRE-APPLICATION DOCUMENTS MUST BE SUBMITTED TO THE CNLV REAL PROPERTY SERVICES DIVISION OF PUBLIC WORKS FOR REVIEW.

- b. SEPARATE VACATION APPLICATIONS MUST BE FILED FOR EASEMENTS AND FEE SIMPLE PUBLIC RIGHTS-OF-WAY.
- c. THE VACATION PRE-APPLICATION DOCUMENT REVIEW MUST BE COMPLETED PRIOR TO THE CITY'S ACCEPTANCE OF ANY VACATION FOR FINAL REVIEW AND SETTING THE PUBLIC HEARING DATE FOR THE CITY COUNCIL MEETING.
- d. THE ENGINEER SHALL COORDINATE WITH THE UTILITIES DEPARTMENT REGARDING THE PUBLIC UTILITY EASEMENT AND EXISTING 12" WATER LINE PRIOR TO OR DURING THE PRE-APPLICATION PROCESS.
- e. APPROVAL OF THIS APPLICATION SHALL NOT BE CONSTRUED TO BE APPROVAL OF ANY PROPOSED VACATIONS SHOWN ON THIS TENTATIVE MAP.

TO ACQUIRE THE VACATION PRE-APPLICATION FORM AND VACATION POLICY AND PROCEDURES, PLEASE VISIT:

WWW.CITYOFNORTHLASVEGAS.COM/DEPARTMENTS/PUBLIC_WORKS/SURVEY_AND_REAL_PROPERTY_SERVICE.PHP

- 5. 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. (GRANTED PER SEPARATE DOCUMENT USING A SIDEWALK EASEMENT), IF APPLICABLE.
- 6. A REVOCABLE ENCROACHMENT PERMIT FOR LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY IS REQUIRED, IF APPLICABLE.
- 7. THE PROPERTY OWNER IS REQUIRED TO GRANT A ROADWAY EASEMENT FOR COMMERCIAL DRIVEWAY(S).
- 8. THE PROPERTY OWNER SHALL GRANT A 5' PUE ALONG PROPERTY BOUNDARY ADJACENT TO PUBLIC RIGHT OF WAY.
- 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. 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.
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. BEESLEY DRIVE
 - b. MADGE LANE
12. THE PUBLIC STREET GEOMETRICS AND THICKNESS OF THE PAVEMENT SECTIONS WILL BE DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS.
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. 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 Kraft
AYES: Chairman Warner, Vice Chairman Berrett, Commissioners Calhoun, Greer, Guymon, Kraft, Riley
NAYS: None
ABSTAIN: None
ABSENT: None

18. T-MAP-22-2021 TULE SPRINGS 1.08. APPLICANT: DR HORTON. REQUEST: A TENTATIVE MAP IN A PCD / R-2 (PLANNED COMMUNITY DISTRICT / MEDIUM-HIGH DENSITY RESIDENTIAL DISTRICT) TO ALLOW A 351-LOT, SINGLE-FAMILY SUBDIVISION. LOCATION: NORTH OF CLARK COUNTY 215, APPROXIMATELY 2,070 FEET WEST OF REVERE STREET. (APN 124-16-418-002) (WARD 4) (FOR POSSIBLE ACTION)

Planning and Zoning Manager Eastman presented the item and stated that the applicant is requesting consideration for a tentative map in an R-2 PCD, Medium-High Density Residential District - Planned Community District to allow a 351-lot, single-family subdivision. The subject site is approximately 24.77 acres in size with a density of 14.17 dwelling units per net acre. He stated that the applicant is requesting approval for a 351-lot residential tentative map on approximately 24.77 acres for a density of 14.17 dwelling units per net acre. The proposed tentative map is for alley loaded triplexes and fourplex townhomes. He continued by stating that the residential subdivision is proposed to be gated with an internal street network that utilizes a range of street and drive sizes from 47 feet in width down to 20 feet. The main collector road circles the neighborhood and always has a driving width of 32 feet and contains a five-foot sidewalk on one side of the street. He stated that the minimum lot area allowed within the R-2-PCD, Medium High Density Residential District is 1,360 square feet with a minimum lot width of 60 feet for a triplex and four-plex buildings.

Planning and Zoning Manager Eastman stated that the development has 702 parking spaces provided within the garages of the homes and an additional 183 spaces in the provided parking areas. The submitted tentative map meets the required parking spaces. The development is required to provide 300 square feet of common open space per dwelling unit within the master planned community for a total of 105,300 square feet. The proposed tentative map provides a total of 217,040 square feet and is in compliance with the open space requirements. He stated that the largest open space area must be developed into a mini-park as required by the development standards. Mini-parks may contain pools, playgrounds, shade structures and / or sport courts. The mini-park will be reviewed during the building permit process for the model home complex. Staff recommended approval subject to conditions.

Stephanie Allen, Kaempfer Crowell, 1980 Festival Plaza Drive, Las Vegas represented the applicant, provided clarification to the proposed development and was available for questions.

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 SECOND AMENDED AND RESTATED DEVELOPMENT AGREEMENT FOR PARK HIGHLANDS EAST (VILLAGES AT TULE SPRINGS), AND THE VILLAGES AT TULE SPRINGS DEVELOPMENT STANDARDS AND DESIGN GUIDELINES.

2. THE OPEN SPACE AREA SHALL BE DEVELOPED WITH A "MIN-PARK" AS REQUIRED BY THE VILLAGES AT TULE SPRINGS DEVELOPMENT STANDARDS.
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 STREET SECTIONS PROPOSED WITH THIS DEVELOPMENT ARE SPECIFIC TO THIS SUBDIVISION DESIGN AND PRODUCT TYPE AND SHALL ONLY APPLY TO VILLAGES AT TULE SPRINGS – PARCEL 1.08.
6. FOR LOCAL RESIDENTIAL STREETS REQUIRING STORM DRAIN, THE STREET WIDTH MAY NEED TO BE INCREASED TO ACCOMMODATE THE FACILITY AND MEET ALL UTILITY SEPARATION AND MAINTENANCE REQUIREMENTS; TO BE DETERMINED DURING THE CIVIL IMPROVEMENT PLAN REVIEW. CONSEQUENTLY, MODIFICATIONS TO THE SITE PLAN RESULTING IN FEWER LOTS MAY BE REQUIRED. (REF. CNLV PRIVATE STREETS POLICY FOR RESIDENTIAL DEVELOPMENT)
7. RESIDENTIAL DRIVEWAY SLOPES SHALL NOT EXCEED

TWELVE PERCENT (12%) IN ANY CASE.

8. 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.
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. ALL DRIVEWAY GEOMETRICS SHALL BE IN COMPLIANCE WITH THE UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS DRAWING NUMBER 222.1 AND 222.
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. REVISE THE STUB STREET AT THE WEST END OF VALDEZ COVE AND THE EAST END OF FOLE'S BAY TO INCLUDE A CUL-DE-SAC WITH A MINIMUM 24 FOOT BACK OF CURB RADIUS.
13. THE WEST END OF KYLE COVE (28') FRONTING LOTS 209-212 SHALL BE CONSTRUCTED WITH PAVERS.
14. AFTER APPROVAL OF THE FIRE HYDRANT LOCATIONS, THE ENGINEER SHALL PROVIDE AN EXHIBIT DEMONSTRATING THAT THE QUANTITY AND LOCATION OF PARKING SPACES IS IN COMPLIANCE WITH THE CNLV PRIVATE STREETS POLICY FOR RESIDENTIAL DEVELOPMENT.
15. THE FOLLOWING OFF-SITE IMPROVEMENTS MUST BE COMPLETE PRIOR TO FINAL INSPECTION OF THE FIRST HOME:

- b. ELKHORN ROAD
 - c. NILES WILD DRIVE
 - d. TULE SPRINGS PARKWAY
- 16. THE PROPERTY OWNER IS REQUIRED TO GRANT ROADWAY EASEMENTS WHERE PUBLIC AND PRIVATE STREETS INTERSECT.
 - 17. ALL COMMON ELEMENTS SHALL BE LABELED AND ARE TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
 - 18. THE PROPERTY OWNER IS REQUIRED TO GRANT A PUBLIC PEDESTRIAN ACCESS EASEMENT FOR SIDEWALK LOCATED WITHIN A COMMON ELEMENT WHEN THAT SIDEWALK IS PROVIDING PUBLIC ACCESS ADJACENT TO THE RIGHT-OF-WAY.
 - 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. THE DEVELOPER SHALL PROVIDE AN OFFSITE CONSTRUCTION PHASING PLAN THAT INCLUDES PROPOSED DATES OF COMPLETION FOR ORDERLY CONSTRUCTION OF THE SUPPORTING OFFSITE STREET IMPROVEMENTS. THE OFFSITE PHASING PLAN MUST BE SUBMITTED FOR REVIEW AND APPROVAL TO THE DEPARTMENT OF PUBLIC WORKS PRIOR TO ISSUANCE OF THE PROJECT'S GRADING PERMIT.

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

19. T-MAP-27-2021 VALLEY VISTA PARCEL 1.1. APPLICANT: DR HORTON, INC. REQUEST: A TENTATIVE MAP IN AN MPC RZ25 (MASTER PLANNED COMMUNITY RESIDENTIAL UP TO 25 DU/AC) TO ALLOW A 252-UNIT, MULTI-FAMILY SUBDIVISION. LOCATION: GENERALLY THE SOUTHEAST CORNER OF DECATUR BOULEVARD AND GRAND TETON DRIVE. (APN 124-18-110-008) (WARD 3) (FOR POSSIBLE ACTION)

Planning and Zoning Manager Eastman presented the item and stated that the applicant is requesting consideration for a tentative map in an MPC RZ25 (Master Planned Community Residential up to 25 du/ac) to allow a 252-unit multi-family development. The site is an approximately 16.49 acre parcel located at the Southeast corner of Decatur Boulevard and Grand Teton Drive. He stated that the proposed tentative map is for 84 three-family attached townhomes / condominiums. According to the submitted floor plans, the two three bedroom units will have 2-car garages with the two-bedroom model using a one-car garage. He continued by stating that all three units will range in size from 1,210 square feet to 1,617 square feet. Although, neither the proposed tentative map nor the letter of intent mention the lots, the development is a common-interest community with all areas held in common and the proposed lots are each dwelling unit.

Planning and Zoning Manager Eastman stated that the applicant is proposing to develop the site with a 30-foot-wide private drive which contains a four-foot-wide sidewalk and six-foot landscaping on one side of the street. The street is type 3 and is an approved street design in the Park Highlands Development Standards. He continued by stating that the required parking for townhomes is two spaces per unit with an additional space for every four units as guest parking. Therefore, the proposed development requires 567 off-street parking spaces. He stated that the development has 420 parking spaces provided within the garages of the homes and an additional 158 spaces in the provided parking areas totaling 578 parking spaces. The submitted elevations are incomplete, so a full review cannot be completed. In general, the designs need additional detailing and features to meet the multi-family design standards. Staff recommended approval subject to conditions.

Stephanie Allen, Kaempfer Crowell, 1980 Festival Plaza Drive, Las Vegas represented the applicant, provided clarification to the proposed development and was available for questions.

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 METHOD, DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES, INCLUDING THE PARK HIGHLANDS (VALLEY VISTA)

DEVELOPMENT STANDARDS AND DESIGN GUIDELINES.

2. THE DEVELOPMENT SHALL PROVIDE A MINIMUM OF 300 SQUARE FEET OF COMMON OPEN SPACE PER DWELLING UNIT. A REDUCTION IN THE NUMBER OF UNITS MAY BE REQUIRED.
3. THE SIDEWALK INCLUDED IN THE SUBDIVISION ENTRY DRIVE FROM DECATUR BOULEVARD SHALL BE A MINIMUM OF FIVE (5) FEET IN WIDTH.
4. THE SUBDIVISION ENTRY FROM GRAND TETON DRIVE SHALL HAVE A FIVE (5) FOOT SIDEWALK ON BOTH SIDES OF THE ENTRY.
5. CONCRETE SIDEWALK CONNECTIONS THAT ARE A MINIMUM OF FIVE (5) FEET IN WIDTH SHALL CONNECT THE SIDEWALKS FROM THE INTERNAL PRIVATE DRIVE TERMINUS TO THE PATHWAY SIDEWALK ON GRAND TETON DRIVE, DECATUR BOULEVARD AND TO THE CONCRETE TRAIL WITHIN PARCEL 1.5 TRAIL.
6. 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.
7. APPROVAL OF A DRAINAGE STUDY IS REQUIRED PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS.
8. PROPOSED RESIDENTIAL DRIVEWAY SLOPES SHALL NOT EXCEED TWELVE PERCENT (12%).
9. ALL COMMON ELEMENTS SHALL BE LABELED AND ARE TO BE MAINTAINED BY THE HOME OWNERS' ASSOCIATION.
10. 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.

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. 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.
13. 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.
14. THE PUBLIC STREET GEOMETRICS AND THICKNESS OF THE PAVEMENT SECTIONS WILL BE DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS.
15. A REVOCABLE ENCROACHMENT PERMIT FOR LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY IS REQUIRED.
16. THE PROPERTY OWNER IS REQUIRED TO GRANT ROADWAY EASEMENTS WHERE PUBLIC AND PRIVATE STREETS INTERSECT.
17. ALL COMMON ELEMENTS SHALL BE LABELED AND ARE TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
18. PROPERTY OWNER TO GRANT A 5' PUE ALONG PROPERTY BOUNDARY ADJACENT TO PUBLIC RIGHT OF WAY.
19. A ROADWAY AND UTILITY EASEMENT IS REQUIRED FROM APN 124-18-110-009 FOR THE DECATUR BOULEVARD ENTRY. ADDITIONALLY, PRIOR TO APPROVAL OF THE CIVIL IMPROVEMENT PLANS AND MAP RECORDATION, THE

DEVELOPER SHALL PROVIDE A COPY OF THE RECORDED MAINTENANCE AGREEMENT BETWEEN THE HOME OWNERS ASSOCIATION AND APN 124-18-110-009 (PRESENTLY NIM LLC) FOR THE PRIVATE MAINTENANCE OF THE LANDSCAPING, SIDEWALK AND STREET.

20. 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: Vice Chairman Berrett

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

NAYS: None

ABSTAIN: None

ABSENT: None

20. T-MAP-26-2021 MATTER LOGISTICS @ NORTH 15. APPLICANT: EDGAR LEON, PE. REQUEST: A TENTATIVE MAP IN AN M-2 (GENERAL INDUSTRIAL DISTRICT) TO ALLOW A ONE-LOT COMMERCIAL SUBDIVISION. LOCATION: NORTHWEST CORNER OF NORTH BELT ROAD AND SLOAN LANE ALIGNMENT. (APN 123-21-000-003) (WARD 1) (FOR POSSIBLE ACTION)

Planning and Zoning Manager Eastman presented the item and stated that the applicant is requesting a tentative map in an M-2, General Industrial District for a one-lot commercial subdivision on approximately 42.68 acres. The subject site is generally located west and north of Interstate 15 and north of the North Belt Road alignment.

He stated that in 2011, the City participated in the development of the Floyd Edsall Training Center Joint Land Use Study (JLUS). The purpose of a Joint Land Use Study is to encourage cooperative planning between military operations and local governmental jurisdictions, and to provide appropriate tools and procedures, so that future growth and development are compatible with the mission of the military facility, as well as, with future development plans of local governments surrounding the military facility. He continued by stating that the JLUS states that industrial land uses are generally more compatible than most other land uses. Industrial land uses are generally compatible in terms of noise, vibration, dust, alternative energy use, air quality, and building height, to the existing National Guard facility. He stated that the Recommended Land Use and

Development Scenario Map indicates that the preferred uses for the subject site are industrial uses. The proposed tentative map is consistent with the proposed land use and zoning for the subject site. The proposed tentative map is compatible with the planned industrial development within this portion of the City. Staff recommended approval subject to conditions.

Mr. Edgar Leon, 6345 S Jones Blvd, Las Vegas, NV represented the applicant and was available for questions.

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 CIVIL IMPROVEMENT PLANS. SUBSEQUENT IDENTIFICATION OF ADDITIONAL HAZARDS MAY SUBSTANTIALLY ALTER PROPOSED SITE PLANS NOT CONTAINING THIS INFORMATION.
3. APPROVAL OF A DRAINAGE STUDY IS REQUIRED PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS.
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.
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 225.
7. THE PROPERTY OWNER IS REQUIRED TO GRANT A ROADWAY EASEMENT FOR COMMERCIAL DRIVEWAYS.
8. THE PUBLIC STREET GEOMETRICS AND THICKNESS OF THE

PAVEMENT SECTIONS WILL BE DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS.

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. E NORTH BELT ROAD

10. A REVOCABLE ENCROACHMENT PERMIT FOR LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY IS REQUIRED, IF APPLICABLE.

11. THE PROPERTY OWNER IS REQUIRED TO GRANT A 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, IF APPLICABLE.

12. ALL EASEMENTS ARE TO BE DEDICATED ON THE ASSOCIATED FINAL MAP.

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 Guymon

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

NAYS: None

ABSTAIN: None

ABSENT: None

21. **SUP-51-2021 N. DECATUR / W. LONE MOUNTAIN RD (PUBLIC HEARING). APPLICANT: MIKE BONANNI / CONTOUR. REQUEST: A SPECIAL USE PERMIT IN A C-1 (NEIGHBORHOOD COMMERCIAL DISTRICT) TO ALLOW A MINI-WAREHOUSING ESTABLISHMENT. LOCATION: SOUTHEAST CORNER OF DECATUR BOULEVARD AND LA MADRE WAY. (APN 124-31-401-003) (WARD 3) (FOR POSSIBLE ACTION)**

Planning and Zoning Manager Eastman presented the item and stated that the applicant is requesting a special use permit to allow a mini-warehousing establishment located at the southeast corner of Decatur Boulevard and La Madre Way. The applicant is proposing to construct a 3-story building with 155,886 square feet of self-storage on a portion of a 7.22 acre parcel. He stated that this proposed mini-warehousing establishment would have approximately 1,200 storage units. The subject site has a zoning designation of C-1, Neighborhood Commercial and the Comprehensive Master Plan Land Use designation is Neighborhood Commercial. He continued by stating that the applicant did not provide a landscape plan. The required landscaping is 15 feet including a five foot detached sidewalk adjacent to Decatur Boulevard and La Madre Way. The proposed site plan shows 22 to 24 feet of landscaping with a five foot sidewalk at back of curb adjacent to Decatur Boulevard and La Madre Way. He stated that the five foot sidewalk is required to be within the landscaping and not permitted to be adjacent to the street. This is minor and can be addressed during the building permit process.

Planning and Zoning Manager Eastman stated that parking is calculated for mini-warehousing as one space for every 50 units plus five customer spaces and two spaces for the on-site manager. In addition, two bicycle parking is required for the mini-warehousing establishment. The required bicycle parking is not shown on the site plan. He stated that the applicant has proposed 1,200 units, which requires a total of 31 parking spaces. The current site plan has approximately 34 parking spaces adjacent to the proposed building. Staff recommended approval subject to conditions.

Mr. Paul Spannhake, 6345 S Jones Blvd, Las Vegas, NV represented the applicant and was available for questions.

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

ACTION: APPROVED SUBJECT TO AMENDED CONDITION NOS. 7 AND 20:

1. UNLESS EXPRESSLY AUTHORIZED THROUGH A VARIANCE, WAIVER OR ANOTHER APPROVED METHOD, THIS DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
2. ALL STRUCTURES IN A COMMERCIAL ZONING ARE REQUIRED TO BE 30' FROM AN EXISTING RESIDENTIAL PROPERTY LINE.
3. EXTERIOR SHALL BE LIMITED TO AUTOMOBILES, BOATS, OR RECREATIONAL VEHICLES. THE OUTSIDE STORAGE OF OTHER GOODS OR MATERIALS SHALL BE PROHIBITED.
4. APPLICANT SHALL PROVIDE THE (2) BICYCLE PARKING

STALLS.

5. THE SITE PLAN SHALL BE REVISED TO PROVIDE THE FIVE (5) FOOT SIDEWALK DETACHED AND CENTERED BETWEEN PERIMETER LANDSCAPING ALONG DECATUR BOULEVARD AND LA MADRE WAY.
6. APPLICANT SHALL PROVIDE A TRASH ENCLOSURE. THE TRASH ENCLOSURE 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
7. THE REQUIRED LANDSCAPE BUFFER ADJACENT TO THE EASTERN PROPERTY LINE SHALL CONTAIN A DOUBLE OFFSET ROW OF TREES PLANTED TWENTY (20) FEET ON CENTER WITH SHRUBS THAT PROVIDE 50% GROUND COVERAGE WITHIN TWO (2) YEARS OF PLANTING.
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. CONFORMANCE MAY REQUIRE MODIFICATIONS TO THE SITE PLAN.
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, QUEUING ANALYSIS MAY BE REQUIRED. THE TRAFFIC STUDY MUST ALSO OBTAIN CONCURRENCE FROM THE CITY OF LAS VEGAS.
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 WILL REQUIRE MODIFICATIONS TO THE SITE.
12. ALL DRIVEWAY GEOMETRICS SHALL BE IN COMPLIANCE

WITH THE APPLICABLE *UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS* DRAWING NUMBERS 222.1 AND 225.

13. THE PUBLIC STREET GEOMETRICS AND THICKNESS OF THE PAVEMENT SECTIONS WILL BE DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS.
14. 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. LA MADRE WAY (HALF STREET IMPROVEMENTS)
 - b. W. LONE MT. WAY (SIDEWALK, STREET LIGHTS)
 - c. N. DECATUR BLVD. (SIDEWALK, STREET LIGHTS)
15. RIGHT OF WAY DEDICATIONS AND CONSTRUCTION OF A BUS TURN-OUT AND RIGHT TURN LANE IS REQUIRED ON DECATUR BOULEVARD PER THE UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS DRAWING NUMBER 234.4.
16. ADDITIONAL ROW ALONG LONE MOUNTAIN IS REQUIRED PER THE *UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS* DRAWING NUMBER 201.1.
17. ROW DEDICATION AND CONSTRUCTION OF A RIGHT TURN LANE ALONG LONE MOUNTAIN ROAD IS REQUIRED.
18. A RAISED MEDIAN SHALL BE CONSTRUCTED ALONG LONE MOUNTAIN TO EXTEND 50 FEET WEST OF THE PARCEL LINE.
19. ANY PROPOSED DRIVEWAY ON LONE MOUNTAIN ROAD SHALL BE RIGHT IN – RIGHT OUT ONLY.
20. THE PROPOSED DRIVEWAY ON LA MADRE WAY SHALL BE GATED AND SHALL ONLY BE USED FOR EXIT ONLY.
21. NO PROPOSED DRIVEWAY SHALL BE PERMITTED ON THE SOUTH SIDE OF VILLA MADRE WAY.
22. A RAISED MEDIAN SHALL BE CONSTRUCTED ON DECATUR BOULEVARD SOUTH OF VILLA MADRE WAY.
23. 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. (GRANTED PER SEPARATE DOCUMENT USING A SIDEWALK EASEMENT).

24. A REVOCABLE ENCROACHMENT PERMIT FOR LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY IS REQUIRED.
25. THE PROPERTY OWNER IS REQUIRED TO GRANT A ROADWAY EASEMENT FOR COMMERCIAL DRIVEWAY(S).
26. 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 Berrett, Commissioners Calhoun, Greer, Guymon, Kraft, Riley

NAYS: None

ABSTAIN: None

ABSENT: None

22. **SUP-53-2021 ENTERPRISE RENTAL CAR - EAST CRAIG (PUBLIC HEARING). APPLICANT: ENTERPRISE RENTAL CAR - CRAIG STREET. REQUEST: A SPECIAL USE PERMIT IN A C-2 (GENERAL COMMERCIAL DISTRICT) TO ALLOW A VEHICLE, BOAT, OR RECREATIONAL VEHICLE SALES, AND RENTAL LOT (OUTDOOR). LOCATION: GENERALLY THE NORTHEAST CORNER OF NORTH 5TH STREET AND CRAIG ROAD. (APN 139-02-214-004) (WARD 2) (FOR POSSIBLE ACTION)**

Planning and Zoning Manager Eastman presented the item and stated that the applicant is requesting Planning Commission approval of a special use permit to allow a vehicle, boat or recreational vehicle sales, and rental facility (outdoor). The site is generally located at the northeast corner of North 5th Street and Craig Road on a portion of a 4.99 acre parcel. He stated that the proposed building elevations are generally in compliance with the commercial design standards. The applicant will be required to provide perimeter landscaping and a sidewalk along Craig Road. He continued by stating that the required perimeter landscaping is 15 feet including the five foot sidewalk centered within the landscaping. The site plan indicates 15 feet of landscaping plus an existing five foot sidewalk at back of curb adjacent to Craig Road. Since the sidewalk is existing it

will be permitted to remain. He stated that the perimeter landscaping appears to be in compliance. The rental office building is required to provide six feet of foundation landscaping at the entrance to the building and at least three feet of foundation landscaping where parking spaces are located at the sides of the building. The site plan provided does not indicate the required foundation landscaping. Staff recommended approval subject to conditions.

Gerald Shurley, 9270 Jose Ernesto St, North 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.

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 BUILDING/STRUCTURES SHALL HAVE A COHESIVE DESIGN AND MEET THE COMMERCIAL DESIGN STANDARDS IN COLORS, MATERIALS AND ARCHITECTURE FEATURES.
3. APPLICANT SHALL ADDED A CORNICE ELEMENT TO BUILDING ONE (1).
4. ALL PARKING AND VEHICLE STORAGE AREAS SHALL BE ON A CONCRETE OR ASPHALTIC CONCRETE SURFACE.
5. THE TRASH ENCLOSURE 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.
6. THE CMU BLOCK WALL FOR THE PERIMETER SHALL BE 80% DECORATIVE BLOCK AND 20% SMOOTH BLOCK.
7. APPLICANT SHALL PROVIDE THE (2) BICYCLE PARKING STALLS.
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 STUDY IS REQUIRED PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS. CONFORMANCE MAY REQUIRE MODIFICATIONS TO THE SITE PLAN.
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 NUMBER 225.
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 Riley
AYES: Chairman Warner, Vice Chairman Berrett, Commissioners Calhoun, Greer, Guymon, Kraft, Riley
NAYS: None
ABSTAIN: None
ABSENT: None

23. 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)

Planning and Zoning Manager Eastman presented the item and stated that the item was previously continued at the Planning Commission meeting on August 11, 2021 to allow the applicant to submit a revised tentative map. The revised tentative map contains 204 dwelling units in 68 triplexes, an increase of nine dwelling units from the previous tentative map. He stated that the proposed changes to the tentative map, include moving the internal street slightly which allows the applicant to add two additional triplexes to the northern portion of the site near the intersection of Elkhorn Road and Golden Buckwheat Drive, and a single additional triplex to the triangle shaped open space area. He continued by stating that these modifications will require the applicant to relocate an NV Energy easement and a gas easement. The required parking for townhomes is two spaces per unit. Therefore, the proposed development requires 408 off-street parking spaces. Each triplex contains two two-car garages and one single-car garage. He stated that the proposed tentative map is generally consistent with the Development Agreement land use plan, and zoning district for the Villages at Tule Springs. The lots, internal streets and trail connections can comply with the development standards for the master planned community with minor modifications. Staff recommended approval subject to conditions.

Stephanie Allen, Kaempfer Crowell, 1980 Festival Plaza Drive, Las Vegas represented the applicant, provided clarification to the proposed development and was available for questions.

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 SECOND AMENDED AND RESTATED DEVELOPMENT AGREEMENT FOR PARK HIGHLANDS EAST (VILLAGES AT TULE SPRINGS), AND THE VILLAGES AT TULE SPRINGS DEVELOPMENT STANDARDS AND DESIGN GUIDELINES.
2. THE OPEN SPACE AREA SHALL BE DEVELOPED WITH A "MIN-PARK" AS REQUIRED BY THE VILLAGES AT TULE SPRINGS DEVELOPMENT STANDARDS.

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. REVISE THE STUB STREET TO INCLUDE A CUL-DE-SAC WITH A MINIMUM 24 FOOT BACK OF CURB RADIUS.
12. ALL OFF-SITE IMPROVEMENTS MUST BE COMPLETED PRIOR TO FINAL INSPECTION OF THE FIRST HOME.
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:
 - b. ELKHORN ROAD
 - c. GOLDEN BUCKWHEAT DRIVE
 - d. TULE SPRINGS PARKWAY
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.
15. RESIDENTIAL LOTS ARE PROPOSED OVER EXISTING EASEMENTS. THE APPLICANT MUST WORK DIRECTLY WITH THE APPROPRIATE DRY UTILITY COMPANIES TO RELOCATE ALL EXISTING FACILITIES AND RELINQUISH THE SUBJECT EASEMENTS IN ORDER TO MAP LOTS AT THESE LOCATIONS. FOR PUBLIC UTILITY EASEMENTS, THE OWNER MUST APPLY FOR A VACATION TO THE CITY OF NORTH LAS VEGAS.
16. THE DEVELOPER SHALL PROVIDE AN OFFSITE CONSTRUCTION PHASING PLAN THAT INCLUDES PROPOSED DATES OF COMPLETION FOR ORDERLY CONSTRUCTION OF THE SUPPORTING OFFSITE STREET IMPROVEMENTS. THE OFFSITE PHASING PLAN MUST BE SUBMITTED FOR REVIEW AND APPROVAL TO THE DEPARTMENT OF PUBLIC WORKS PRIOR TO ISSUANCE OF THE PROJECT'S GRADING PERMIT.

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

STAFF ITEMS

Land Development and Community Services Director Jordan welcomed Jackie Rodgers, Chief Deputy City Clerk to the Planning Commission and thanked Staff for all the work that is done to ensure a successful meeting.

COMMISSION ITEMS

There were no additional items.

PUBLIC FORUM

There was no public participation.

ADJOURNMENT

Chairman Warner adjourned the meeting at 7:25 p.m.

APPROVED: October 13, 2021

George H. Warner, Chairman

Cristle Ramey, Deputy City Clerk II



Planning Commission Agenda Item

Date: October 13, 2021

Item No: 3.

TO: Planning Commission

FROM: Marc Jordan, Director Land Development & Community Services
Prepared By: Amy Michaels

SUBJECT: ZN-21-2021 LOSEE RD. AND 215 BELTWAY (Public Hearing).
Applicant: Siena Holding Management Company, LLC. Request: A property reclassification from O-L (Open Land District) to C-1 (Neighborhood Commercial District). Location: Northeast corner of Losee Road and Deer Springs Way. Ward 4.

RECOMMENDATION: APPROVAL

PROJECT DESCRIPTION: (APN 124-24-201-005 and 124-24-201-006).

The applicant is requesting consideration to reclassify (rezone) the subject site from O-L (Open Land District) to C-1 (Neighborhood Commercial District) for approximately 17.71 gross acres. The subject site is located on North Losee Road between Deer Springs Way and CC-215. The Comprehensive Master Plan Land Use designation for the subject site is currently Neighborhood Commercial.

BACKGROUND INFORMATION:

Previous Action
A neighborhood meeting was held August 23, 2021 at the Skyview YMCA, 3050 E. Centennial Parkway, North Las Vegas, NV 89081. There were three (3) residents in attendance and the positive comments were made about much needed services being closer to their homes.

RELATED APPLICATIONS:

Application #	Application Request
N/A	

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Mixed-Use Neighborhood	O-L, Open Land District	Undeveloped
North	Mixed-Use Neighborhood and Right-of-Way	O-L, Open Land District	215 Beltway and undeveloped
South	Multi-Family	R-3, Multi-Family Residential	Existing Multi-Family
East	Mixed-Use Neighborhood	PUD, Planned Unit Development District	Single-Family Residential (Touchstone)
West	Single-Family Medium	PUD, Planned Unit Development District	Undeveloped

DEPARTMENT COMMENTS:

Public Works:	No comment.
Police:	No comment.
Fire:	No comment.
Clark County School District:	No comment.
Clark County Department of Aviation:	No comment.

ANALYSIS

The applicant is requesting consideration to reclassify (rezone) the subject site from the O-L, Open Land District to the C-1, Neighborhood Commercial District. The subject site consists of 17.71 gross acres and is located at North Losee Road and the 215 Beltway. The applicant's letter of intent states the property reclassification is to allow for commercial uses.

The current zoning designation of O-L, Open Land District is to provide for the development of single-family detached dwellings and directly related complementary uses at a very low density.

The C-1, Neighborhood Commercial District is to provide goods and services for the convenience of the residents of the adjacent neighborhood. C-1, Neighborhood Commercial District uses should be accessible by walking from the adjacent neighborhoods. The uses allowed in this district should provide goods and services on a neighborhood market scale that are compatible with the residential character of the

surrounding neighborhood. The current land use designation for this property is Mixed-Use Neighborhood, which is compatible and supports the rezoning to the C-1, Neighborhood Commercial District.

The subject property is located along Losee Road and the 215 Beltway. The area lacks commercial uses for the residents. The C-1, Neighborhood Commercial District is a low intensity zoning designation and will provide services to the adjacent neighborhoods that currently do not have services nearby. The subject site is located adjacent to Losee Road, which is a 100-foot right-of-way and supports the commercial uses in terms of traffic intensity.

The surrounding area is developed single-family residential and multi-family residential. The neighborhood commercial zoning classification is appropriate at this site due to its proximity to Losee Road and the 215 Beltway. The current land use designation of Mixed-Use Commercial supports the zoning request. Staff does not anticipate any negative impacts to the surrounding area and recommends approval of the request.

Approval Criteria: (Zoning Map Amendments)

The City Council may approve zoning map amendments, and the Planning Commission may recommend approval, if the zoning map amendment meets all of the following criteria:

- (1) The rezoning will promote the public health, safety, and general welfare;
- (2) The rezoning is consistent with the comprehensive master plan and the purposes of this Code;
- (3) The rezoning is consistent with the stated purpose of the proposed zoning district(s);
- (4) Facilities and services (including roads and transportation, water, gas, electricity, police and fire protection, and sewage and waste disposal, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing development;
- (5) The rezoning is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated;
- (6) The rezoning is not likely to result in significant adverse impacts upon other property in the vicinity of the subject tract; and
- (7) Future uses on the subject tract will be compatible in scale with uses on other properties in the vicinity of the subject tract.

ATTACHMENTS:

Letter of Intent

Boundary Map

Neighborhood Meeting Summary

JLUS Recommended Land Use and Development Scenario Map

Clark County Assessor's Map

Location and Zoning Map



10801 West Charleston Blvd. | Suite 530
Las Vegas, Nevada 89135
702-460-8891
www.forza-lv.com

City of North Las Vegas Comprehensive Planning Department
2250 Las Vegas Blvd. North
North Las Vegas, Nevada 89030

RE: Letter of Intent – NEC of Losee Road between E. Deer Springs Way and the 215 Beltway
Request for a zone change from Open Land (OL) to C-1
APN: 124-24-201-005
APN: 124-24-201-006

To Whom It May Concern:

On behalf of our client, Siena Holding Management Co, LLC, we respectfully submit this Letter of Intent for the subject property located at North Losee Rd. and the 215 Beltway. The proposed project is located on approximately 16.77 acres (APN's: 124-24-201-005 and 124-24-201-006). The current land use is designated as Mixed-Use Neighborhood and it is currently zoned as Open Land. The applicant is requesting an amendment to the current zoning; OL to C-1.

Site Description

The subject property is currently vacant open land, located at north Losee Rd. and the 215 Beltway. The overall site is approximately 16.77 Acres. The subject parcels are bifurcated by Bright Sunrays Avenue. The southern parcel is situated between Bright Sunrays Avenue to the north and Deer Springs Rd. to the south and bound by north Losee Rd. to the east; the southernly subject parcel is approximately 10.22 Acres. The northern parcel is situated between Bright Sunrays Avenue to the south and the 215 Beltway to the north and bound by north Losee Rd. to the east; the northernly subject parcel is approximately 6.55 Acres.

The proposed 16.77 Acre mixed-use neighborhood development will serve the surrounding new home development and the existing homes in the area, with commercial uses such as; Grocery, Gas/C-store, Inline Retail, Quick Serve Restaurants and a variety of similar and complimentary retail uses. The southern parcel is approximately 10.22 Acres and currently designed to have four (4) buildings constructed with the following anticipated uses; Gas/C-Store, Grocery and two (2) Quick Serve Restaurant pads. The intended Grocery Store building is approximately 52,000 SF. The northern parcel is approximately 6.55 Acres and currently designed to have three (3) buildings constructed with the following anticipated uses; Inline Retail with multi-tenant pads and two (2) Quick Serve Restaurant pads. The Inline Retail building is anticipated to be approximately 43,000 SF.

Amendment to the Current Zoning: Open Land (OL) to C-1 Zoning

The subject property has a land use designation of Mixed-Use Neighborhood and is currently zoned as Open Land (OL). The designated zoning request is to zone the Open Land to C-1, Neighborhood Commercial District. The current land use supports C-1 and the uses of food, retail and supporting commercial, medical office and professional offices. These compatible uses compliment the surrounding

development, particularly all the new homes being constructed in the area, and overall provides the general public additional amenities, and conveniences for the neighboring residential.

Preliminary Development Schedule

This development will commence with the southern parcel and proceed northward towards the 215. The grading of the proposed development is anticipated to start in Q1 of 2022 or sooner. Vertical construction is anticipated to begin Q3 of 2022 and achieve completion 18 months thereafter.

Conclusion

The overall project will be compatible with the surrounding area, it will bring benefits to the general public by developing a parcel of vacant land that is uniquely situated on the premier commercial corner near approximately 10,000+ new residential homes being constructed; Townhomes by Touchstone and by National Home Builders such as KB Homes, Richmond American, Tri- Pointe Homes, Taylor Morrison, and DR Horton. Additional nearby landmarks and notable interests include; the National Tule Springs Monument, the future trail system that will run along the 215 Beltway, the Deer Springs Transit Corridor, the VA Hospital and the city's proposed Medical Campus that is just west of the VA Hospital. The applicant respectfully requests Staff's favorable recommendation for the proposed amendment to change the zoning from OL to C-1.

Thank you in advance for your consideration. Please do not hesitate to let me know if you have any questions, or concerns.

Sincerely,



Darryll F. Brandwine, Design Director and Managing Partner
FORZA DESIGN GROUP

DATE CREATED	REV. NO.	REVISIONS	APPROVED BY	DATE APPROVED
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BM 1.1 17000 1537	SHEET	SIENA LOSEE & 215 BOUNDARY MAP 2 SECTION 24, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.B. & N. CITY OF NORTH LAS VEGAS NEVADA ATM-24-201-005 & 006		BAUGHMAN & TURNER, INC. CIVIL ENGINEERS LAND SURVEYORS LAND PLANNERS 1210 HUNSON STREET LAS VEGAS, NEVADA PHONE (702) 870-8771 FAX (702) 878-2895 85102	DATE 11/14/2018 DESIGN ----- DRAWN ----- CHECK ----- SCALE -----	PREPARED FOR: SIENA HOLDING MANAGEMENT 10650 PARK RUN DRIVE, STE 160 LAS VEGAS, NV 89144 (702) 906-0011	DATE IN CHARGE: NO. _____ REVIEWED: _____ APPROVED: _____ DATE: _____

NEIGHBORHOOD MTG NOTES
MTG DATE: August 23,2021 @ 7pm – 8pm

Losee Road & 215 Development
HELD AT SKYVIEW YMCA /3050 E. Centennial
Pkwy

Parcel #'s 124-210-005 & 006

**RE: Change/Amend Zoning from OL (Open
Land) to C-1 (Neighborhood Commercial
District)**

- There were only 3 residents present and we disclosed that we are applying to change zoning (as mentioned above) and develop the vacant land to a mixed-use commercial development that would provide services for the immediate area.
 - Overall, there was no opposition to the proposed project only curious questions on how it pertains to their property. At the end of a relatively short meeting, the neighbors made comments about the positives of getting much needed services closer to their homes.
- END

John R. Gustafson, P.E.
Engineer

Office: 702-870-8771
Cell: 702-856-9873
Fax: 702-878-2695

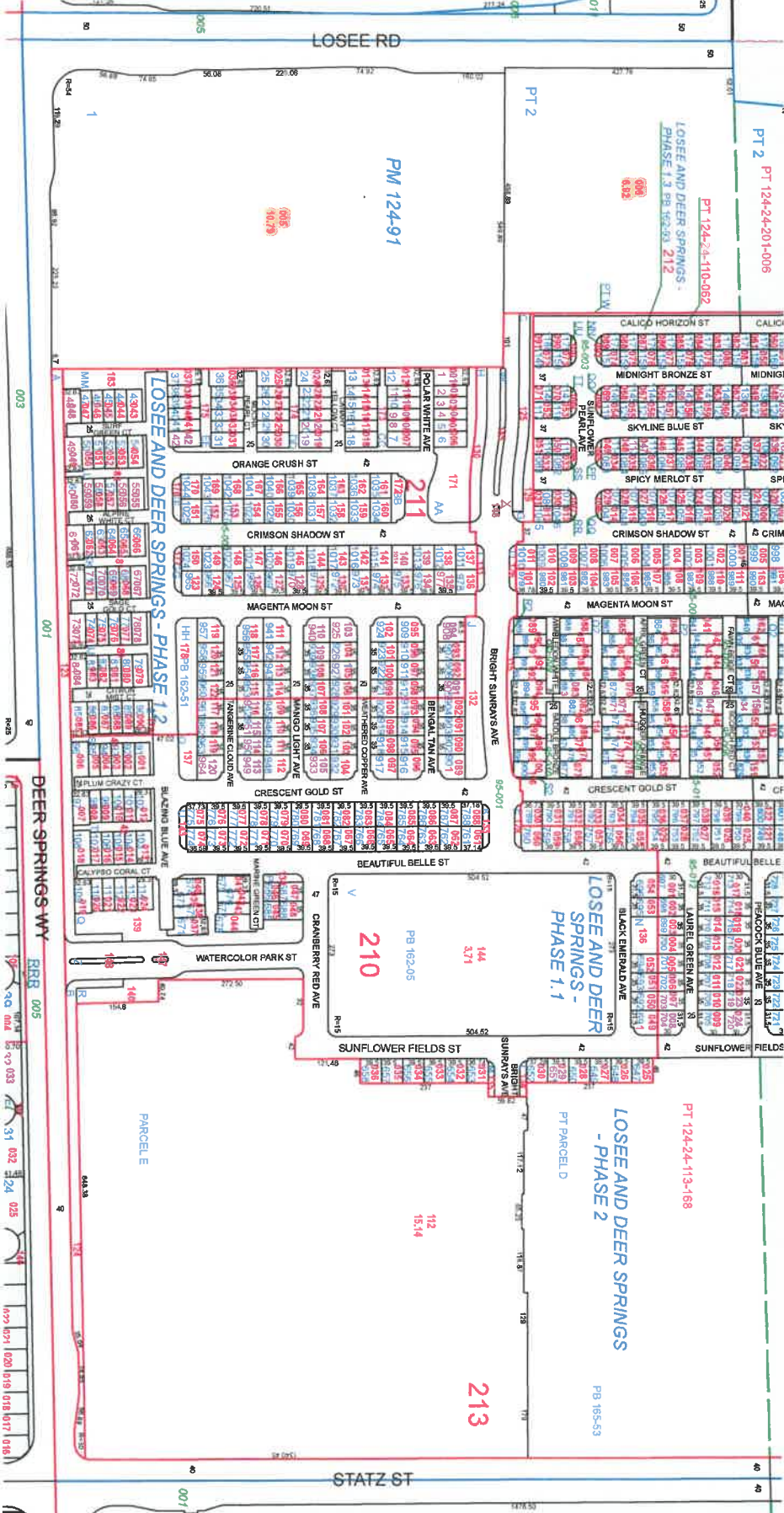
This map is for assessment use only and does NOT represent a survey.
 No liability is assumed for the accuracy of the data delineated herein.
 Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.
 This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.
 USE THIS SCALE FEET WHEN MAP REDUCED FROM 11X17 ORIGINAL

- MAP LEGEND**
- PARCEL BOUNDARY
 - SUB BOUNDARY
 - PAID BOUNDARY
 - ROAD EASEMENT
 - CONDOMINIUM UNIT
 - AIR SPACE PCL
 - RIGHT-OF-WAY PCL
 - SUB-SURFACE PCL
 - HISTORIC SUB BOUNDARY
 - HISTORIC PAID BOUNDARY
 - SECTION LINE
 - TAX DISTRICT LINE

ASSESSOR'S PARCELS - CLARK COUNTY, NV.
 Briana Johnson - Assessor

Scale: 1" = 200'

BOOK	PAGE	SECTION	TOWNSHIP	RANGE	RECORD
1009	101	24	S 2	NW 4	124-24-2

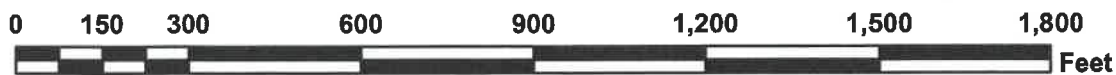
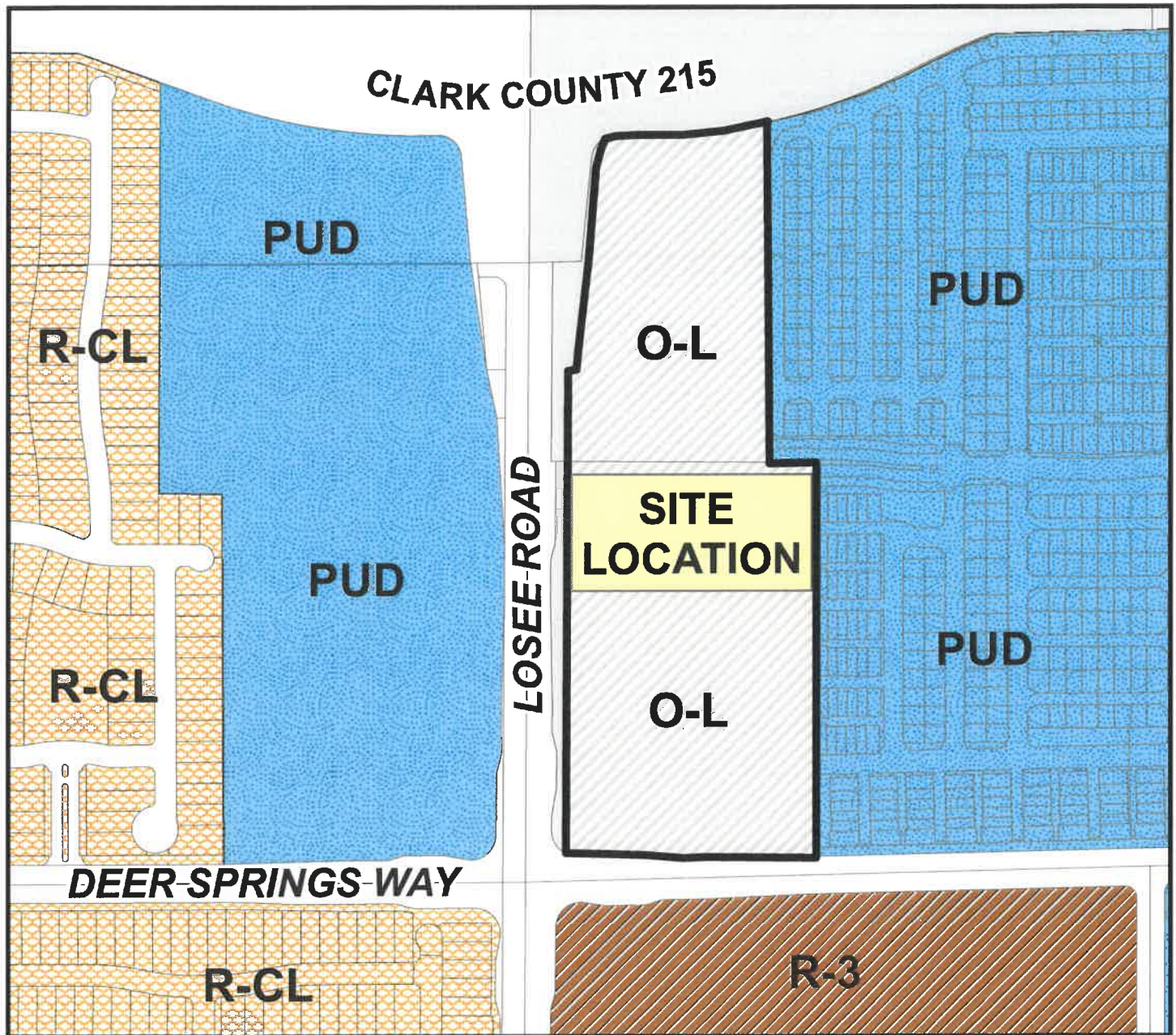


TAX DIST 250



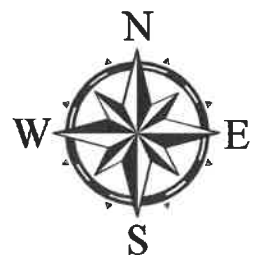
THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Siena Holding Management Company, LLC
Application Type: Property Reclassification
Request: From O-L (Open Land District) to C-1
(Neighborhood Commercial District)
Project Info: Northeast corner of Losee Road and Deer Springs Way
Case Number: ZN-21-2021

9/08/2021





Planning Commission Agenda Item

Date: October 13, 2021

Item No: 4.

TO: Planning Commission

FROM: Marc Jordan, Director Land Development & Community Services
Prepared By: Amy Michaels

SUBJECT: SUP-60-2021 TEC EQUIPMENT @ 5TH AND BROOKS (Public Hearing).
Applicant: TEC Equipment - David O. Thompson. Request: A special use permit in an M-2 (General Industrial District) to allow a vehicle, boat, or recreational vehicle sales, and rental lot (outdoor). Location: Southwest corner of North 5th Street and Brooks Avenue. Ward 2.

RECOMMENDATION: APPROVAL WITH CONDITIONS

PROJECT DESCRIPTION: (APN:139-15-603-006)

The applicant is requesting a special use permit to allow a vehicle, boat, or recreational vehicle sales, and rental lot. The property is located at the southwest corner of North 5th Street and Brooks Avenue. The applicant is requesting sixty-five (65) commercial truck/trailer outdoor display spots with service activities within an enclosed shop. The proposed hours of operation will be Monday through Friday from 6:00 a.m. to 8:00 p.m. and Saturday through Sunday from 8:00 a.m. to 1:00 p.m. The zoning designation for the site is M-2, General Industrial District and has a land use designation on Mixed-Use Employment and Heavy Industrial.

BACKGROUND INFORMATION:

Previous Action
N/A

RELATED APPLICATIONS:

Application #	Application Request
N/A	

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Mixed-Use Employment/Heavy Industrial	M-2, General Industrial District	Undeveloped
North	Mixed-Use Commercial	M-2, General Industrial District	City of North Las Vegas Facility
South	Heavy Industrial	M-2, General Industrial District	Undeveloped
East	Mixed-Use Employment/Heavy Industrial	M-2, General Industrial District	Office/Warehouse
West	Mixed-Use Employment/Heavy Industrial	M-2, General Industrial District	Office/Warehouse

DEPARTMENT COMMENTS:

Department	Comments
Public Works:	See attached memorandum.
Police:	No Comment.
Fire:	No Comment.
Clark County School District:	No Comment.
Clark County Department of Aviation:	No Comment.

ANALYSIS

The applicant is requesting approval of a special use to allow vehicle, boat, or recreational vehicle sales, and rental lot. Specifically trucks/trailer sales on an approximate 13.58-acre site located the southwest corner of North 5th Street and Brooks Avenue. The applicant is proposing a two-story 46,000 square foot building that will have office space and a service area. The applicant is proposing to display sixty-five (65) commercial truck/trailers outside and house twenty-two (22) trucks and four (4) trailers for general repair and maintenance inside the proposed service area of the building. The applicant states that they will also provide services such as parts storage and shipping/receiving activities on the site. The hours of operation will be Monday

through Friday from 6:00 a.m. to 8:00 p.m. and Saturday through Sunday from 8:00 a.m. to 1:00 p.m. and they will have sixty (60) full time employees that will work over two (2) shifts.

The applicant is proposing three (3) access drives to the site. Two (2) access drives are located off Brooks Avenue and one (1) access drive is located off North 5th Street. The applicant is required to provide ten (10) feet of perimeter landscaping along North 5th Street including a ten (10) foot offset sidewalk. The applicant is required to provide ten (10) feet of landscaping including the five (5) foot sidewalk along Brooks Avenue.

The applicant is proposing a 46,000 square foot building that will contain 2,275 square feet of retail area; 5,700 square feet of office area; 28,950 square feet of service area; and 15,830 square feet for parts. The applicant's letter of intent states that the proposed building will be a steel structure. The Industrial Design Standards only allows metal for a portion of the exterior, it can not be the principal exterior material. The applicant will be required to comply with the Industrial Design Standards for the proposed building. The proposed site plan indicates a six (6) foot high chain link fence along North 5th Street and Brooks Avenue. Chain link fencing is not permitted around the perimeter. The applicant will need to provide a decorative block wall or wrought iron fencing along both streets.

The parking requirements for vehicle sales are one (1) parking space per 400 square feet of indoor display area, and one (1) parking space per 500 square feet of outdoor display area. The proposed site plan currently shows seventy (70) truck parking display spaces outside. The vehicle service area parking is calculated at one (1) space per 500 square feet of Gross Floor Area. The service area is 28,950 square feet and requires fifty-two (52) parking spaces. The office use is calculated at one (1) space per 500 square feet. The office is 5,130 net square feet and requires eleven (11) spaces. The overall site plan has 125 customer service/employee parking and 70 truck/trailer display spaces, the parking appears to be in compliance with code requirements.

Staff has no objections to the proposed use. The proposed use is consistent with the M-2, General Industrial District zoning designation and the Mixed-Use Employment/Heavy Industrial Comprehensive Master Plan, and is compatible with the existing uses of the commercial center and surrounding neighborhood. Staff recommends approval subject to conditions.

Requirements for Approval of a Special Use Permit

In accordance with the Zoning Ordinance, the Planning Commission may, by motion, grant a special use permit if the Planning Commission finds, from the evidence presented, that all of the following facts exist:

1. The proposed use is consistent with the Comprehensive Master Plan and all applicable provisions of this Code and applicable State and Federal regulations;
2. The proposed use is consistent with the purpose and intent of the zoning district in which it is located and any applicable use-specific standards and criteria in Chapter 17.20 of this Code;
3. The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (such as, but not limited to, hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts);
4. Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent practicable; and
5. Facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service for existing development.

CONDITIONS:

Planning and Zoning:

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 sixty-five (65) vehicles, and shall be limited to truck/trailer vehicles only.
3. The applicant is required to comply with the Industrial Design Standards for the building. A steel building is not permitted.
4. The applicant will be required to provide a decorative block wall or wrought iron. Chain link is not permitted.

Public Works:

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.
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. Any gated entrances shall be required to be opened during business hours or shall have the gate located a distance far enough away from the adjacent roadway so as no vehicles queue onto the public R.O.W.
9. The public street geometrics, width of over-pave and thickness of the pavement sections will be determined by the Department of Public Works.
10. 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. Brooks Ave
 - b. N. 5th St
11. All driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works Construction Off-Site Improvements* Drawing Number 225.
12. The property owner is required to grant a roadway easement for commercial driveway(s).
13. If the property is intended to be subdivided, appropriate subdivision or parcel mapping must comply with NRS Chapter 278 and the *City of North Las Vegas Municipal Code*.
14. The property owner is required to sign a restrictive covenant for utilities.
15. The property owner is required to grant a 5' public utility easement within the property line adjacent to the right of way.

16. All off-site improvements must be completed prior to final inspection of the first building.
17. All NV 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.

ATTACHMENTS:

Public Works Memorandum
Letter of Intent
Site Plan
Elevations
Clark County Assessor's Map
Location and Zoning Map

CITY OF NORTH LAS VEGAS

INTEROFFICE MEMORANDUM

To: Amy Michaels, Principal Planner, Land Development & Community Services
From: Duane McNelly, Land Development Coordinator, Department of Public Works
Subject: SUP-60-2021 **TEC Equipment @ 5th and Brooks**
Date: September 16, 2021

In addition to the requirement to comply with the City of North Las Vegas Municipal Code – Titles 15 and 16, NRS 278 and accepted Clark County Area Uniform Standard Drawings, the Department of Public Works recommends the following conditions of approval:

1. 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.
2. Approval of a drainage study is required prior to submittal of the civil improvement plans.
3. 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.
4. Any gated entrances shall be required to open during business hours or shall have the gate located a distance far enough away from the adjacent roadway so as no vehicles queue onto the public R.O.W.
5. 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. Brooks Ave
 - b. N. 5th St
6. The public street geometrics, width of over-pave and thickness of the pavement sections will be determined by the Department of Public Works.
7. All off-site improvements must be completed prior to final inspection of the first building.
8. All driveway geometrics shall be in compliance with the Uniform Standard Drawings for Public Works Construction Off-Site Improvements Drawing Number 225.
9. The property owner is required to grant a roadway easement for commercial driveway(s).
10. If the property is intended to be subdivided, appropriate subdivision or parcel mapping must comply with NRS Chapter 278 and the *City of North Las Vegas Municipal Code*.
11. The property owner is required to sign a restrictive covenant for utilities.

September 16, 2021

12. The property owner is required to grant a 5' public utility easement within the property line adjacent to the right of 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.

For information only:

- 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*.
- 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.
- Flood control improvements will need to be designed and constructed in order to construct the required roadway improvements at N. 5th Street. The applicant must meet the following requirements prior to issuance of permits and certificate(s) of occupancy:
 - Grading and off-site construction permits may be issued by the City of North Las Vegas once the drainage study and civil improvement plans have been approved and a copy of the Conditional Letter of Map Review (CLOMR) application has been submitted to FEMA for processing.
- The City of North Las Vegas does not permit the construction of any buildings within a Federal Emergency Management Agency (FEMA) designated Special Flood Hazard Area (SFHA). Under this policy, the applicant must meet the following requirements prior to issuance of permits and certificates of occupancy:
 - Grading and off-site construction permits may be issued by the City of North Las Vegas once the drainage study and civil improvement plans have been approved and a copy of the Conditional Letter of Map Review (CLOMR) application has been submitted to FEMA for processing.
 - Building permits may be issued once a favorable CLOMR has been obtained from FEMA.
 - Certificates of Occupancy can be issued once a Letter of Map Revision (LOMR) has been obtained from FEMA.



Duane McNelly, Land Development Coordinator
Department of Public Works



August 31, 2021

City of North Las Vegas / City Hall
2250 Las Vegas Boulevard North, Suite 114
North Las Vegas, NV 89030

RE: *Special Use Permit - Letter of Intent*
North 5th & Brooks
APN: 139-15-603-006

Dear Staff,

On behalf of our client TEC Equipment, LLC, we are pleased to provide information regarding the proposed industrial development on a 13.58-acre piece on the listed above parcel. This proposed development is located on the southwest corner of Brooks Avenue and North 5th Street.

Special Use Permit – Vehicle Sales

This proposed Industrial development is being constructed for the sales and servicing of semi-trucks and trailers. We are respectfully requesting a Special Use Permit to allow vehicle sales on this site. This request is allowable on the site with a special use permit; therefore we are requesting your favorable consideration/recommendation for this use.

If you have any further questions, or desire any additional information, please feel free to contact our office at your earliest convenience.

Sincerely,

Mark Bangan
Planning Department Manager
The WLB Group, Inc.



DEVELOPMENT



September 1, 2021

TEC Equipment, N. Las Vegas Dealership

City of North Las Vegas
City Hall & Planning Department
2250 Las Vegas Blvd. North Suite 114
North Las Vegas, NV 89030

Attn: City Staff

Project Description

TEC Equipment is seeking approval for a Special Use Permit (SUP) allowing the site development, construction, and operation of a Commercial Vehicle Dealership. The approximately 8.5 acre development is located on the Southwest corner of Brooks and 5th Ave.

Activities at the proposed dealership include Commercial Truck and Trailer Equipment Leasing, Sales, Parts Sales and Service of brands represented by TEC Equipment; Mack, Volvo Trucks, Wabash Trailers and their subsidiaries. While all 65 commercial truck/trailer display spots will be outside, all service activities will occur within a conditioned shop. Access to the service area will be through high-speed automated doors, screened from the public Right-of-Way. The shop will house (22) Trucks and (4) trailers for general repair and maintenance. Supporting services such as parts storage and shipping/receiving activities will be screened from the Right-of-Way. The primary building proposed under this application is a 2-story, 46,000 SF (footprint) steel structure to be 100% occupied by TEC Equipment, employing employ 60 Full Time Equivalent (FTE) Employees over (2) shifts. Proposed hours: 6am – 8pm Monday through Friday and 8am-1pm Saturday and Sunday.

Under this application, TEC Equipment proposes development of approximately 8.5 Acres of the 13.6 acres site. Per the City of North Las Vegas zoning map, the site zoning is M-2. The site layout depicted in this application balances zoning code requirements with natural features, including fault lines and a FEMA floodway.

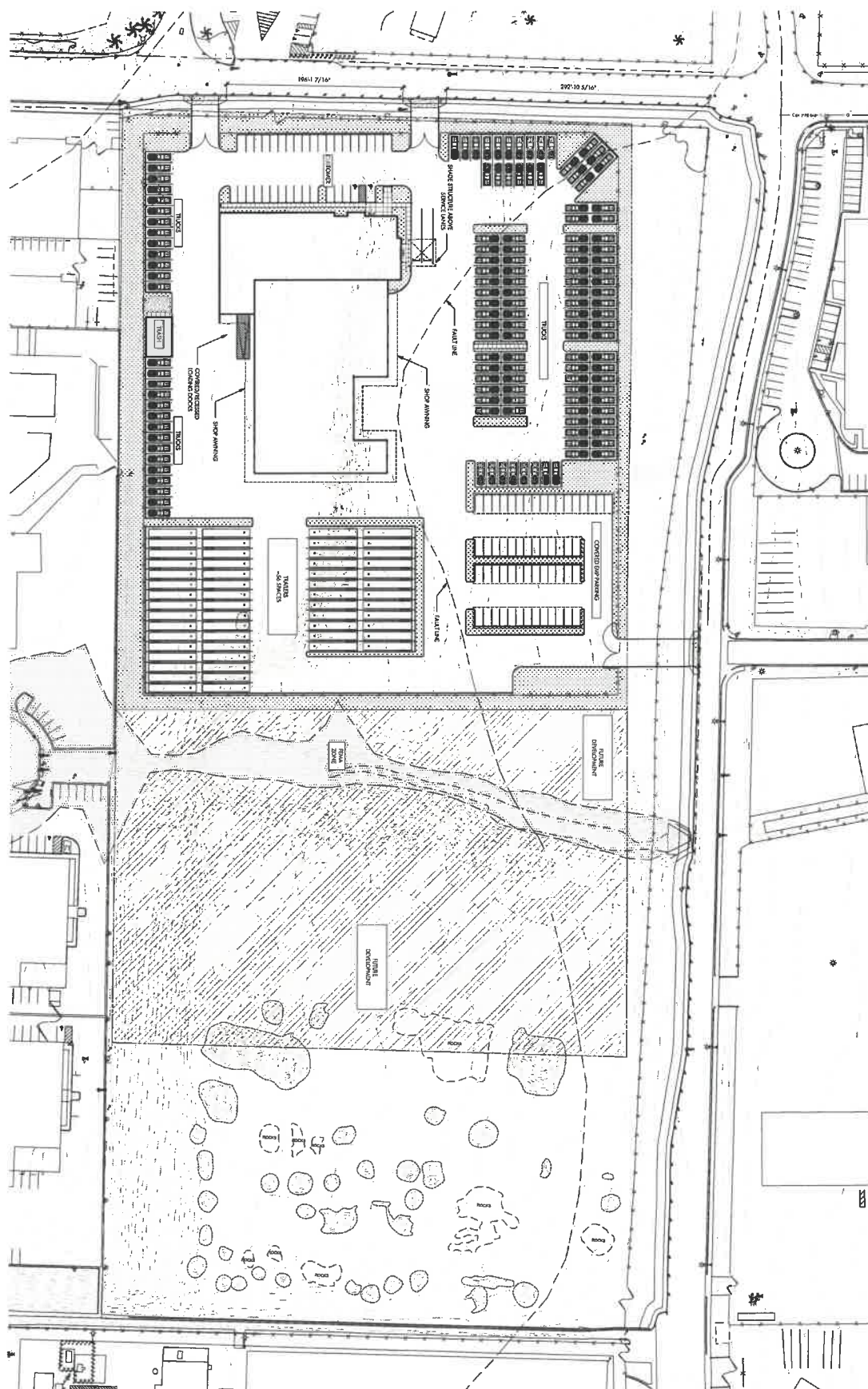
Thank you for your consideration.

Sincerely,

David O. Thompson

TEC Development, Division of TEC Equipment, Inc,
750 NE Columbia Blvd.
Portland, OR 97211





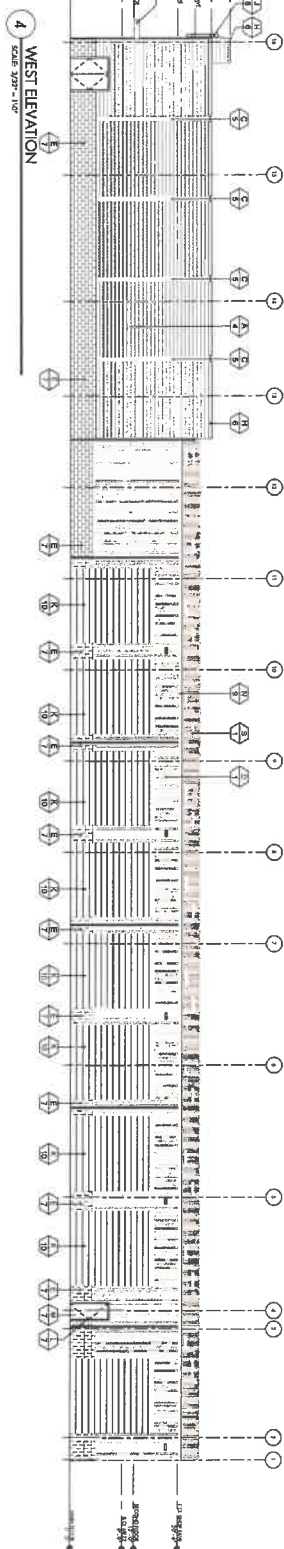
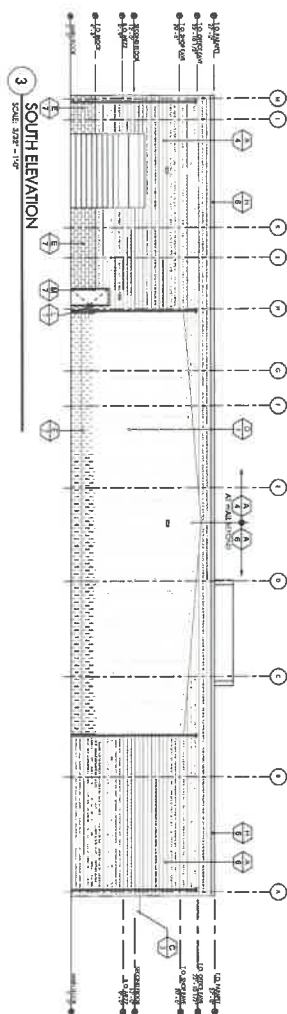
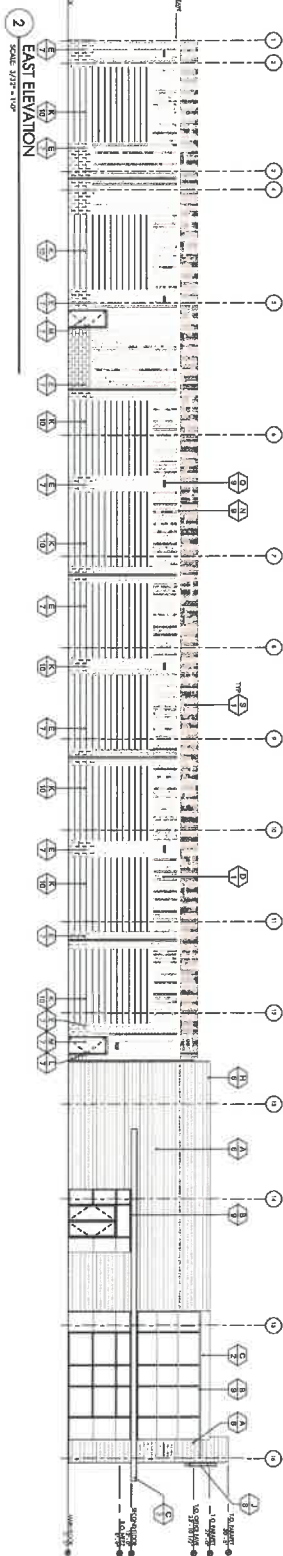
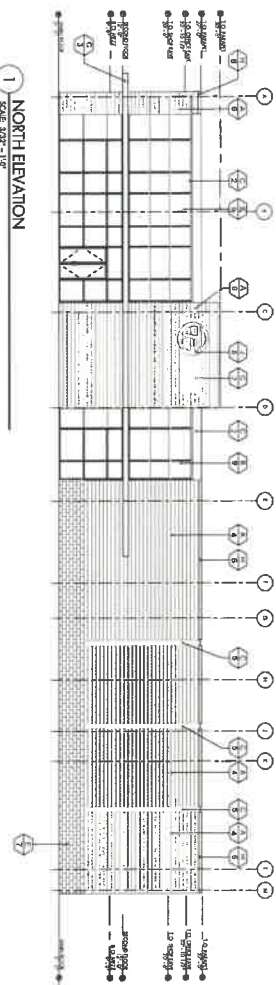
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PROJECT #: 21021NYSGAS	SCALE: A
DATE: 08.19.2021	DRAWN

ITEMS	DESCRIPTION	DATE



TEC
Equipment
Your Best Business Partner

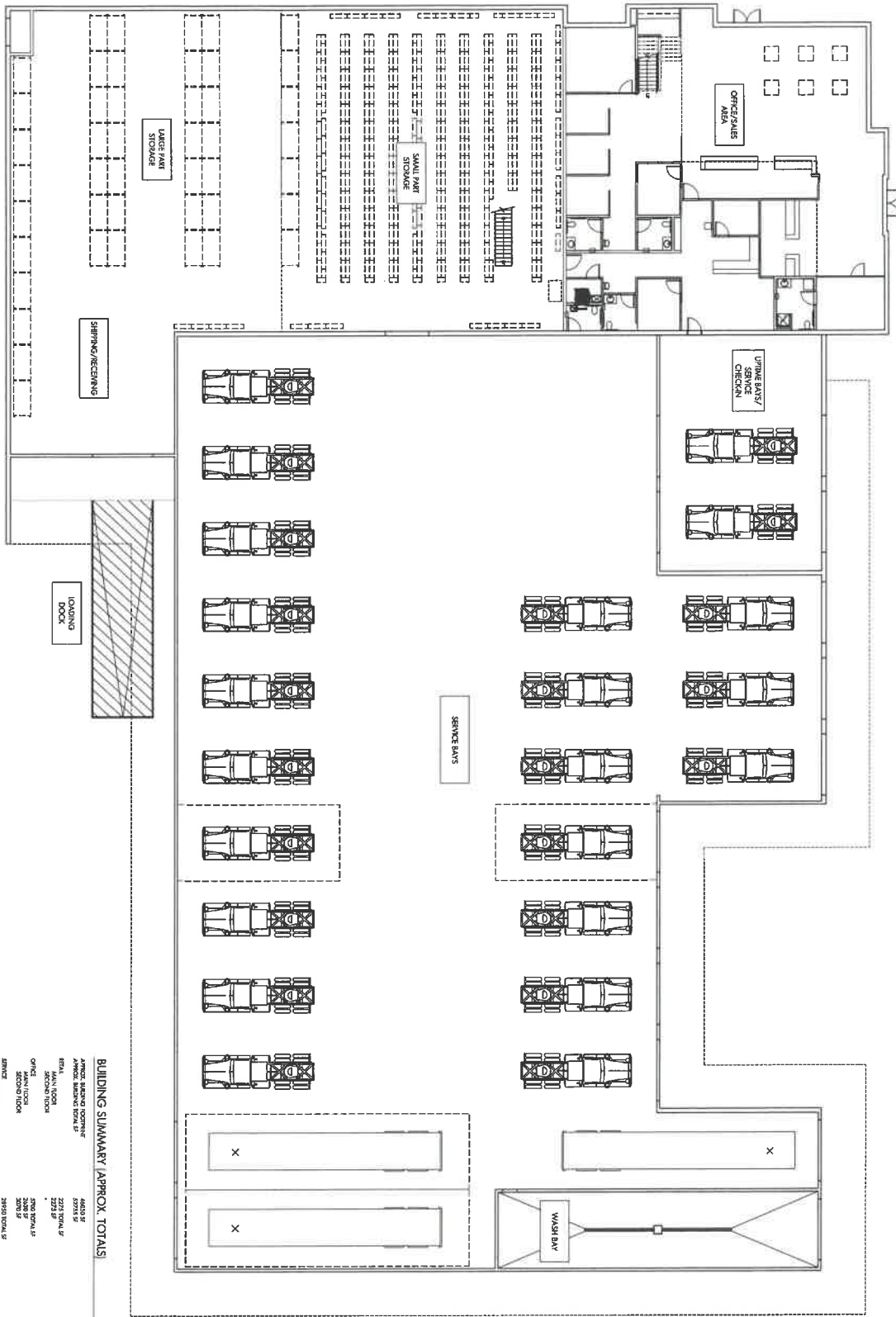
DEVELOPMENT



MATERIAL & FINISH LEGEND

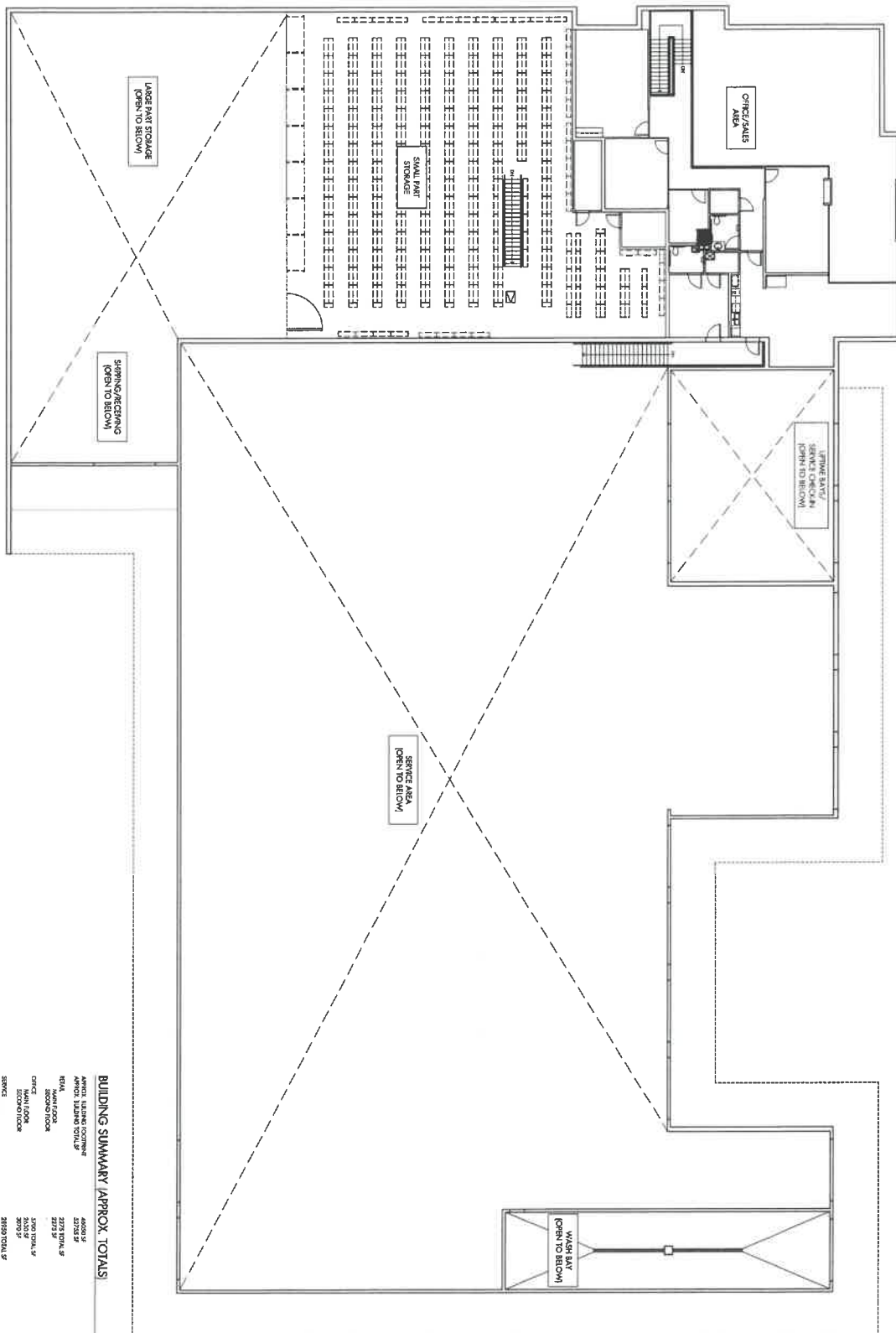
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1 MAIN FLOOR
SCALE: 3/32" = 1'-0"



BUILDING SUMMARY (APPROX. TOTALS)

[illegible]

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APPROX. BUILDING FOOTPRINTS
APPROX. BUILDING TOTALS¹

RETAIL	2025 TOTAL \$
MAIN FLOOR	2272 \$
SECOND FLOOR	
OFFICE	5290 TOTAL \$
MAIN FLOOR	5040 \$
SECOND FLOOR	2500 \$
SERVICE	28920 TOTAL \$
MAIN FLOOR	28920 \$
SECOND FLOOR	
PAINTS	13820 TOTAL \$
MAIN FLOOR	5135 \$
SECOND FLOOR	8685 \$
OTHER	1480 \$
LOADING DOCK	

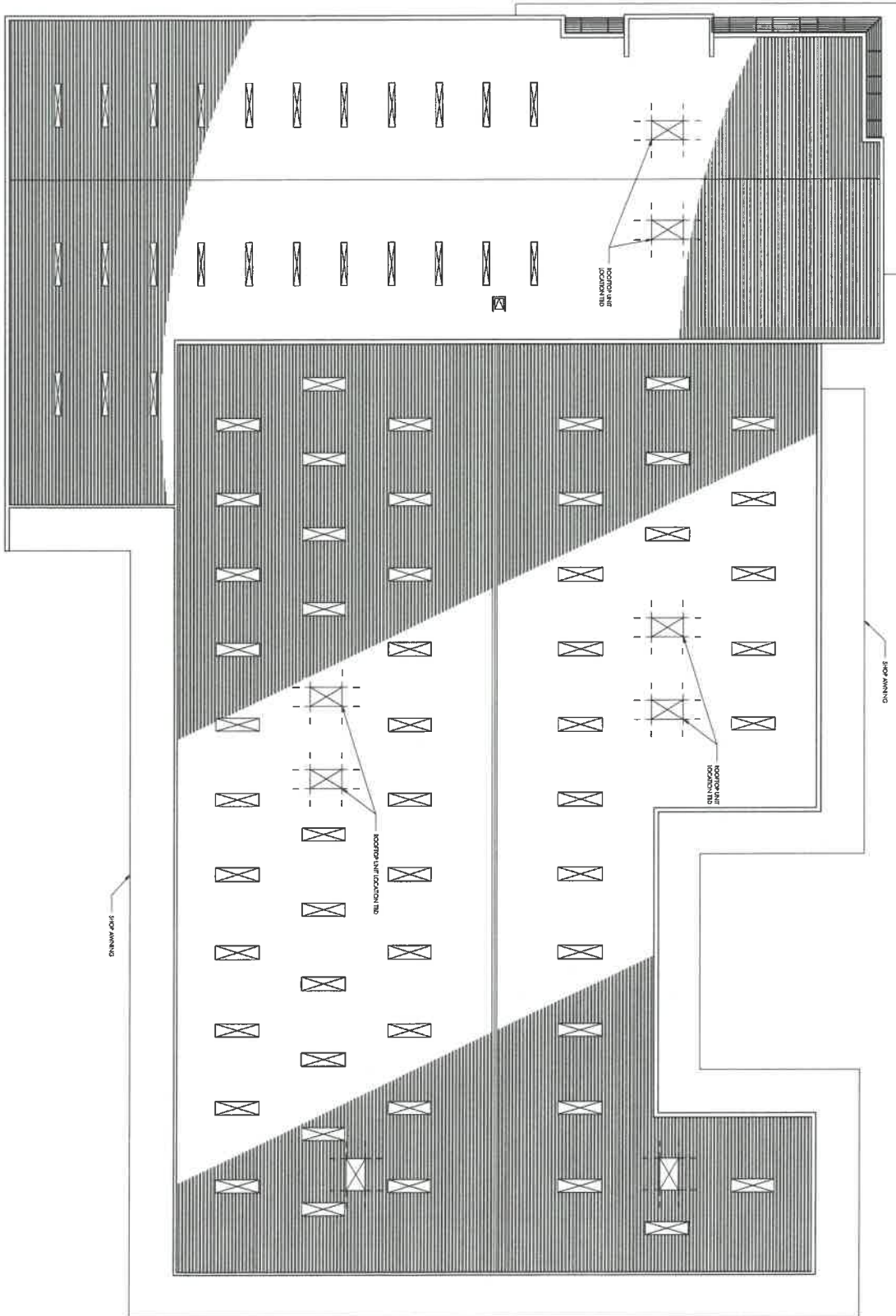
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DATE:	DRAWN BY:				
08.19.2021	TM				

TEC EQUIPMENT
NORTH LAS VEGAS, NEVADA
89030



A2.1

1 ROOF PLAN
SCALE 1/8" = 1'-0"



A2.2

SHEET TITLE:
PRELIMINARY
ROOF PLAN

PROJECT #:
21-001-001-001

DATE:
08.19.2021

SCALE:
AS NOTED

DRAWN BY:
TN

REVISIONS	NUMBER	DESCRIPTION	DATE

TEC EQUIPMENT
NORTH LAS VEGAS, NEVADA
89008



DEVELOPMENT

This map is for assessment use only and does NOT represent a survey.
No liability is assumed for the accuracy of the data delineated herein.
Information on roads and other non-assessed parcels may be obtained
from the Road Document Listing in the Assessor's Office.
This map is compiled from official records, including surveys and deeds,
but only contains the information required for assessment. See the
recorded documents for more detailed legal information.
USE THIS SCALE/FEET WHEN MAP REDUCED FROM 11X17 ORIGINAL.

MAP LEGEND

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HISTORIC ROAD BOUNDARY
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100 PARCEL NUMBER
101 AIRSPACE
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203 PARCEL, SUBPARCEL NUMBER
5 BLOCK NUMBER
6 LOT NUMBER
6.5 GROW LOT NUMBER

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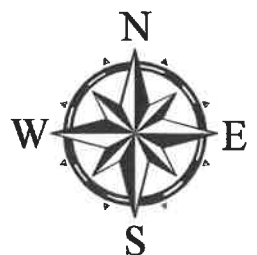
THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: TEC Equipment - David O. Thompso
Application Type: Special Use Permit
Request: To Allow a Vehicle, Boat, or Recreational Vehicle Sales, and Rental Lot (Outdoor)
Project Info: Southwest corner of North 5th Street and Brooks Avenue
Case Number: SUP-60-2021

9/08/2021





Planning Commission Agenda Item

Date: October 13, 2021

Item No: 5.

TO: Planning Commission

FROM: Marc Jordan, Director Land Development & Community Services
Prepared By: Amy Michaels

SUBJECT: SUP-56-2021 MILLER HIGHLAND SUBSTATION ADDITION (Public Hearing). Applicant: Nevada Power dba NV Energy. Request: A special use permit in a C-1 (Neighborhood Commercial District) to allow a public utility substation (expansion). Location: Northwest corner of Carey Avenue and Commerce Street. Ward 2.

RECOMMENDATION: APPROVAL WITH CONDITIONS

PROJECT DESCRIPTION: (APN:139-15-401-013)

The applicant is requesting a special use permit to allow an expansion of an electrical substation. The existing site and proposed expansion is located at 326 West Carey Avenue. NV Energy is proposing to expand the Miller Substation by adding electrical equipment to the vacant land next to the existing substation. The zoning designation is M-2, General Industrial District with a land use designation of Heavy Industrial.

BACKGROUND INFORMATION:

Previous Action
N/A

RELATED APPLICATIONS:

Application #	Application Request
N/A	

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Single-Family Low/Employment	C-1, Neighborhood Commercial District	Nevada Power Miller Substation
North	Single-Family Medium	R-1, Single-Family Low Residential District	Single-Family Homes
South	Single-Family Medium	C-1, Neighborhood Commercial District	Aloha Mobile Home Park
East	Single-Family Medium	M-2, General Industrial District	Undeveloped City of North Las Vegas Property (Park)
West	Single-Family Medium/ Single-Family Low	C-1, Neighborhood Commercial District/ R-1, Single-Family Low Residential District	Convenience Store and Single-Family Residential

DEPARTMENT COMMENTS:

Department	Comments
Public Works:	See attached memorandum.
Police:	No Comment.
Fire:	No Comment.
Clark County School District:	No Comment.
Clark County Department of Aviation:	No Comment.

ANALYSIS

The applicant is requesting Planning Commission approval of a special use to allow an expansion of an electrical substation located at the northwest corner of Commerce Street and Carey Avenue in a C-1, Neighborhood Commercial District. The proposed expansion is located on the 1.83 acre site located to the east of the existing substation.

Nevada Power previously submitted an application (SPR-21-08) in 2008 and received approval, however that application approval has since expired. Due to the economic collapse in 2008-2009 and subsequent lack of electric load growth, the expansion

wasn't warranted at that time. The expansion is now needed to keep up with the increased power needs within the City.

The existing substation was constructed in 1966 and adjoins existing residential developments to the north (across Sand Sage Avenue) and south (across Carey Avenue), vacant City property (park) to the east (across Commerce Street). The land use designation of the subject property in the Comprehensive Plan is Employment. The proposed expansion to the existing power substation is consistent with the intent of the Comprehensive Plan.

The applicant is proposing to expand the electrical equipment; add a new control enclosure; remove and replace poles; remove and replace the existing walls; remove and replace existing landscaping; relocating the existing driveway; and offsite improvements to improve pedestrian and vehicular safety at the intersection.

The applicant submitted elevations for the proposed split faced decorative perimeter block wall, which will be required to be consistent with the commercial design guidelines. The applicant will be removing the eight (8) foot block wall with barbed wire currently surrounding the site and replacing it with a fourteen (14) foot decorative block wall. The code allows for a maximum ten (10) foot high wall in the commercial district; however due to the unique circumstances of the proposed use the increased wall height will help screen the substation equipment more adequately from adjacent properties. The special use permit allows for any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent practicable. Allowing the applicant to install the fourteen (14) foot decorative wall will help mitigate the adverse impacts of the expansion on the neighborhood.

The applicant is required to provide ten (10) feet of landscaping including a five (5) foot sidewalk along Carey Avenue and Commerce Street. The proposed site plan appears to show the correct perimeter landscaping required by code.

Staff has no objections to the expansion of the existing use. The proposed use is consistent with the C-1, Neighborhood Commercial District zoning designation and the Employment Comprehensive Master Plan, and is compatible with the existing uses of the surrounding neighborhood.

Requirements for Approval of a Special Use Permit

In accordance with the Zoning Ordinance, the Planning Commission may, by motion,

grant a special use permit if the Planning Commission finds, from the evidence presented, that all of the following facts exist:

1. The proposed use is consistent with the Comprehensive Master Plan and all applicable provisions of this Code and applicable State and Federal regulations;
2. The proposed use is consistent with the purpose and intent of the zoning district in which it is located and any applicable use-specific standards and criteria in Chapter 17.20 of this Code;
3. The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (such as, but not limited to, hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts);
4. Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent practicable; and
5. Facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service for existing development.

CONDITIONS:

Planning and Zoning:

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 is allowed up to a fourteen (14) foot decorative block wall around the site. Barbed wire on top of the wall is not allowed.

Public Works:

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.

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.
6. All driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works Construction Off-Site Improvements* Drawing Number 225.
7. The property owner is required to grant a roadway easement for commercial driveway(s).
8. The property owner is required to sign a restrictive covenant for utilities.
9. The property owner is required to grant a 5' public utility easement within the property line adjacent to the right of way.
10. The proposed sidewalk configuration will be reviewed with the civil improvement plans.
11. Right of way dedication and construction of a bus turn-out is required on Carey Avenue per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 234.1.
12. 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. Carey Avenue (sidewalk; streetlights)
 - b. Commerce Street (streetlights)
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.

ATTACHMENTS:

Public Works Memorandum
Letter of Intent
Site Plan

Elevations

Clark County Assessor's Map

Location and Zoning Map

CITY OF NORTH LAS VEGAS

INTEROFFICE MEMORANDUM

To: Amy Michaels, Principal Planner, Land Development & Community Services
From: Duane McNelly, Land Development Coordinator, Department of Public Works
Subject: SUP-56-2021 **Miller Highland Substation Addition**
Date: September 15, 2021

In addition to the requirement to comply with the City of North Las Vegas Municipal Code – Titles 15 and 16, NRS 278 and accepted Clark County Area Uniform Standard Drawings, the Department of Public Works recommends the following conditions of approval:

1. 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.
2. Approval of a drainage study is required prior to submittal of the civil improvement plans.
3. 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.
4. All driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works Construction Off-Site Improvements* Drawing Number 225.
5. The property owner is required to grant a roadway easement for commercial driveway(s).
6. The property owner is required to sign a restrictive covenant for utilities.
7. The property owner is required to grant a 5' public utility easement within the property line adjacent to the right of way.
8. The proposed sidewalk configuration will be reviewed with the civil improvement plans.
9. Right of way dedication and construction of a bus turn-out is required on Carey Avenue per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 234.1.
10. 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. Carey Avenue (sidewalk; streetlights)
 - b. Commerce Street (streetlights)

SUP-56-2021 Miller Highland Substation Addition

Page 2

September 15, 2021

11. 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.

Real Property Services – For information only:

- *Vacation of Slope Easement was recorded in 2009, O.R. doc #20090714-0552; Property owner to dedicate right turn lane, bus turnout and spandrel; Sidewalk Easement Agreement for proposed sidewalk may be required;*

Utilities – For information only:

- 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*.
- 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.



Duane McNelly, Land Development Coordinator
Department of Public Works



8-31-2021

City of North Las Vegas
Department of Planning and Zoning
2240 Civic Center Drive
North Las Vegas, NV 89030

Letter of Intent: -- Miller Electrical Substation Expansion (APN-139-15-401-013)

To Whom it May Concern:

Nevada Power dba NV Energy respectfully requests approval of a Special Use Permit for the expansion of the Miller electrical substation.

We propose to expand the existing Miller Substation located 282 +/- feet west of the northwest corner of Carey Ave and Commerce St. This location has the benefit of existing infrastructure as we are proposing to utilize the vacant land to the east of the existing substation for the expansion.

The proposal includes the addition of a driveway on Commerce Street, relocation of existing driveway on Carey Avenue to increase the driveway throat depth, remove and replace some of the existing perimeter walls to increase substation security, add new retaining walls to accommodate the existing topography, and offsite improvements required by City Code. The Use Permit drawings show the existing and proposed conditions.

Nevada Power will also be installing a bus turn out conforming to Regional Transportation Coalition guidelines and curb, gutter, and sidewalks pursuant to CNLV guidelines. Additionally, due to the sloping elevation change of the property going west from Commerce Street, the sidewalk will be ramped to meet the Americans with Disabilities Act (ADA).

The existing overhead transmission line corridor will be used to deliver the necessary power into the substation. There will be some required maintenance work of removing a pole along the north property line and adding two poles inside the substation wall. A new pole is necessary on the south side of the substation property, within the landscaping area. Additionally, there will be a pole added to the Northeast Corner of Carey Avenue and Commerce Street and a pole on the south side of Carey Avenue replaced within the same corridor.

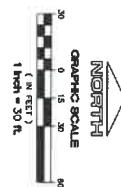
Nevada Power previously submitted an application (SPR-21-08 (35724)) in 2008 and received approval for that application, however that approval has since expired. Due to the economic collapse in 2008-2009 and subsequent lack of electric load growth, the expansion wasn't warranted. The expansion is now needed to keep up with current load growth trend.

Should you have any questions, please contact me at 775.636.0014.

Sincerely,

A handwritten signature in blue ink, appearing to read "Mark Sullivan".

Mark Sullivan
Land Use Advisor
NV Energy



USE PERMIT - SITE PLAN

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NOTE:
THESE DRAWINGS ARE CONCEPTUAL IN NATURE AND
DEPict INFORMATION FOR PLANNING AND LAND-USE
SUBMITTAL PURPOSES ONLY. FINAL ENGINEERING
DESIGN DRAWINGS MAY VARY DUE TO SITE SPECIFIC
CONSTRAINTS OR CITY OF NORTH LAS VEGAS SPECIFICATIONS.

UNIT NO.	UNIT ID
1001-10	1001-10
1001-11	1001-11

UNIT NO. 1

3

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No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

USE THIS SCALE FEET WHEN MAP REDUCED FROM 1:117,000



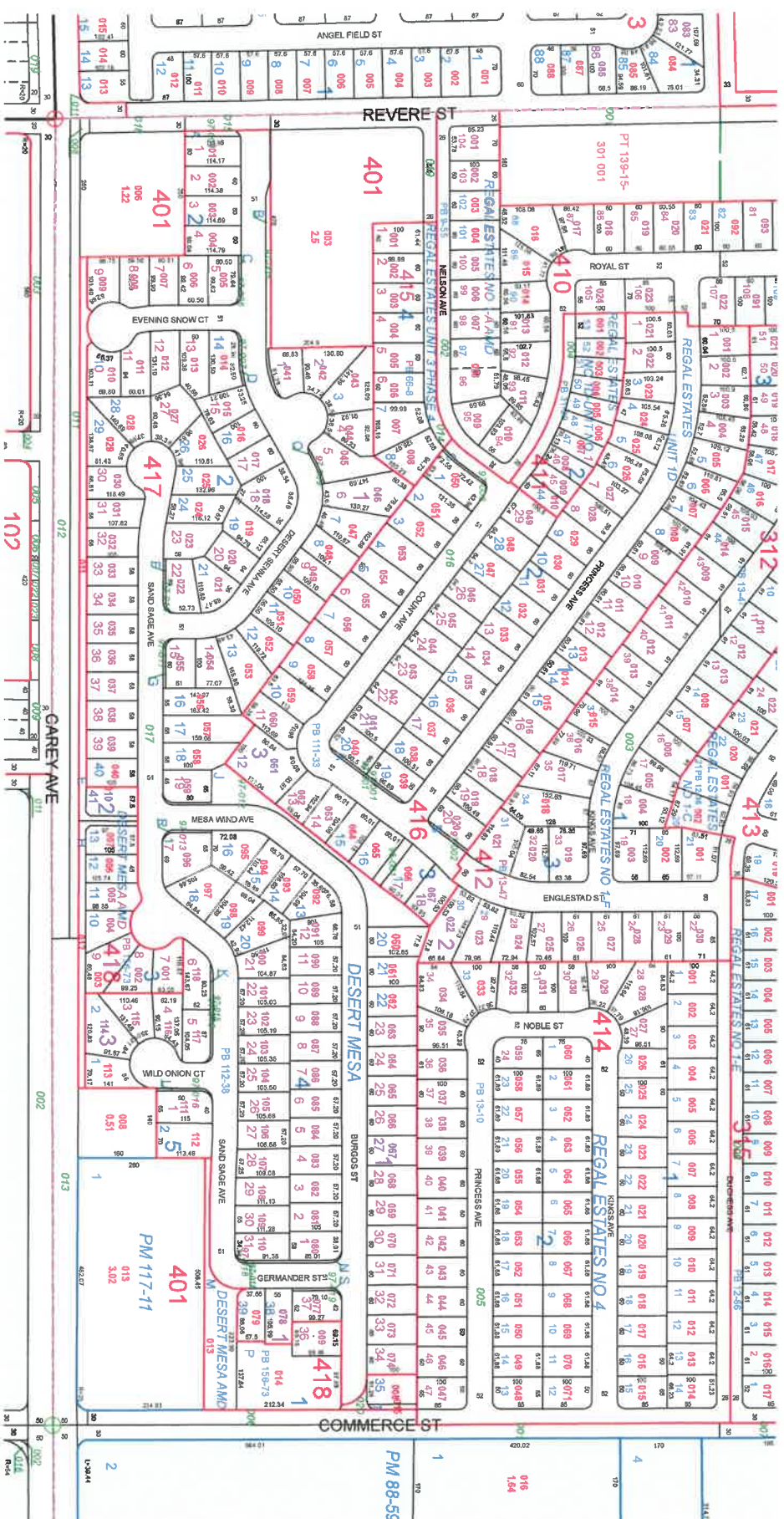
Briana Johnson - Assessor

MAP LEGEND

	ARCEL BOUNDARY		CONDOMINIUM UNIT
	SUB BOUNDARY		AIR SPACE POL.
	PAVED BOUNDARY		RIGHT-OF-WAY POL.
	ROAD EASEMENT		SUB-SURFACE POL.
	SECTION LINE		
	HISTORIC LOT LINE		
	HISTORIC SUB BOUNDARY		
	HISTORIC PAVED BOUNDARY		
	SECTION LINE		

001 ROAD PARCEL NUMBER
1001 PARCEL NUMBER
1.00 AVERAGE
2.00 PARCEL SUBSEA NUMBER
PB 24-045 PLAT RECORDING NUMBER
5 LOT NUMBER
6 LOT NUMBER
6 50X2 LOT NUMBER

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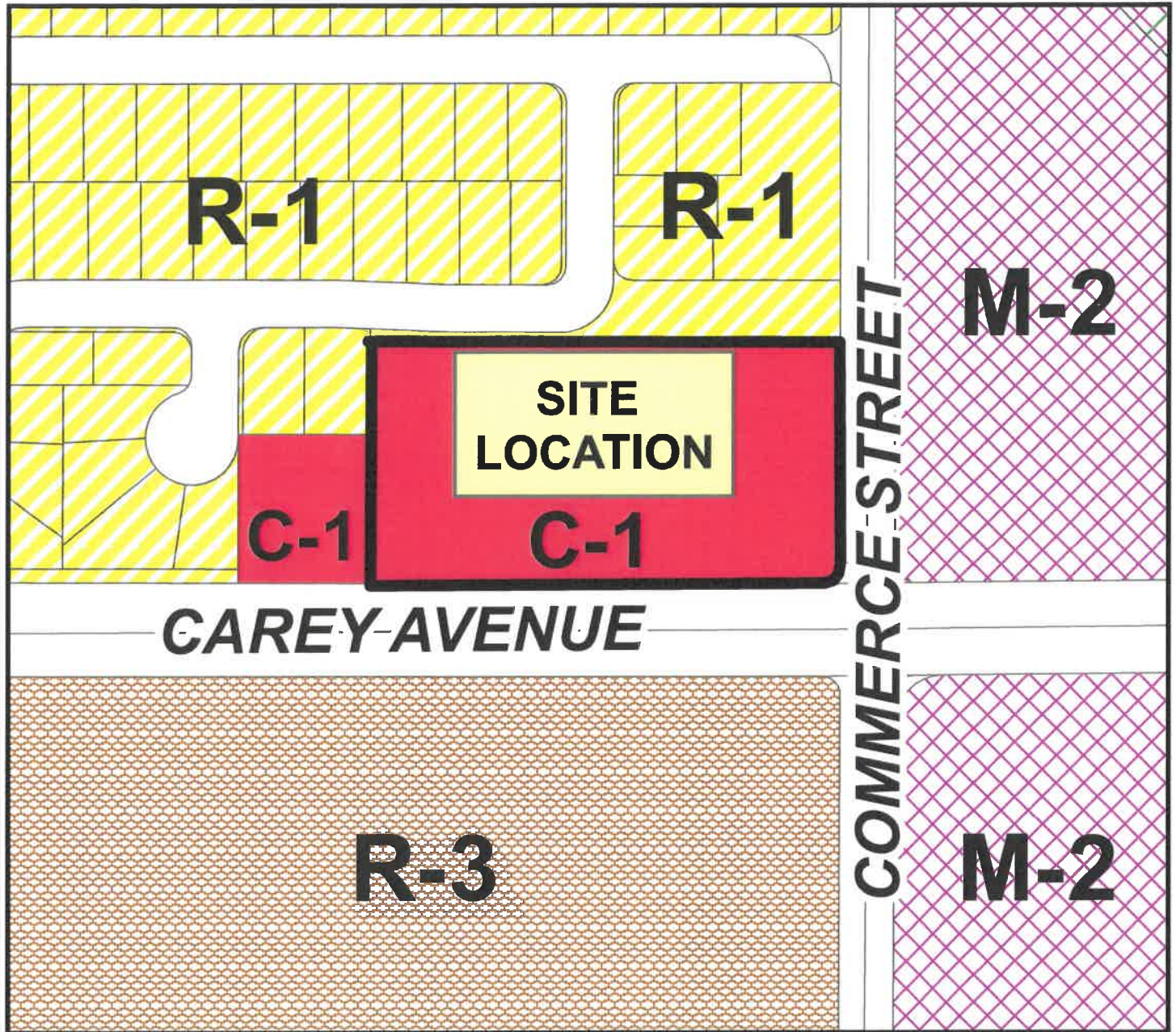


TAX DIST 250



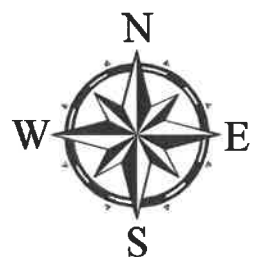
THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Nevada Power dba NV Energy
Application Type: Special Use Permit
Request: To Allow a Public Utility Building, Structure or Equipment (Expansion)
Project Info: Northwest corner of Carey Avenue and Commerce Street
Case Number: SUP-56-2021

9/08/2021





Planning Commission Agenda Item

Date: October 13, 2021

Item No: 6.

TO: Planning Commission

FROM: Marc Jordan, Director Land Development & Community Services
Prepared By: Amy Michaels

SUBJECT: SUP-58-2021 ALPHA 1 AUTO SALES LLC (Public Hearing). Applicant: Salvador Olea Rodriguez. Request: A special use permit in an M-2 (General Industrial District) to allow vehicle, boat, or recreational vehicle sales, and rental lot. Location: 4230 North Pecos Road, Suite 7. Ward 1.

RECOMMENDATION: APPROVAL WITH CONDITIONS

PROJECT DESCRIPTION: (APN:140-06-317-003)

The applicant is requesting a special use permit to allow a vehicle, boat, or recreational vehicle sales, and rental lot. The property is located at 4230 North Pecos Road, Unit 7. The unit is 750 square feet which includes an office and warehouse space. This is within an existing business park development. According to the letter of intent, operating hours will be by appointment only from 8:00 a.m. to 5:00 p.m. and after hours if needed by a customer. The zoning designation is M-2, General Industrial District with a land use designation of Heavy Industrial.

BACKGROUND INFORMATION:

Previous Action
N/A

RELATED APPLICATIONS:

Application #	Application Request
N/A	

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Heavy Industrial	M-2, General Industrial District	Office/Warehouse
North	Heavy Industrial	M-2, General Industrial District	Office/Warehouse
South	Heavy Industrial	M-1, Business Park Industrial District	Office/Warehouse and a Tavern
East	Heavy Industrial	M-2, General Industrial District and M-1, Business Park Industrial District	Office/Warehouse
West	Heavy Industrial	M-2, General Industrial District	Office/Warehouse

DEPARTMENT COMMENTS:

Department	Comments
Public Works:	No Comment.
Police:	No Comment.
Fire:	No Comment.
Clark County School District:	No Comment.
Clark County Department of Aviation:	No Comment.

ANALYSIS

The applicant is requesting approval of a special use permit to allow a vehicle, boat, or recreational vehicle sales, rental lot. The site is located at 4230 North Pecos Road, Unit 7. The proposed use will occupy the one (1) unit with a total of 750 square feet in an existing building located within a business park development. According to the applicant's letter of intent the proposed use is for buying and selling vehicles. The applicant will have one (1) vehicle for indoor display and three (3) vehicles displayed outdoors on the site. The surrounding buildings on the site include a restricted gaming establishment and a standalone industrial office building. Historically this site has had numerous auto sales businesses. During the last 14 years, there have been 16 different auto sales business licenses approved for this parcel. Currently, there are four (4) vehicle auto sales businesses located in the business park development.

The existing site contains two buildings, 4230 and 4244, 4230 is approximately 14,100 square feet in size and was constructed in 1998. 4244 was also constructed in 1998 and is approximately 5,000 square feet. The applicant is not proposing to modify the exterior of the building.

The parking requirements for vehicle sales are one (1) parking space per 400 square feet of indoor display area, and one (1) parking space per 500 square feet of outdoor display area. The applicant is proposing to display one (1) vehicle indoors and three (3) vehicles outdoors. The required parking for this use is four (4) parking spaces. There are 111 parking spaces, in the entire center and there is adequate parking for the proposed use.

Staff has no objections to the proposed use. The proposed use is consistent with the M-2, General Industrial District zoning designation and the Heavy Industrial Comprehensive Master Plan, and is compatible with the existing uses of the commercial center and surrounding neighborhood.

Requirements for Approval of a Special Use Permit

In accordance with the Zoning Ordinance, the Planning Commission may, by motion, grant a special use permit if the Planning Commission finds, from the evidence presented, that all of the following facts exist:

1. The proposed use is consistent with the Comprehensive Master Plan and all applicable provisions of this Code and applicable State and Federal regulations;
2. The proposed use is consistent with the purpose and intent of the zoning district in which it is located and any applicable use-specific standards and criteria in Chapter 17.20 of this Code;
3. The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (such as, but not limited to, hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts);
4. Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent practicable; and
5. Facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels

of service for existing development.

CONDITIONS:

Planning and Zoning:

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. Outside display of vehicles is limited to three (3) vehicles only. Indoor display is limited to one (1) vehicle only.

ATTACHMENTS:

Letter of Intent

Site Plan

Building Elevation

Clark County Assessor's Map

Location and Zoning Map

Monday, August 30, 2021 5:00 PM

Letter of Intent Alpha 1 Auto Sales LLC

Landlord:	Archie's Place LLC
	4224 N. Pecos Road
	North Las Vegas, NV 89115

Tenant:	Salvador Olea Rodriguez
	705 Orr Ave
	North Las Vegas, NV 89030

RE: Letter of Intent for:

**Alpha 1 Auto Sales LLC
4230 North Pecos Road Suite #7
North Las Vegas, NV 89115**

I, Salvador Olea Rodriguez, submit this Letter of Intent to notify the City of North Las Vegas that Alpha 1 Auto Sales LLC intends to buy and sell cars. I am requesting a special use permit to conduct indoor and outdoor sales, there will be 1 car displayed indoor and 3 will be displayed outdoor. This location will be used as a small commercial used car dealership, that will be the only business conducted at this location. The dealership will go by the name "Alpha 1 Auto Sales LLC". The dealership will be in operation "By Appointment Only" from 8:00am to 5:00pm with afterhours available if needed by a customer, there will be vehicles on display at this location and the business will also conduct internet sales.

Thank you for the opportunity to participate in the City of North Las Vegas.

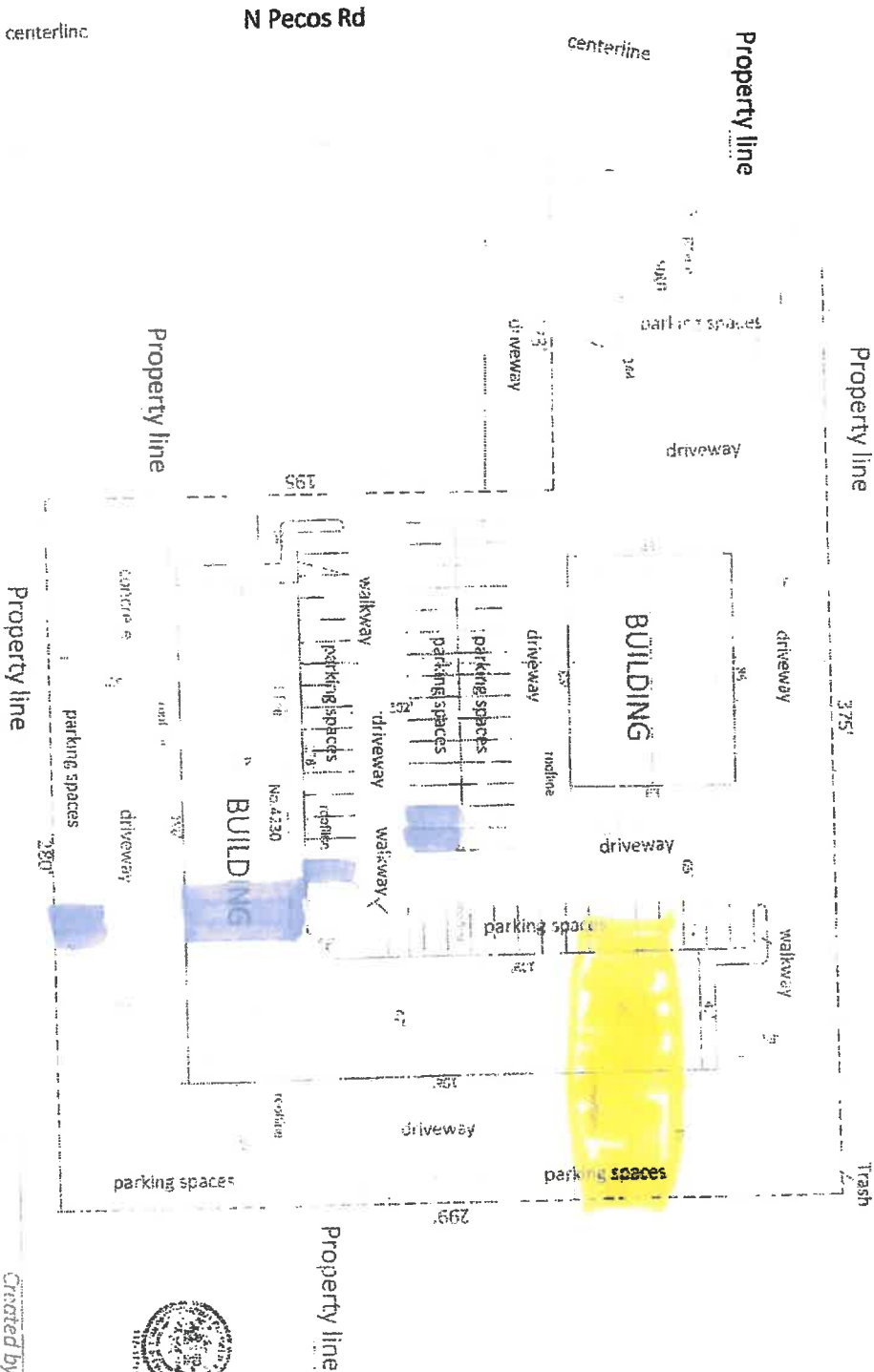
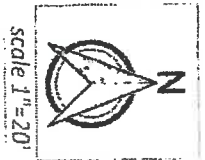


Salvador Olea Rodriguez
702-913-0648

SITE PLAN
 4230 N. Pecos Rd. Units
 Las Vegas, NV 89115
 Parcel ID: 140-06-317-003
 Lot area: 2.19 Acres
 Plot Size: 24"x36"



Highlighted in purple is the area being used for Alpha & Auto Sales.



GET SITEPLAN
 THE BEST QUALITY IN SHORT TIME

Created by:

SEE
HARRIS
ESPANOL
BUD CREDIT NO PROBLEM
PRICES
5 YEAR
ALPHA 1 AUTO SALES, LLC
(702) 505-2781 (702) 913-0648

Security
Cameras
In Use

07

ALPHA 1 AUTO SALES, LLC
702-505-2781
702-913-0648

USDA
RURAL
DEVELOPMENT
LOAN
GUARANTEE
PROGRAM
ONLY

06





NOTES

This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data detailed herein. Information on roads and other non-assessed parcels may be obtained from the Road Department listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but may contain the information required for assessment. See the recorded documents for more detailed legal information. See the "Use the Parcel Map" map for more detailed legal information.

Use the Parcel Map map for more detailed legal information.

MAP LEGEND

PARCEL BOUNDARY
 CONDOMINIUM UNIT
 AIR SPACE PCL
 RIGHT OF WAY PCL
 SUB-ADJACENT PCL
 ROAD BARRIERS
 MATCH/LEADER LINE
 HISTORIC LOT LINE
 HISTORIC ROAD BOUNDARY
 SECTION LINE

ASSESSOR'S PARCELS - CLARK COUNTY, NV.
 Briana Johnson - Assessor

T20S R62E

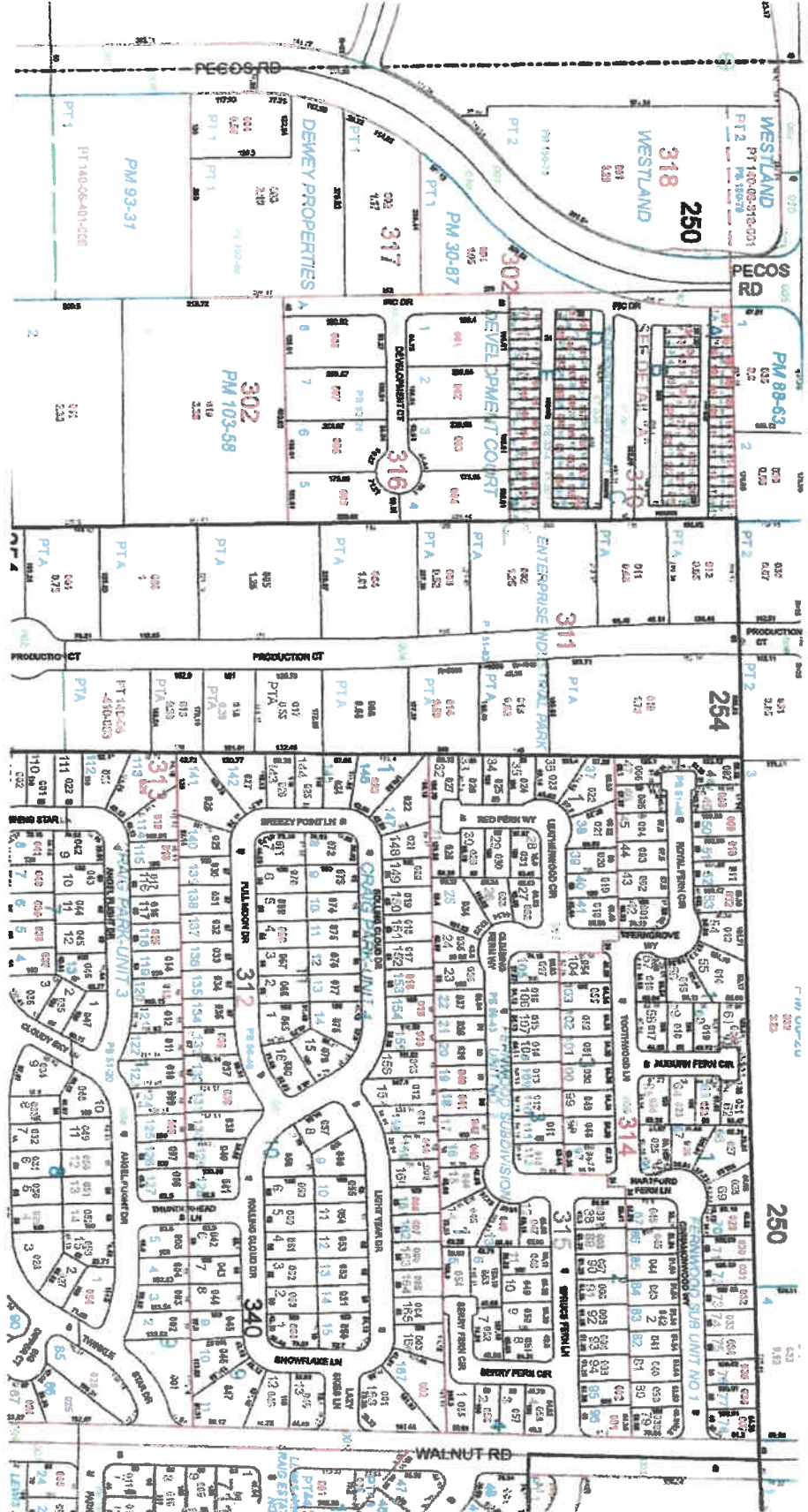
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N 2 SW 4

140-06-3

Scale: 1" = 200'

Rev: 1/8/2019

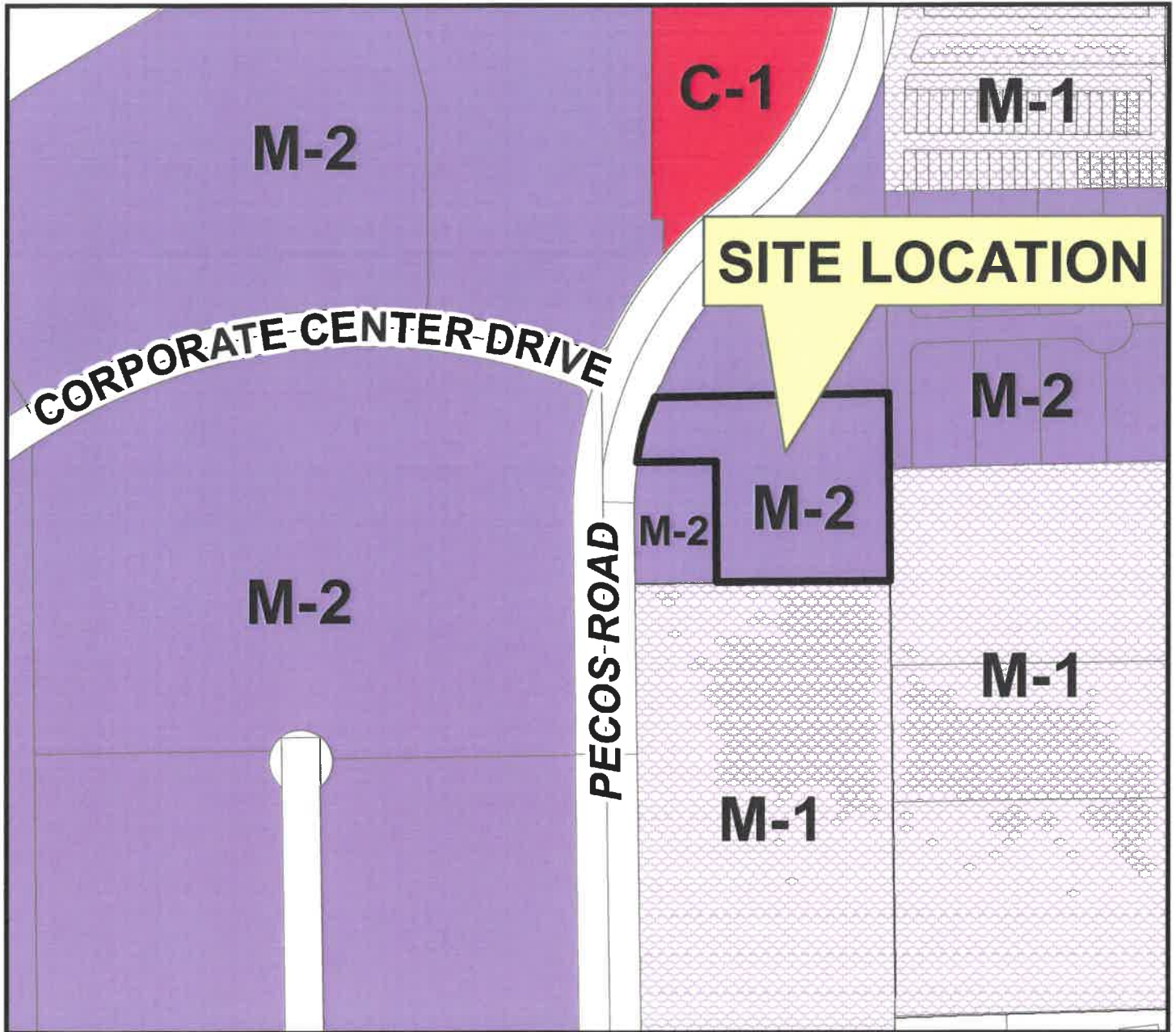


TAX DIST 254,340,250



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Salvador Olea Rodriguez
Application Type: Special Use Permit
Request: To Allow Vehicle, Boat, or Recreational Vehicle Sales, and
Rental Lot (Outdoor)
Project Info: 4230 North Pecos Road, Suite 7
Case Number: SUP-58-2021

9/08/2021





Planning Commission Agenda Item

Date: October 13, 2021

Item No: 7.

TO: Planning Commission

FROM: Marc Jordan, Director Land Development & Community Services
Prepared By: Sharianne Dotson

SUBJECT: SUP-57-2021 PANTHERS BASEBALL LLC TRAINING FACILITY (Public Hearing). Applicant: Panthers Baseball LLC aka NV Athletics.
Request: A special use permit in an M-2 (General Industrial District) to allow an indoor recreation center. Location: 2560 West Brooks Avenue, Suite 101, Unit C. Ward 2

RECOMMENDATION: APPROVAL WITH CONDITIONS

PROJECT DESCRIPTION: (APN 139-17-510-020)

The applicant is requesting a special use permit to allow an indoor recreation center (batting cages) located at 2560 West Brooks Avenue, Suite 101, Unit C within an existing building. The subject site is zoned M-2, General Industrial District and the Comprehensive Master Plan Land Use designation is Mixed-Use Employment.

BACKGROUND INFORMATION:

Previous Action
N/A

RELATED APPLICATIONS:

Application #	Application Request
N/A	

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Mixed-Use Employment	M-2, General Industrial District	Industrial Development
North	Mixed-Use Employment	M-2, General Industrial District	Industrial Development
South	Mixed-Use Employment	M-1, Business Park Industrial District	Industrial Development
East	Mixed-Use Employment	M-2, General Industrial District	Industrial Development
West	Mixed-Use Employment	M-2, General Industrial District	Industrial Development and Vacant Pad

DEPARTMENT COMMENTS:

Department	Comments
Public Works:	No Comment.
Police:	No Comment.
Fire:	No Comment.
Clark County School District:	No Comment.
Clark County Department of Aviation:	See attached memorandum.
Economic Development:	No Comment.

ANALYSIS:

The applicant is requesting Planning Commission approval of a special use permit to allow an indoor recreation center (batting cages) located at 2560 West Brooks Road, Suite 101, Unit C. The proposed use will occupy 9,974 square feet. The existing building is part of an existing industrial / warehouse development. Access to the site will be from an existing driveway on Brooks Avenue. According to the letter of intent there will be 6 employees and the offered activities will be one-on-one training; batting cages; baseball strength and agility classes. Per the letter of intent the proposed hours of operation will be Monday through Friday 5 pm to 9 pm and Saturday and Sunday 9 am to 9 pm. The parcel is located in the AE-70 Air Terminal Environs Overlay District.

According to photos submitted by the applicant, the building is a two (2) story concrete tilt up structure painted white with beige for contrast and a red pillar at the entrance. Additional suites within the building use red access doors facing Brooks Avenue and

two (2) red metal rollup doors at the rear of the building. The building was constructed in 2004 and the applicant is not proposing any exterior changes to the building. There are shared areas within the building that will have specific door codes to enter to ensure the customers and young athletes are safe and secure within the building while utilizing the facility.

The existing perimeter landscaping contains a five (5) foot sidewalk and a 20 foot planting area along Brooks Avenue. The onsite landscaping areas include the required parking lot and foundation landscaping. Shown in the submitted photos the existing landscaping areas consist of palm trees, shrubs and decorative rock. The site is in compliance with landscaping requirements.

The required parking for an indoor recreation center (batting cages) is a total of 26 parking spaces. The office area in an industrial zoning requires seven (7) parking spaces and the recreational area within the remaining portion of the building is a total of 19 parking spaces. The submitted site plan indicates there are 27 parking spaces provided. Therefore, sufficient parking is provided for the indoor recreation center and the site is in compliance with the required parking.

The Clark County Department of Aviation has reviewed the proposed development and noted the site is inside the AE-70 noise contour and indicated the need for noise level reduction be incorporated into the building. This is an existing building built in 2004 and at that time was not built to comply with the needed noise contouring. While the nature of the use will be noise intensive within the building with the pitching machines, batting cages and agility training for the athletes, the applicant should provide the proper 25 decibel noise attenuation exterior to interior to help their clients.

Staff has no objections to the proposed use. The proposed use is consistent with the M-2, General Industrial District designation and the Mixed-Use Employment land use designation. The proposed use is compatible with the existing uses and the surrounding neighborhood. Staff recommends approval subject to conditions.

Requirements for Approval of a Special Use Permit

In accordance with the Zoning Ordinance, the Planning Commission may, by motion, grant a special use permit if the Planning Commission finds, from the evidence presented, that all of the following facts exist:

1. The proposed use is consistent with the Comprehensive Master Plan and all applicable provisions of this Code and applicable State and Federal regulations;
2. The proposed use is consistent with the purpose and intent of the zoning district in which it is located and any applicable use-specific standards and criteria in Chapter 17.20 of this Code;

3. The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (such as, but not limited to, hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts);
4. Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent practicable; and
5. Facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service for existing development.

CONDITIONS:

Planning and Zoning:

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. Hours of operation shall be Monday through Friday 5 pm to 9 pm and Saturday and Sunday 9 am to 9 pm.
3. Applicant shall update the building with the proper 25 decibel noise attenuation exterior to interior.

ATTACHMENTS:

Letter of Intent

Site Plan

Building Elevation

Floor Plan

Clark County Department of Aviation Memorandum

Clark County Assessor's Map

Location and Zoning Map



NV Panthers Baseball LLC

- > Dave Meng
- > Head Coach

7264 Western Sun Drive
Las Vegas, NV 89149

TEL: 702-416-7537
NVAthletics702@gmail.com

<https://nevada-athletics.sportngin.com>

August 19, 2021

City of North Las Vegas
Attn: Planning and Zoning Commission
North Las Vegas, NV

To whom it may concern:

The Nevada Panthers baseball organization uses the great American pastime of Baseball, to better the lives of hundreds of young men, right here in Southern Nevada, by offering them roles in responsibility, teamwork, and community pride, at a key time in their developing lives.

We are requesting a Special Use Permit with the intent to establish an indoor recreation center located at 2560 West Brooks Ave North Las Vegas, NV 89032.

The activities at this site will be limited to one-on-one personal training and baseball strength and agility classes. With only 1 full time trainer and 2 part time trainers, the impact on current traffic conditions will be minimal. We have 3 part time strength instructors and classes will have up to 12 people at a time. These classes will be on evening and weekdays and on Saturday mornings when most of the surrounding business will be closed, therefore having little impact on traffic and parking conditions. Our hours of operations are 5pm to 10pm Monday – Friday and 9am to 9pm on Saturday and Sundays.

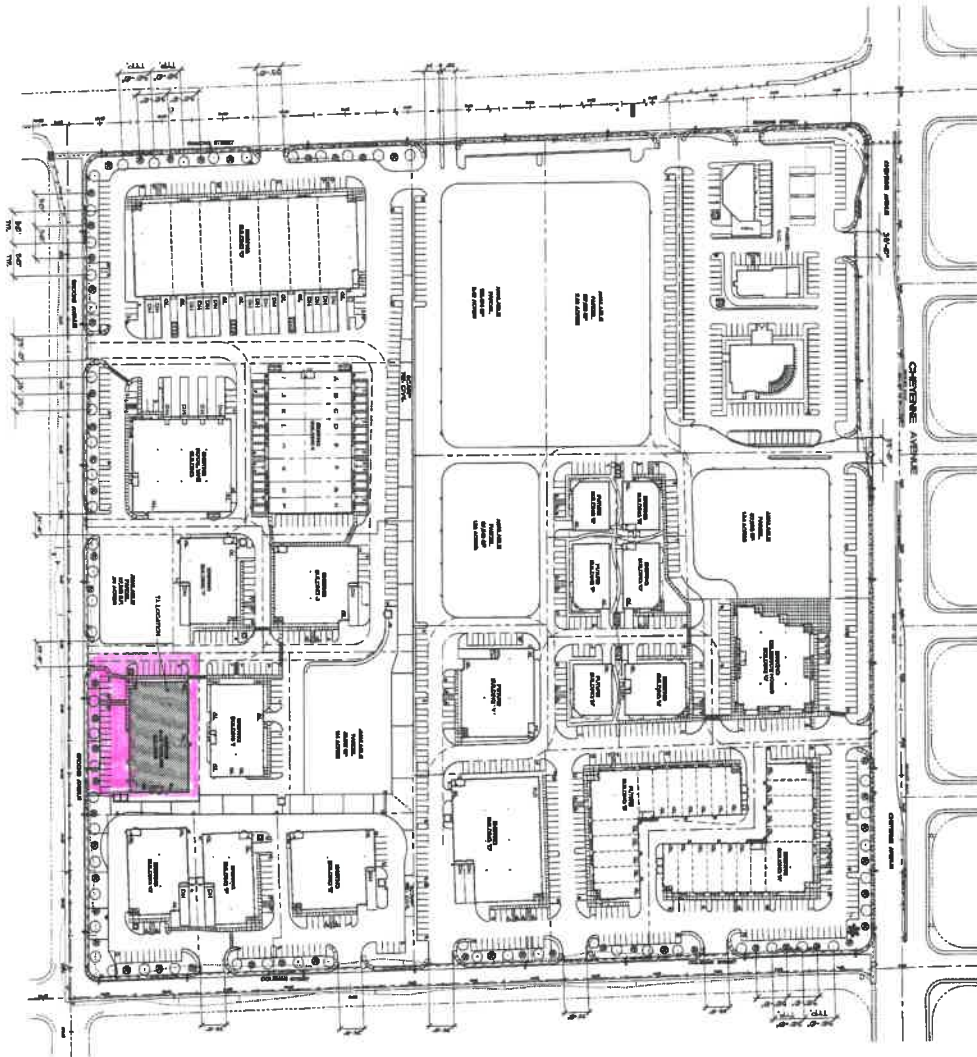
Helping the NV Panthers obtain a facility like this will have a positive effect on both its citizens and the economy by providing a healthy and positive outlet for negative youth energy. By instilling discipline, self-respect, and respect for others, we will be creating a much-desired environment for the community.

Please choose to Help with our Mission to provide Youth Sports for all NV teens. This facility will continue our efforts to offer a Safe and Incredible Youth Baseball Playing and Training Experience. We thank you in advance for your support! Your time is greatly appreciated

Sincerely,

Dave Meng - NV Panthers Baseball LLC

3 OVERALL SITE PLAN



OFFICE
SCOTT L. BAKER, ARCHITECT, INC.
1000 WEST 10TH AVENUE
SUITE 1000
DENVER, CO 80202

ORIGINAL
SITE
PLAN
A11

DATE	BY	REVISION
02/04/01	SLB	1.00
02/04/01	SLB	1.01
02/04/01	SLB	1.02
02/04/01	SLB	1.03
02/04/01	SLB	1.04
02/04/01	SLB	1.05
02/04/01	SLB	1.06
02/04/01	SLB	1.07
02/04/01	SLB	1.08
02/04/01	SLB	1.09
02/04/01	SLB	1.10

C&E TOOLING T.I. at
CheyenneWest
CORPORATE CENTER
NORTH LAS VEGAS, NEVADA



SCOTT L. BAKER,
ARCHITECT, INC.
1000 WEST 10TH AVENUE
SUITE 1000
DENVER, CO 80202
TEL: 303.733.1111
FAX: 303.733.1112
WWW.SLB-ARCH.COM



Subdivision Name: Aircenter North

Zoning: M-2

Legal Description: AIRCENTER NORTH PLAT BOOK 100 PAGE 44 PT LOT 1

Subdiv: Plat Book 100 **Subdiv. Plat Page:** 44

Warehouse Facility Specifics:

Building Size: 20,846 SF **Lot Size:** 1.04 AC

Year Built: 2004

Construction: Reinforced Concrete

Clear Height: 27' **Warehouse Floor:** 5" **Drive-In Bays:** 3

Sprinkler System: Wet **Gas:** Natural

Power Supply: Amps: 100-1,000 Volts: 208-480 Phase: 3 Wire: 4

Standard Parking Spaces: 44

NV Athletics Baseball Organization Headquarters

Facility Specifics: Total Square footage: 11,000 SF

Ground floor warehouse: 6312 SF

Ground Floor and Second Floor office: 1,487 SF

Mezzanine Storage: 2145 SF

Shared Space: 1,056 SF Shared Space

NV Athletics will occupy Unit C Level 1 and 2 (please refer to Building Map below. *

Building Exterior.



Ample outside parking spaces. There is also parking available at the back of the building.

Site Plan for NV Athletics Training Facility

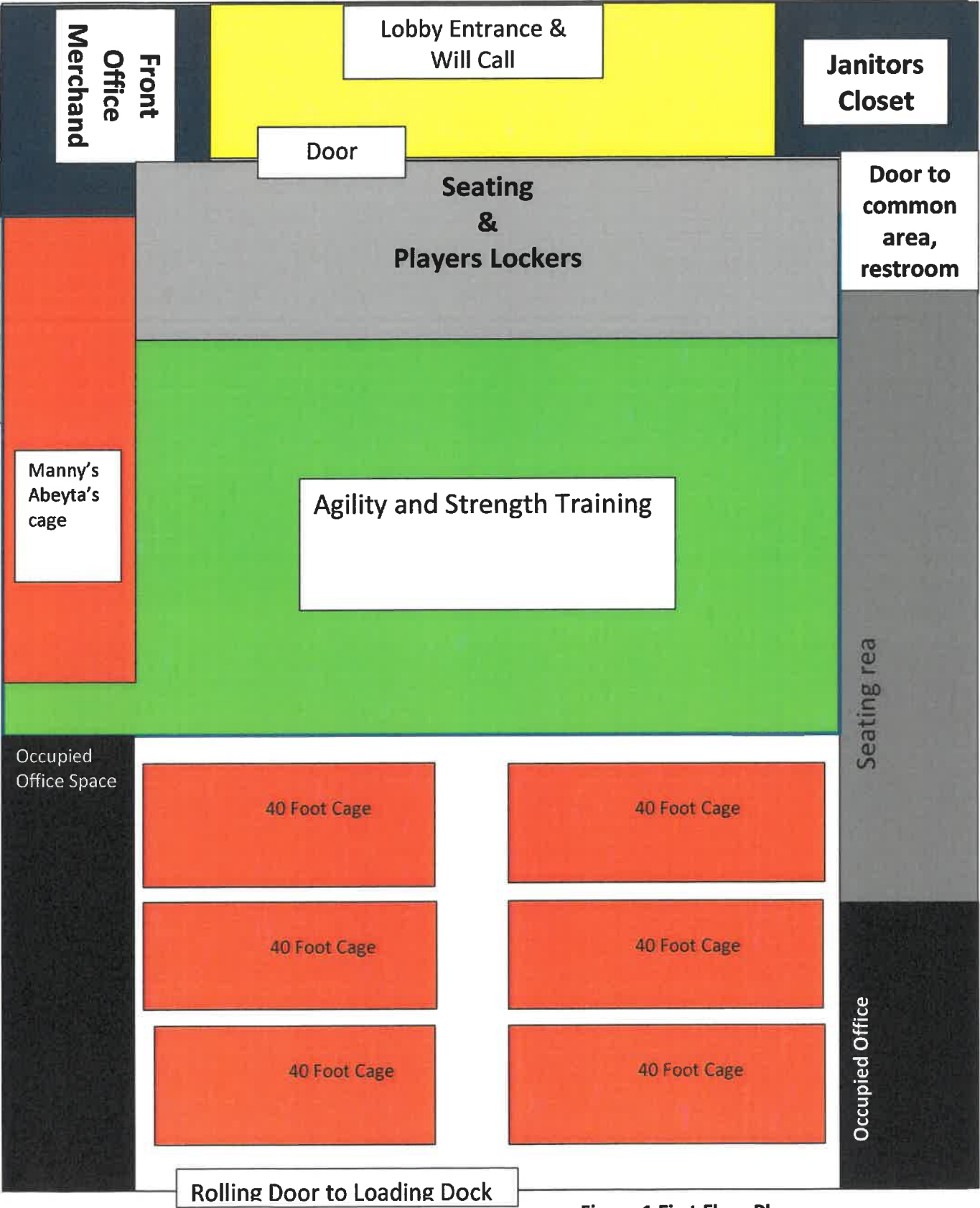


Figure 1 First Floor Plan



Figure 2 Second Floor Offices

**CITY OF NORTH LAS VEGAS PLANNING COMMISSION AND CITY
COUNCIL RECOMMENDATIONS / COMMENTS**

FROM: CLARK COUNTY DEPARTMENT OF AVIATION

APPLICATION: SUP-000057-2021

PROJECT: PANTHERS BASEBALL LLC TRAINING FACILITY

LOCATION: 139-17-510-020

MEETING DATE: OCTOBER 13, 2021, PLANNING COMMISSION MEETING
AND CORRESPONDING NOVEMBER 3, 2021, CITY
COUNCIL MEETING

COMMENTS:

The property lies within the AE-70 (70-75 DNL) noise contours for the North Las Vegas Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade the Airport to meet future air traffic demand.

If determined to be a permitted use in accordance with North Las Vegas code, Table 17.16-10 Land Use Compatibility Table – AE Overlay:

- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- Applicant is advised that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998, and funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

NOTES

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USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL

0 100 200 300 400 500 600

ASSESSOR'S PARCELS - CLARK COUNTY, NV.
 Briana Johnson - Assessor

MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- ROAD EASEMENT
- RIGHT OF WAY POL
- ROAD/LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- SECTION LINE
- CONDITIONAL UNIT
- AIR SPACE POL
- RIGHT OF WAY POL
- SUB-SURFACE POL
- 202 PARCEL SUBSID NUMBER
- 202 PARCEL PLAY RECORDING NUMBER
- 5 BLOCK NUMBER
- 5 LOT NUMBER
- 6.5 GOV LOT NUMBER

BOOK T20S R61E

SEC 17

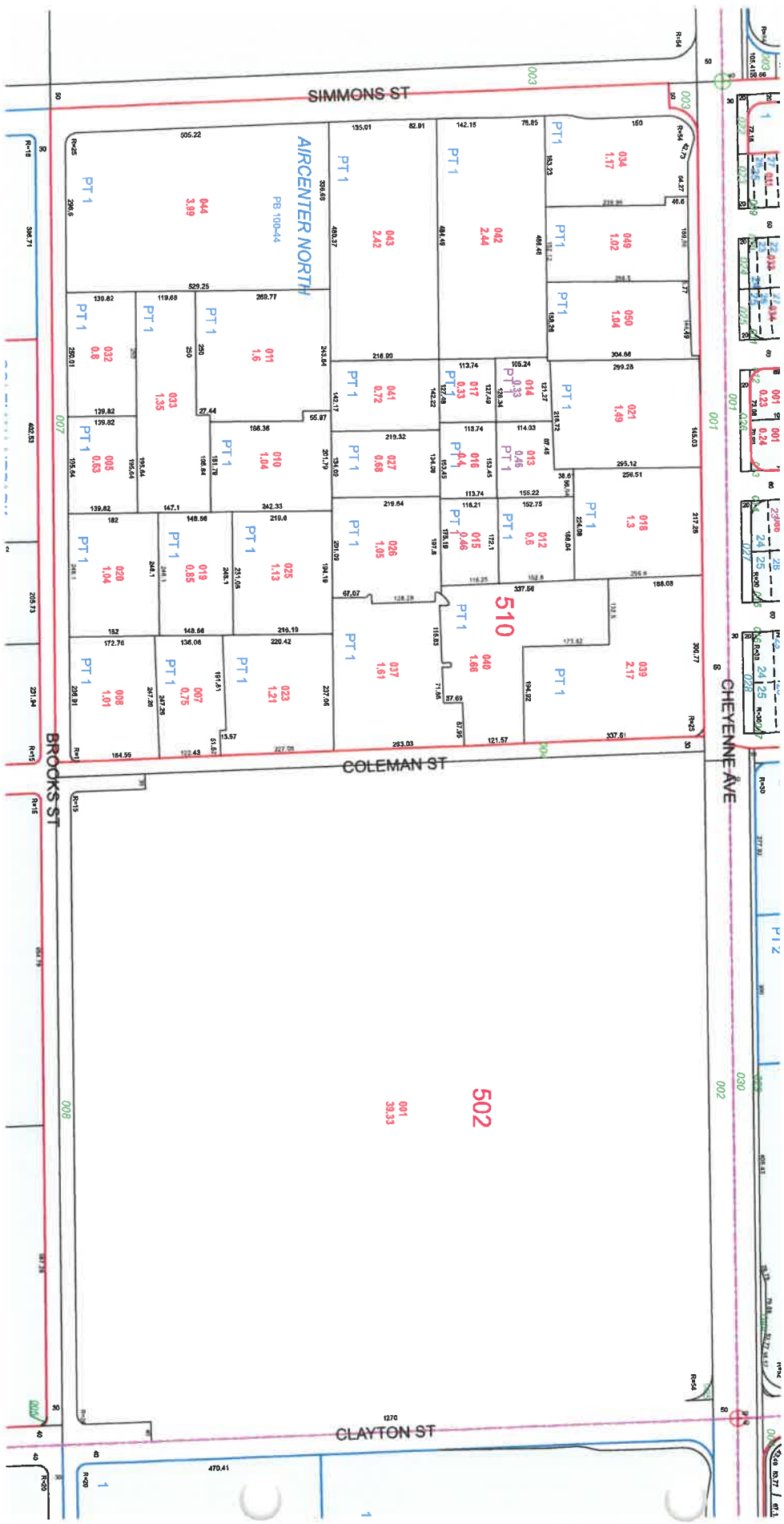
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139-17-5

Scale: 1" = 200'

Rev: 1/8/2019

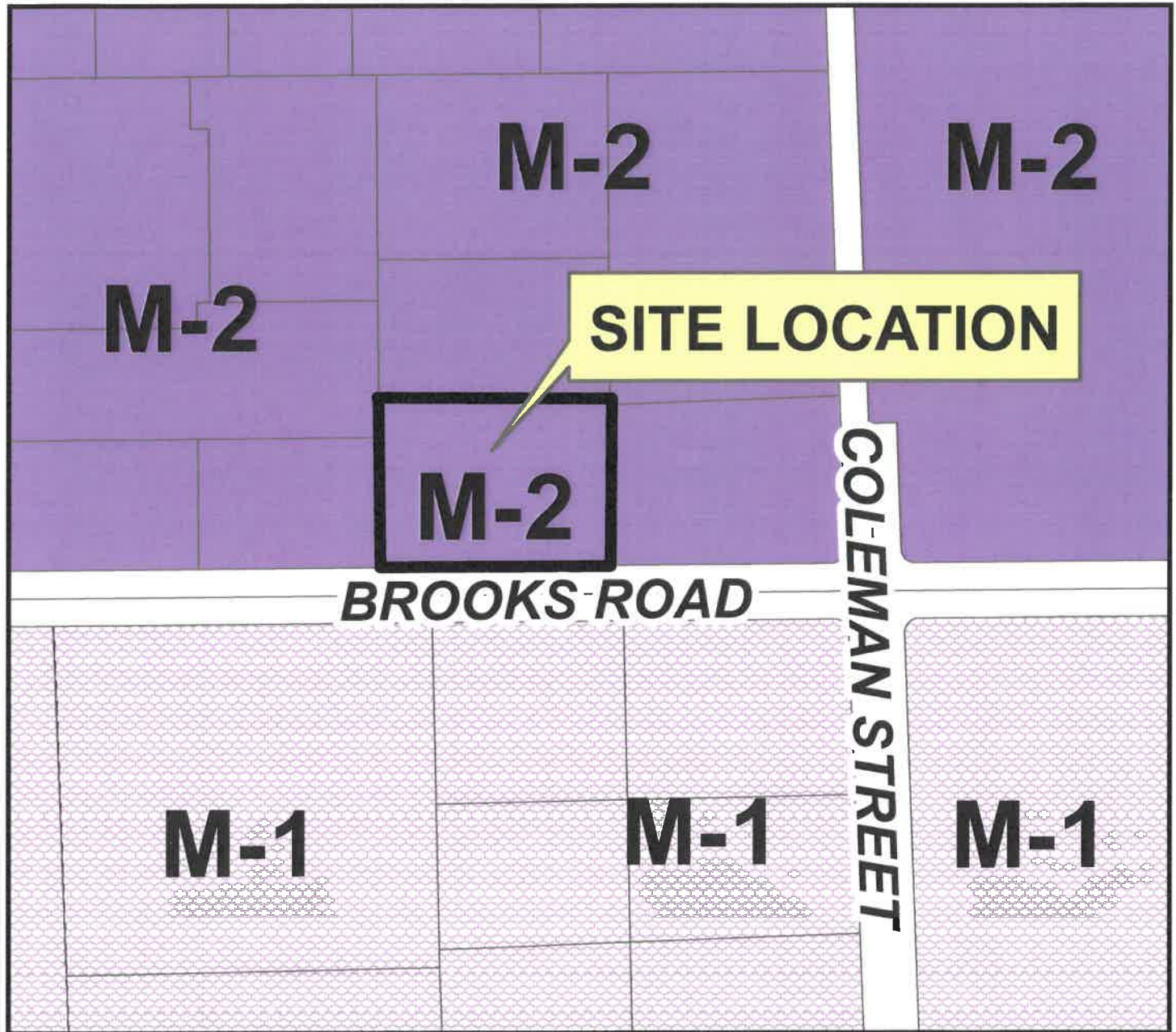
CLARK COUNTY





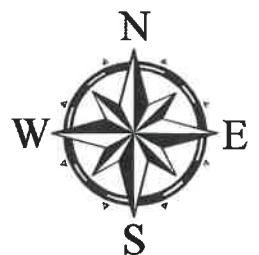
THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Panthers Baseball LLC
Application Type: Special Use Permit
Request: To Allow a Recreation Center
Project Info: 2560 West Brooks Road, Suite 101, Unit C
Case Number: SUP-57-2021

9/08/2021





Planning Commission Agenda Item

Date: October 13, 2021

Item No: 8.

TO: Planning Commission

FROM: Marc Jordan, Director Land Development & Community Services
Prepared By: Sharianne Dotson

SUBJECT: SUP-52-2021 N. DECATUR / W. LONE MOUNTAIN RD (Public Hearing). Applicant: Mike Bonanni / CONTOUR. Request: A special use permit in a C-1 (Neighborhood Commercial District) to allow a convenience food store with gas pumps. Location: Northeast corner of Decatur Boulevard and Lone Mountain Road. Ward 3

RECOMMENDATION: APPROVAL WITH CONDITIONS

PROJECT DESCRIPTION: (A portion of APN 124-31-401-003)

The applicant is requesting a special use permit to allow a convenience food store with gas pumps located at the northeast corner of Decatur Boulevard and Lone Mountain Road. The subject site is on a portion of a 7.22 acre parcel and is zoned C-1, Neighborhood Commercial District. The Comprehensive Master Plan Land Use designation is Neighborhood Commercial.

BACKGROUND INFORMATION:

Previous Action	
On September 8, 2021 Planning Commission approved a special use permit (SUP-51-2021) to allow a mini-warehousing establishment.	

RELATED APPLICATIONS:

Application #	Application Request
N/A	

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Neighborhood Commercial	C-1, Neighborhood Commercial District	Undeveloped
North	Single Family Low	R-1, Single Family Low Density District	Existing Residential
South	Neighborhood Commercial and Ranch Estates	C-1, Neighborhood Commercial and R-E, Ranch Estates Districts	Existing Commercial and Existing Residential
East	Single Family Low and Single Family Medium	R-1, Single Family Low Density and R-2, Single Family Medium Density Districts	Existing Single Family and Multi Family Residential
West	City of Las Vegas	R-1, Single-Family Residential and C-1, Limited Commercial Districts	Existing Residential and Commercial Center

DEPARTMENT COMMENTS:

Department	Comments
Public Works:	See attached memorandum.
Police:	No Comment.
Fire:	No Comment.
Clark County School District:	No Comment.
Clark County Department of Aviation:	See attached memorandum.
Economic Development:	No Comment.

ANALYSIS:

The applicant is requesting approval of a special use permit to allow a convenience food store with gas pumps. The property is on a portion of a 7.22 acre parcel at the northeast corner of Decatur Boulevard and Lone Mountain Road. The Comprehensive Master Plan Land Use designation for the subject site is Neighborhood Commercial. The proposed convenience food store is approximately 5,187 square feet and is located behind the gas canopy that is orientated to Decatur Boulevard. The gas canopy contains ten fueling stations with 20 fueling positions. In addition, the proposed site plan indicates three (3) fast food restaurant pads ranging in size between 2,500 and 3,500 square feet within the commercial center labeled as “*Not a Part*”. They are separate from this special use permit request and will not be considered with this application.

Access to the proposed convenience food store is from three (3) proposed entrances: one access is on Decatur Boulevard and two (2) proposed entrances on Lone Mountain Road. The applicant provided a conceptual landscape plan without dimensions. The required landscaping is fifteen (15) feet including a five (5) foot detached sidewalk adjacent to Decatur Boulevard and Lone Mountain Road. The proposed site plan shows 15 feet to 24 feet of landscaping with a five (5) foot sidewalk at back of curb adjacent to Decatur Boulevard and Lone Mountain Road. The five (5) foot sidewalk is required to be within the landscaping and not permitted to be adjacent to the street. This is minor and can be addressed during the building permit process. The site plan shows the required 20 foot landscape buffer from the adjacent residential property to the east. All landscaped areas should provide 50% ground coverage within two years of planting to comply with the municipal code. The site plan notes a CMU fence. This is the existing block wall for the residential development to the east which will remain in place. area to help mitigate the impact of the proposed use, the landscaping within the required buffer should contain a double row offset of trees planted 20 feet on center with shrubs that provide an 50% ground coverage within two (2) years of planting.

The proposed site plan indicates there are 31 parking spaces designated for the convenience food store and patio area. A convenience food store with gas pumps requires 24 parking spaces and the proposed outdoor patio area requires an additional 4 parking spaces for a total of 28 parking spaces. The 31 parking spaces provided meet the required parking spaces per code requirements. The required vehicle stacking for a gas pump island is a minimum of two (2) vehicles. The site plan appears to meet the required stacking space requirements. The proposed site plan does not contain the required bicycle parking spaces. The site requires two (2) bicycle parking spaces and the bicycle parking can be addressed during the building permit process.

The proposed convenience food store building is required to provide six (6) feet of foundation landscaping at the entrance to the building and at least three (3) feet of foundation landscaping where parking spaces are located at the sides of the building. The site plan provided does not indicate the required foundation landscaping. The red parking lot landscaping consist of landscaped islands be provided every four parking spaces and at the end of all parking rows within the parking lot. The site plan provided does not indicate the required parking lot landscaping is being provided. These are minor adjustments and may be addressed during building permit process.

The proposed convenience food store building elevation shows a 28-foot high stucco building with a 3-foot tower element at the roofline on all four (4) sides. The building is painted a light gray with darker gray fiber cement panels and exterior lights. The architectural accents consist of a wood paneling on the south and west elevations above the windows. The building elevations for the gas canopy indicate it will be 23 feet in height with a rust colored terra cotta paneling finish. There are metal louver accents between fueling stations with a wood panel accent trim on the north and south elevations. In addition, the columns are metal poles painted black with a metal wrap. The gas canopy is an accessory structure to the convenience food store and should

match the materials, accents and color scheme and provide a pole cover. The architecture design and colors appear to be in compliance with the commercial design standards. However, the proposed mini-warehousing building (SUP-51-2021) on the north portion of the parcel has an additional architectural accent feature that is not on the proposed elevations for the convenience food store. The applicant should add the rust colored terra cotta accent panels to the proposed convenience food store building to create a cohesive and coherent design for the overall commercial center that includes the mini-warehouse, convenience food store and gas pump canopy. This can be addressed during the building permit process.

The proposed site plan indicates the required trash enclosure being provided however, the elevations for the trash enclosure were not submitted. The enclosure is required to use similar materials and color palette as the principal building. Additionally, landscape islands are required on both sides of the trash enclosure. This can be addressed during the building permit process.

The site plan indicates a proposed pylon sign for future development within the landscaping. This is not part of this special use permit and will require a separate sign permit through the building department.

Staff has no objections to the proposed use. The proposed use is consistent with the C-1, Neighborhood Commercial District designation and the Neighborhood Commercial land use designation. The proposed use is compatible with the existing uses and the surrounding neighborhood. Staff recommends approval subject to conditions.

Requirements for Approval of a Special Use Permit

In accordance with the Zoning Ordinance, the Planning Commission may, by motion, grant a special use permit if the Planning Commission finds, from the evidence presented, that all of the following facts exist:

1. The proposed use is consistent with the Comprehensive Master Plan and all applicable provisions of this Code and applicable State and Federal regulations;
2. The proposed use is consistent with the purpose and intent of the zoning district in which it is located and any applicable use-specific standards and criteria in Chapter 17.20 of this Code;
3. The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (such as, but not limited to, hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts);
4. Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent practicable; and

5. Facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service for existing development.

CONDITIONS:

Planning and Zoning:

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. The gas canopy is an accessory structure to the convenience food store and shall match the materials, accents and color scheme.
3. All structures in a commercial zoning are required to be 30' from an existing residential property line.
4. The required landscape buffer adjacent to the eastern property line shall contain a double row of trees planted 20 feet on center with shrubs that provide a 50% ground coverage within two (2) years of planting.
5. Applicant shall provide the (2) bicycle parking stalls.
6. The applicant shall add the rust colored terra cotta accent panels to the proposed convenience food store building to create a cohesive overall site design.
7. The applicant shall provide the required foundational landscaping of six (6) feet and required parking lot landscaping.
8. The site plan shall be revised to provide the five (5) foot sidewalk detached and centered between perimeter landscaping along Decatur Boulevard and Lone Mountain Road.
9. Applicant shall provide a trash enclosure. The trash enclosure 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

Public Works:

10. 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.

11. Approval of a drainage study is required prior to submittal of the civil improvement plans.
12. 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, queuing analysis may be required.
13. 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 site. The proposed driveways on Lone Mountain do not meet these criteria and shall not be permitted as shown.
14. All driveway geometrics shall be in compliance with the applicable *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Numbers 222.1 and 225.
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. La Madre Way (half street improvements)
 - b. Lone Mt. Way (sidewalk, street lights)
 - c. Decatur Blvd. (sidewalk, street lights)
16. The public street geometrics and thickness of the pavement sections will be determined by the Department of Public Works.
17. Right of way dedications and construction of a bus turn-out and right turn lane is required on Decatur Boulevard per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 234.4.
18. Additional ROW along Lone Mountain is required per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 201.1.
19. ROW dedication and construction of a right turn lane along Lone Mountain Road is required.
20. A raised median shall be constructed along Lone Mountain to extend 50 feet east of the existing parcel line (approximately 525' from Decatur intersection).
21. Any proposed driveway on Lone Mountain Road shall be right in – right out only.

22. The proposed driveway on La Madre Way shall be gated and shall only be exit only.
23. No proposed driveway shall be permitted on the south side of Villa Madre Way.
24. A raised median shall be constructed on Decatur Boulevard south of Villa Madre Way.
25. 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. (Granted per separate document using a Sidewalk Easement).
26. The property owner is required to grant a roadway easement for commercial driveway(s).
27. When submitting the project's 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 prior to approval of the plans.
28. If the property is intended to be subdivided, appropriate subdivision or parcel mapping must comply with NRS Chapter 278 and the *City of North Las Vegas Municipal Code*.
29. Prior to submitting traffic and drainage studies for review, the applicant must acquire approval from the Traffic Division of an updated, conforming site plan that depicts the new driveway locations per the Traffic Division conditions listed herein.
30. 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.

ATTACHMENTS:

Public Works Memorandum

Letter of Intent

Site Plan

Building Elevation

Landscape Plan

Clark County Assessor's Map

Location and Zoning Map

CITY OF NORTH LAS VEGAS

INTEROFFICE MEMORANDUM

To: Sharianne Dotson, Planner, Land Development & Community
From: Duane McNelly, Land Development Coordinator, Department of Public Works
Subject: SUP-52-2021 **Contour**
Date: September 16, 2021

In addition to the requirement to comply with the City of North Las Vegas Municipal Code – Titles 15 and 16, NRS 278 and accepted Clark County Area Uniform Standard Drawings, the Department of Public Works recommends the following conditions of approval:

1. 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.
2. Approval of a drainage study is required prior to submittal of the civil improvement plans.
3. 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.
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 will require modifications to the site. The proposed driveways on Lone Mountain do not meet these criteria and shall not be permitted as shown.
5. All driveway geometrics shall be in compliance with the applicable *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Numbers 222.1 and 225.
6. 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. La Madre Way (half street improvements)
 - b. Lone Mt. Way (sidewalk, street lights)
 - c. Decatur Blvd. (sidewalk, street lights)
7. The public street geometrics and thickness of the pavement sections will be determined by the Department of Public Works.
8. Right of way dedication and construction of a bus turn-out and right turn lane is required on Decatur Boulevard per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 234.4.
9. Additional ROW along Lone Mountain Road is required per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 201.1.
10. ROW dedication and construction of a right turn lane along Lone Mountain Road is required.
11. A raised median shall be constructed along Lone Mountain to extend 50 feet east of the existing parcel line (approximately 525' from the Decatur intersection).
12. Any proposed driveway on Lone Mountain Road shall be right in – right out only.

13. The proposed driveway on La Madre Way shall be gated and shall only be exit only.
14. No proposed driveway shall be permitted on the south side of Villa Madre Way.
15. A raised median shall be constructed on Decatur Boulevard south of Villa Madre Way.
16. 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. (Granted per separate document using a Sidewalk Easement).
17. The property owner is required to grant a roadway easement for commercial driveway(s).
18. When submitting the project's 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 prior to approval of the plans.
19. If the property is intended to be subdivided, appropriate subdivision or parcel mapping must comply with NRS Chapter 278 and the *City of North Las Vegas Municipal Code*.
20. Prior to submitting traffic and drainage studies for review, the applicant must acquire approval from the Traffic Division of an updated, conforming site plan that depicts the new driveway locations per the Traffic Division conditions listed herein.
21. 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.

Utilities – For information only:

- 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*.
- 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.



Duane McNelly, Land Development Coordinator
Department of Public Works



DLR Group

Architecture Engineering Planning Interiors

8275 S. Eastern Ave. #110

Las Vegas, Nevada 89123

August 31, 2021

Letter of Intent APN: 124-31-401-003

To Whom it may concern

The proposed project along N. Decatur between W. Lone Mountain and W La Madre Way is a mixed-use commercial development. The project will have 4 separate buildings over a 7.223 Acres site. The majority of the project proposed uses that are principally permitted on the site. Two of the uses, a 176,646 sf self-storage building (mini warehousing establishment) and a 5,187 sf convenience store with gas pumps are also proposed, which require a Special Use permit. The buildings labeled A, B and SB (on the site plan) are being proposed as Fast Food establishments with drive-throughs which are principally permitted. The development proposes two new driveway access off Lone Mountain and one new along N. Decatur. There is an existing driveway access Villa Madre Way. An additional driveway entry point is going added onto W. La Madre Way exclusively for the use of the mini warehouse establishment.

The pads parcel have all been designed with ample parking with ratios of 10.3/1000 and 12.5/1000. All the new entry driveways as well existing should provide easy ingress and egress from the site and the overall site design should provide a smooth flow through the site. We should also point out that it should primarily be the mini warehousing establishment that would have the most access to Villa Madre way. This use has a low vehicle trip generation rate and we don't anticipate impacting the residences to the north.

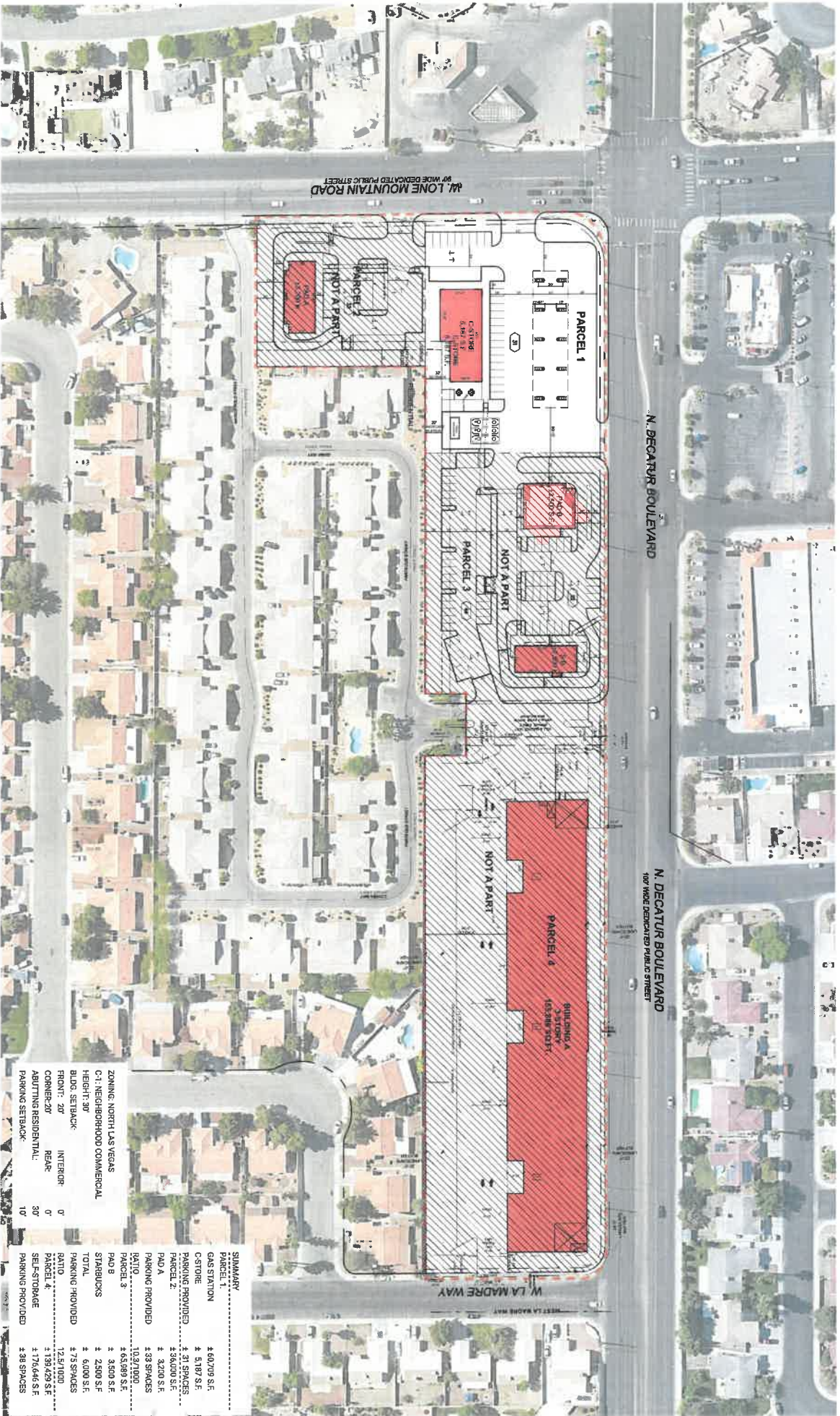
This new development will benefit the surrounding community by providing different dining options to the residents. The convenience store will stock everyday items which the average person uses. It may range from snack foods to toiletries as well as will have a gas station component. This uses and services provided a positive impact to the surrounding neighbors / communities.

The timetable for this development should be a 10-12 months for the site development.

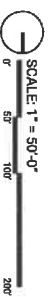
Sincerely,
DLR Group Inc.
(a California corporation)



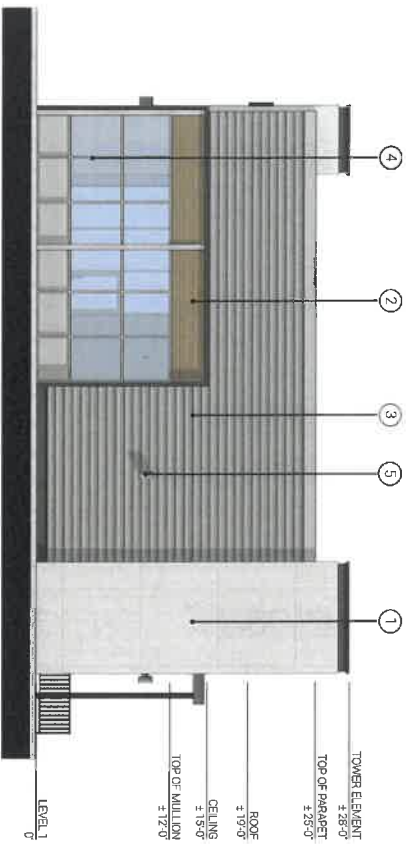
Alexander Catala
Senior Project Manager



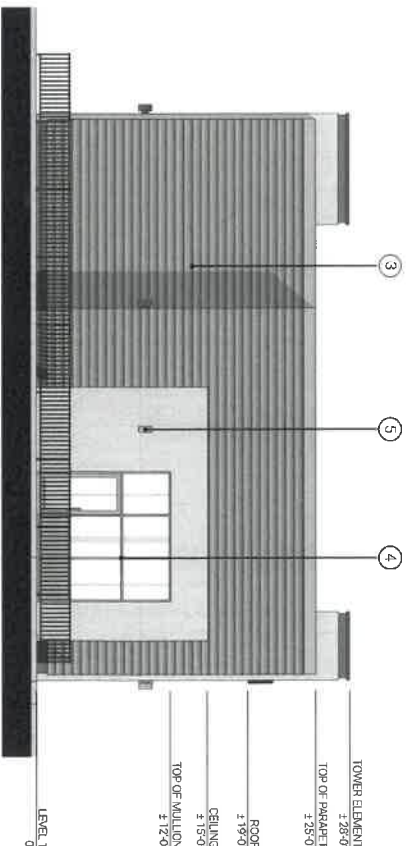
SITE PLAN



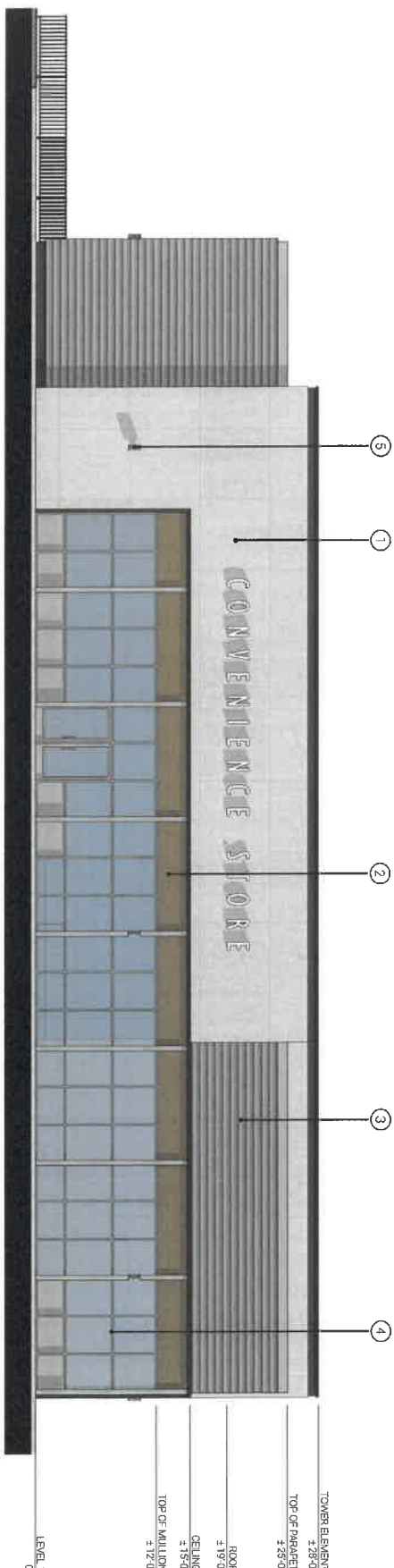
SUMMARY	
PARCEL 1	66,719 S.F.
GAS STATION	5,187 S.F.
C-STORE	31 SPACES
PARKING PROVIDED	3,000 S.F.
PARCEL 2	3,200 S.F.
PAD A	33 SPACES
PARKING PROVIDED	10,271,000
PARCEL 3	65,889 S.F.
PAD B	2,500 S.F.
STARBUCKS	6,000 S.F.
TOTAL	75 SPACES
BLDG. SETBACK	12.5/1000
FRONT: 20'	0'
REAR: 30'	0'
ABUTTING RESIDENTIAL:	30'
PARKING SETBACK	10'



SOUTH ELEVATION
SCALE: 1" = 5'-0"
0' 5' 10' 20'



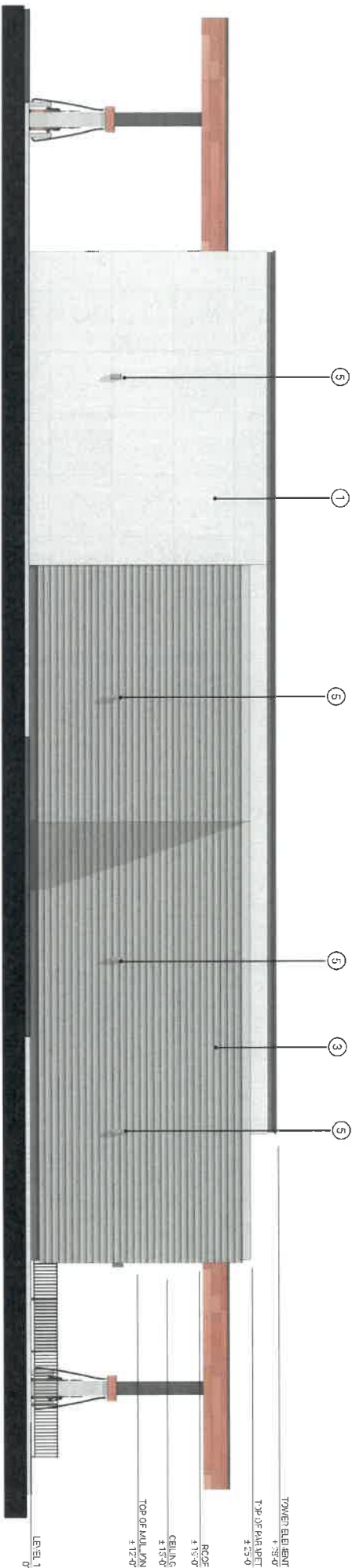
NORTH ELEVATION
SCALE: 1" = 5'-0"
0' 5' 10' 20'



WEST ELEVATION
SCALE: 1" = 5'-0"
0' 5' 10' 20'

CONVENIENCE STORE BUILDING ELEVATIONS

- MATERIALS
- 1 GREY STUCCO
 - 2 WOOD PANELS
 - 3 FIBER CEMENT PANELS 2
 - 4 ALUMINUM STOREFRONT
 - 5 LIGHT SCIENCE



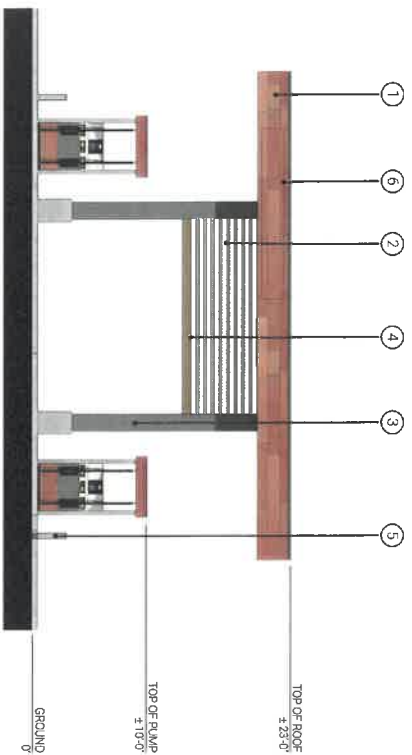
EAST ELEVATION

SCALE: 1" = 5'-0"



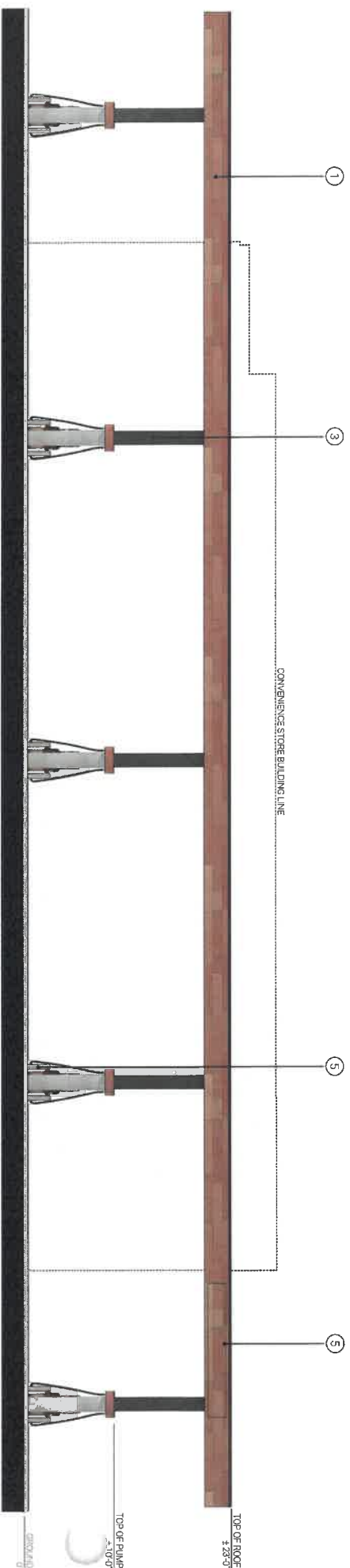
- MATERIALS
- 1 GREY SINTER
 - 2 WOOD PANEL
 - 3 FIBER CEMENT PANELS
 - 4 ALUMINUM SIDING
 - 5 LIGHT STONE

CONVENIENCE STORE BUILDING ELEVATIONS



NORTH / SOUTH ELEVATIONS

SCALE: 1" = 5'-0"
0" 5' 10' 20'



WEST ELEVATION

SCALE: 1" = 5'-0"
0" 5' 10' 20'

GAS STATION PUMP ELEVATIONS

- MATERIALS**
- 1 TERRAZZOTA PANELS
 - 2 METAL LOUVERS
 - 3 METAL COLUMN WRAP
 - 4 WOOD
 - 5 METAL BOLLARD
 - 6 SIGNAGE

This map is for assessment use only and does NOT represent a survey.
No liability is assumed for the accuracy of the data delineated herein.
Information on roads and other non-assessed parcels may be obtained
from the Road Document Listing in the Assessor's Office.
This map is compiled from official records, including surveys and deeds,
but only contains the information required for assessment. See the
recorded documents for more detailed legal information.

USE THIS SCALE WHEN MAP REDUCED FROM 11X17 ORIGINAL

MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- CONDOMINIUM UNIT
- ROAD PARCEL NUMBER
- PMAD BOUNDARY
- RIGHT OF WAY PCL
- 100 ACREAGE
- MATCH / LEADER LINE
- SUB-SURFACE PCL
- 202 PARCEL SUBSEQUENCE NUMBER
- HISTORIC LOT LINE
- PG 24-46 PLAT RECORDING NUMBER
- HISTORIC SUB BOUNDARY
- 5 LOT NUMBER
- SECTION LINE
- 63.5 GOV LOT NUMBER

ASSESSOR'S PARCELS - CLARK COUNTY, NV.

Briana Johnson - Assessor

BOOK T19S R61E

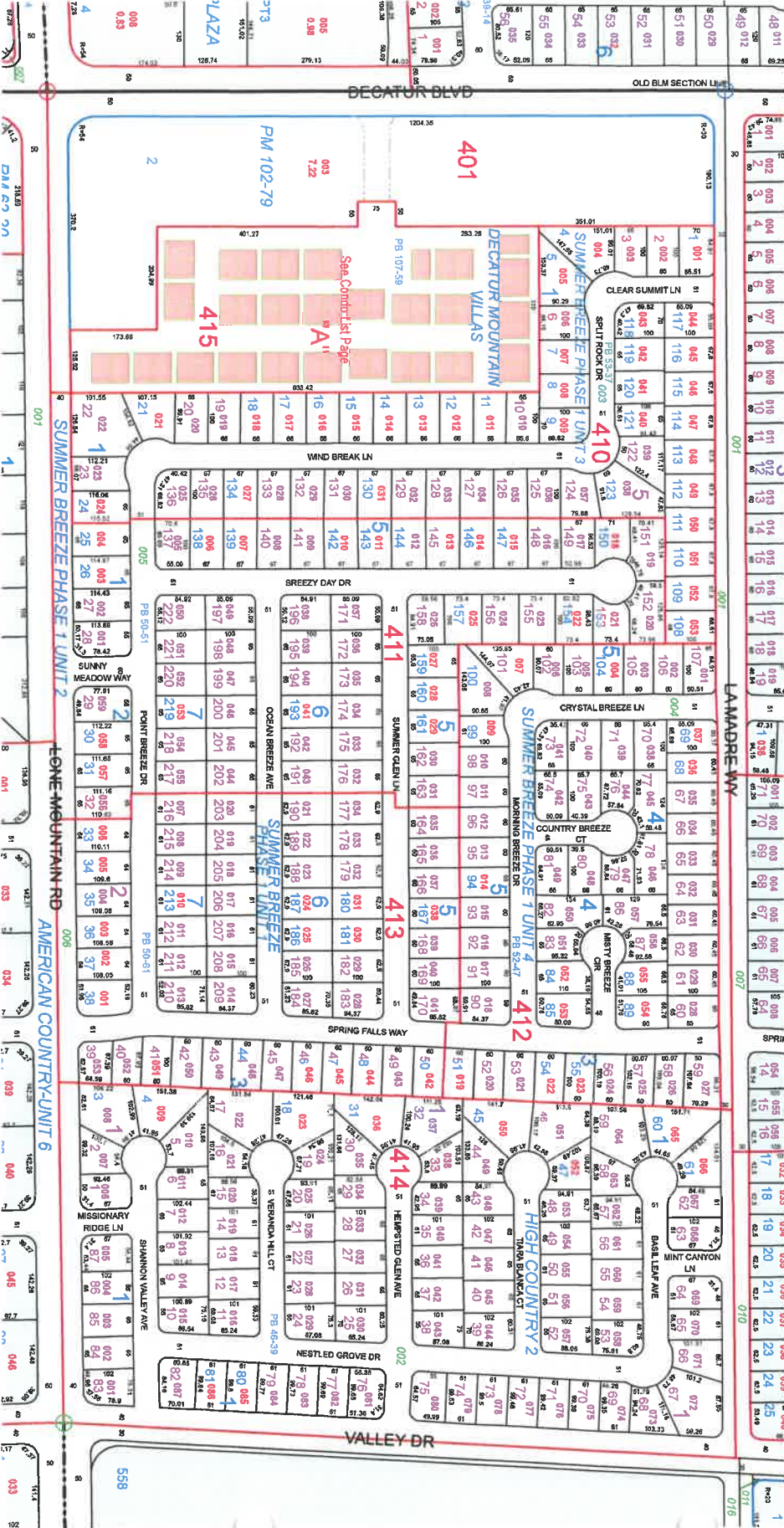
31

124-31-4

100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000

Scale: 1" = 200'

Rev: 1/8/2019

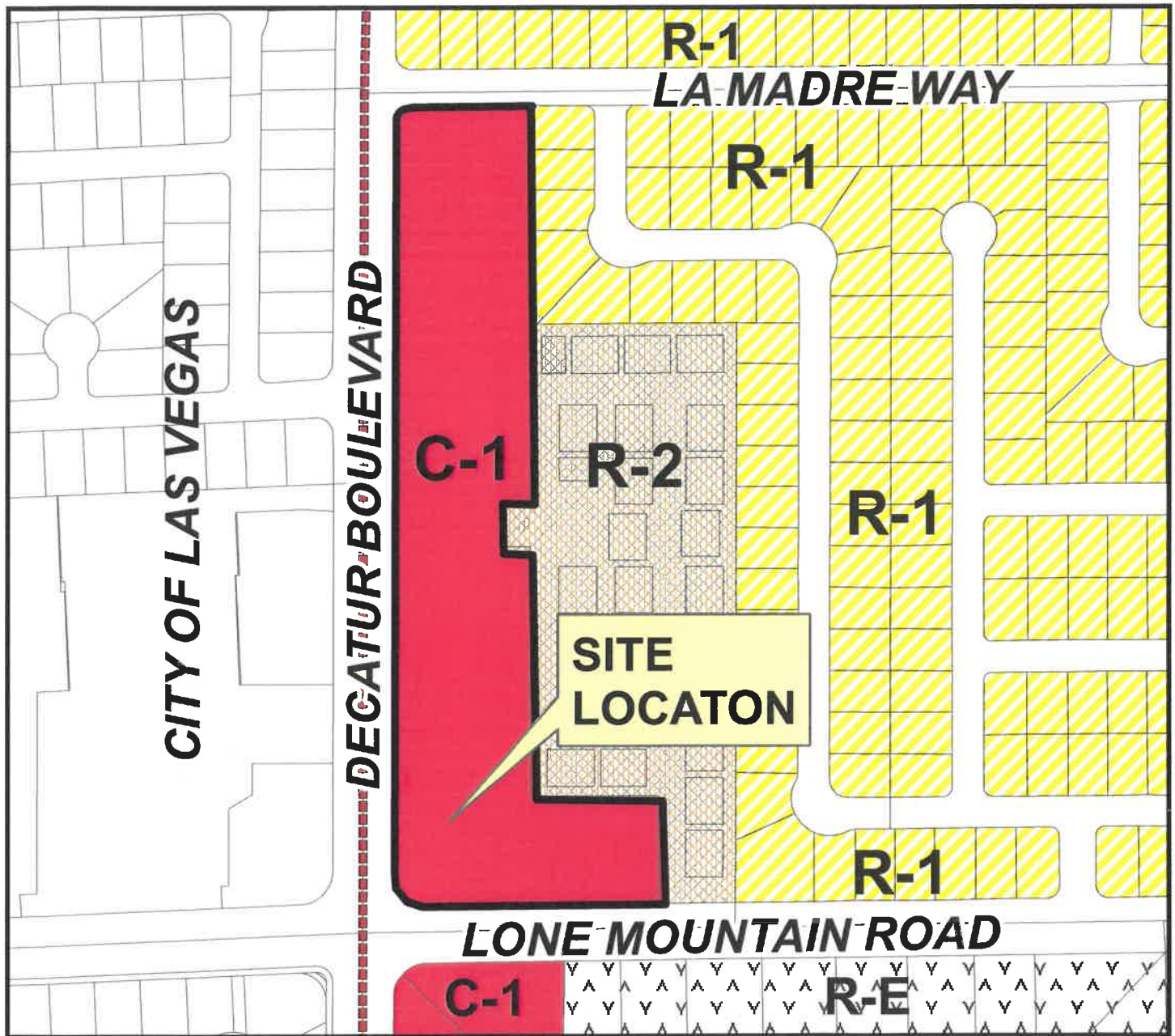


TAX DIST 250



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Mike Bonanni / CONTOUR
Application Type: Special Use Permit
Request: To Allow a Convenience Food Store with Gas Pumps
Project Info: Northeast corner of Decatur Boulevard and Lone Mountain Road
Case Number: SUP-52-2021

9/08/2021



CITY OF NORTH LAS VEGAS

MEMORANDUM

TO: Planning Commission

FROM: Land Development and Community Services Department

SUBJECT: **FDP-05-2021, Rancho Del Norte Townhomes**

DATE: October 13, 2021

The item was previously continued at the Planning Commission meeting on August 11, 2021 to allow the applicant to map the property to comply with the approved tentative map (T-1500). The applicant is requesting a continuance to the November 10, 2021 Planning Commission Meeting to allow the final map to be recorded.

Attachments:

Continuance Request

Original Staff Report (dated June 09, 2021)



City Media, Inc. dba MYD Construction

License #008034

522 E. Twain Avenue, Las Vegas, NV 89169

(702) 471-1118 FAX: (702) 471-1241

October 4, 2021

REF: Planning Commission Hearing
Rancho Del Norte Townhomes PUD
FDP-000005-2021

Mr. Eastman,

Please accept this letter as request for a continuance to the above referenced application dated to be heard on the October 13, 2021 agenda. We respectfully request to be continued to the November 10, 2021 hearing to allow the Final Map to be fully processed. If there is any more information I need to provide, please let me know.

Thank you,

David DiGiovanni
MYD Construction
(702) 557-4326



Planning Commission Agenda Item

Date: October 13, 2021

Item No: 9.

TO: Planning Commission

FROM: Marc Jordan, Director Land Development & Community Services
Prepared By: Robert Eastman

SUBJECT: FDP-05-2021 RANCHO DEL 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).

RECOMMENDATION: Continue the application until August 12, to allow the applicant time to provide the required open space.

PROJECT DESCRIPTION: (APNs 124-34-330-001 through 124-34-330-008)

The applicant is requesting approval for a Final Development Plan that will consist of 18 two-family dwelling units on approximately 1.21 net acres in a PUD, Planned Unit Development District. The subject site is located on the southeast corner of Camino Al Norte and Rancho Del Norte Drive. The Comprehensive Plan Land Use Designation for the subject site is Medium Density Residential.

BACKGROUND INFORMATION:

Previous Action
AMP-36-06 was approved by City Council on September 6, 2006 to change the land use from Neighborhood Commercial and Low Density Residential to Medium Density Residential.
Ordinance No. 3001 (ZN-24-19) was approved by City Council on November 6, 2019 for a PUD (Planned Unit Development) to a new PUD (Planned Unit Development) to develop 18 two-family dwelling units.
On November 6, 2019, City Council approved a tentative map (T-1500) for 18 two-family dwelling units.
On November 6, 2019, City Council approved a vacation (VAC-21-19) to vacate a 2,332 square foot drainage easement located generally at the southeast corner of Camino Al Norte and Rancho Del Norte Drive.

RELATED APPLICATIONS:

Application #	Application Request
N/A	

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Medium Density Residential	PUD, Planned Unit Development	Undeveloped
North	Mixed-Use Commercial/Single-Family Low Residential	PUD, Planned Unit Development	Commercial/Existing Residential (generally 6,000 square foot lots)
South	Single-Family Medium	PUD, Planned Unit Development	Flood Channel and Existing Multi-Family Residential
East	Single-Family Low and Single-Family Medium	PUD, Planned Unit Development	Existing Residential
West	Open Space	R-1, Single-Family Residential	Flood Channel and Existing Multi-Family Residential

DEPARTMENT COMMENTS:

Department	Comments
Public Works:	See attached memorandum.
Police:	No Comment.
Fire:	No Comment.
Clark County School District:	No Comment.
Clark County Department of Aviation:	No Comment.

ANALYSIS

The applicant is requesting Planning Commission approval for a final development plan in a PUD, Planned Unit Development District that will consist of 18 two-family dwelling units (9 duplexes). The proposed development is located on the southeast corner of Camino Al Norte and Rancho Del Norte Drive. The subject site is 1.21 net acres in size, with a proposed density of approximately 14.8 dwelling units per acre.

Access to the development is from Rancho Del Norte Drive. The applicant is proposing to develop nine two-family dwellings using ten driveways. Eight of the driveways are shared between two units. All driveways are sixteen feet in width and all dwellings utilize side loading garages. The locations of the garages only provide approximately 25 feet between each garage. This could create potential on-site accidents between the residents backing out of their garages. Additionally, the entire driveway will need to be no-parking to provide access to the homes. However, on-street parking is allowed on Rancho Del Norte Drive.

As part of the PUD, the following setbacks were permitted for the homes:

Front setback: 15 feet

Side setback: 5 feet

Rear setback: 5 feet

According to the submitted Final Development Plan, the homes are proposed in the same location as within the originally preliminary development plan and comply with the permitted setbacks.

Normally, since Rancho Del Norte Drive is an 80-foot right-of-way code would require a five-foot sidewalk offset from the street. However, The sidewalk along Rancho Del Norte Drive is built adjacent to the curb and modifications will not be required.

Architecturally, the buildings are in compliance with the Single-Family Design Guidelines. There are two principle building types, both are three stories with a height of either 32 feet or 34 feet. The homes are either two or three bedrooms and range in size from 1,583 to 2,063 square feet. Each unit has a two-car garage that is 400 square feet in size (20' X 20'). The buildings are depicted with a combination of siding and stone accents with concrete tiled gabled roofs. All units contain balconies and numerous changes to the roofline and building plane.

The required open space for the development is 10,800 square feet (600 square feet per dwelling unit). Perimeter landscaping cannot be counted toward the required open space. The approved preliminary development plan contained 12,580 square feet of open space. Additionally, the applicant received approval of a vacation (VAC-21-19) on

November 6, 2019, that vacated 2,332 square feet of a drainage area adjacent to the wash channel. This vacation was to provide some of the required open space for the development. However, the applicant has not incorporated the vacated area into their development nor have they complied with the conditions of approval for VAC-21-19. The approved tentative map (T-1500) has not been filed and the site remains as eight lots. The creation of the nine lots as shown in the preliminary or final development plan is not required for the approval of this application, but it does show that the vacated area has not been incorporated into the development.

The open space areas were primarily one the ends of the development. Approximately 5,560 square feet was proposed on the northern end of the development and 3,251 square feet was proposed for the southern end of the development. The submitted final development plan does not contain either open space area and does not comply with the approved Planned Unit Development.

The final development plan does not comply with the approved Planned Unit Development District nor the previously approved preliminary development plan. The final development plan should be continued to allow the applicant time to demonstrate compliance with VAC-21-19 and incorporate the required open space into the development.

CONDITIONS:

Planning and Zoning:

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-24-19 (Ordinance No. 3001).
3. The applicant shall comply with all applicable conditions of approval for VAC-21-19.
4. The applicant shall submit an open space plan with the building permits for the proposed two-family dwellings.
5. The open space plan shall contain at a minimum: a dog park; benches; and 4,000 square feet of turfed open play area.

ATTACHMENTS:

Public Works Memorandum

Ordinance No. 3001

Letter of Intent

Final Development Plan

Landscape Plan

Building Elevations

Clark County School Development Tracking Form

Clark County Assessor's Map

Location and Zoning Map

CITY OF NORTH LAS VEGAS
INTEROFFICE MEMORANDUM

To: Robert Eastman, Planning Manager, Land Development & Community Services
From: Robert Weible, Land Development Project Leader, Department of Public Works
Subject: FDP 05-2021 **Rancho Del Norte Townhomes**
Date: May 13, 2021

The Department of Public Works recommends that this item comply with the conditions of approval for ZN 24-19.



Robert Weible, Land Development Project Leader
Department of Public Works

ORDINANCE NO. 3001

AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY RECLASSIFYING APPROXIMATELY 1.89± ACRES THEREIN FROM A PUD, PLANNED UNIT DEVELOPMENT DISTRICT TO A NEW PUD, PLANNED UNIT DEVELOPMENT DISTRICT (ZN-24-19, RANCHO DEL NORTE TOWNHOMES) CONSISTING OF 18 TWO-FAMILY DWELLING UNITS FOR PROPERTY LOCATED AT THE SOUTHEAST CORNER OF CAMINO AL NORTE AND RANCHO DEL NORTE DRIVE AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

WHEREAS, the rezoning is consistent with the Comprehensive Plan; and

WHEREAS, the Council determines that the amendment will not adversely affect the health and general welfare; and,

WHEREAS, according to Paragraph B of Section 70 of Chapter 12 of Title 17 of the North Las Vegas Municipal Code, the City Council may, by ordinance, reclassify property.

NOW THEREFORE, the City Council of the City of North Las Vegas does ordain:

SECTION 1: In accordance with the provisions of Ordinance No. 3001, the following described parcel of land shall be reclassified as follows:

THE NEW PLANNED UNIT DEVELOPMENT DISTRICT (ZN-24-19), THE FOLLOWING PROPERTY DESCRIBED TO WIT:

APN: 124-34-330-001, 002, 003, 004, 005, 006, 007, and 008.

LOTS ONE HUNDRED SIXTY-NINE (169) THROUGH ONE HUNDRED SEVENTY-SIX (176) IN BLOCK B OF MONTEREY VILLAS UNIT NO. 5 AS SHOWN BY MAP THEREOF ON FILE IN BOOK 66 OF PLATS, PAGE 47, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA

THAT PORTION OF THE NORTH HALF (N1/2) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.M., CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL C-2A, AS SHOWN BY MAP THEREOF IN FILE 89 OF PARCEL MAPS, PAGE 73, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA

SECTION 2: The Planned Unit Development (PUD) District herein is subject to the development standards and requirements of the North Las Vegas Municipal Code as well as the following conditions of approval:

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.

2. The development shall comply with the following setbacks:
 - a. Front Setbacks: 15 feet
 - b. Rear Setback: 5 feet
 - c. Side Setback: 5 feet
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. All driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.1 and 222.
8. Approval of a traffic study waiver is required prior to submittal of the civil improvement plans. Please contact Traffic Engineering at 633-2676 to request a scope.
9. The applicant shall landscape the parcel between Camino Al Norte and the drainage channel. Landscaping shall be developed in compliance with Title 17 requirements.
10. The townhomes shall be developed with a minimum of 28 feet between each garage door on the shared driveways.

SECTION 3: NON-INFRINGEMENT OF RIGHTS. The City Council of the City of North Las Vegas has been informed by the City Attorney as to the constitutionality of this ordinance and based upon such information we are adopting this ordinance in good faith with a reasonable belief that the actions taken by the City of North Las Vegas are not in violation of any rights, privileges, or immunities secured by the laws providing for equal rights of citizens or persons.

SECTION 4: SEVERABILITY. If any section, paragraph, clause or provision of this Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall in no way affect the validity and enforceability of the remaining provisions of this Ordinance.

SECTION 5: EFFECTIVE DATE. This Ordinance shall become effective after its passage by the City Council of the City of North Las Vegas and, after such passage by the City Council, publication once by title in a newspaper qualified pursuant to the provisions of Chapter 238 of NRS, as amended from time to time.

SECTION 6: PUBLICATION. The City Clerk shall cause this Ordinance, immediately following its adoption, to be published once by title, together with the names of the Councilmen voting for or against passage, in a newspaper qualified pursuant to the provisions of Chapter 238 of NRS, as amended from time to time.

PASSED AND ADOPTED THIS 18th day of December, 2019.

AYES: Mayor Lee, Mayor Pro Tempore Black, Council Members Goynes-Brown, Barron and Cherchio

NAYS: None

ABSTAIN: None

ABSENT: None

APPROVED:



JOHN J. LEE, MAYOR

ATTEST:



CATHERINE A. RAYNOR, MMC
CITY CLERK

April 2, 2021

City of North Las Vegas
Land Development and Community Service Department
2250 Las Vegas Blvd, North
North Las Vegas, NV 89030

RE: Letter of Intent for Duplexes located in the 700 block of Rancho Del Norte Drive
Build-018069-2020

To whom it may concern:

The project consists of nine (9) duplex homes situated on a strip of land bound by Rancho Del Norte Drive to the North and the channel for the Lower Northern Watershed to the South. The duplexes consist of two (2) 3 bedroom, 3 bath homes of approximately 1,850 sq ft each. Each home has a 2 car attached garage.

The strip of land has remained vacant due to its narrow depth which causes it to be difficult to develop. The lots are too shallow to be developed for commercial business, apartment homes, or typical single family homes. The concept developed will create much needed single family residences in a piece of land that in the past was considered unusable and is a distraction from the beauty of the completed development that surrounds it.

The development is across from both a neighborhood commercial center and a single family home community. It will easily blend into the neighborhood and act as a transition between the two types of development.

The site has been developed so that the owners will not be backing out into Del Norte but will be backing out into their driveways and then proceeding to the roadway. As there are only 10 driveways for the 18 single family dwellings, the impact to traffic on Rancho Del Norte Drive is minimized.

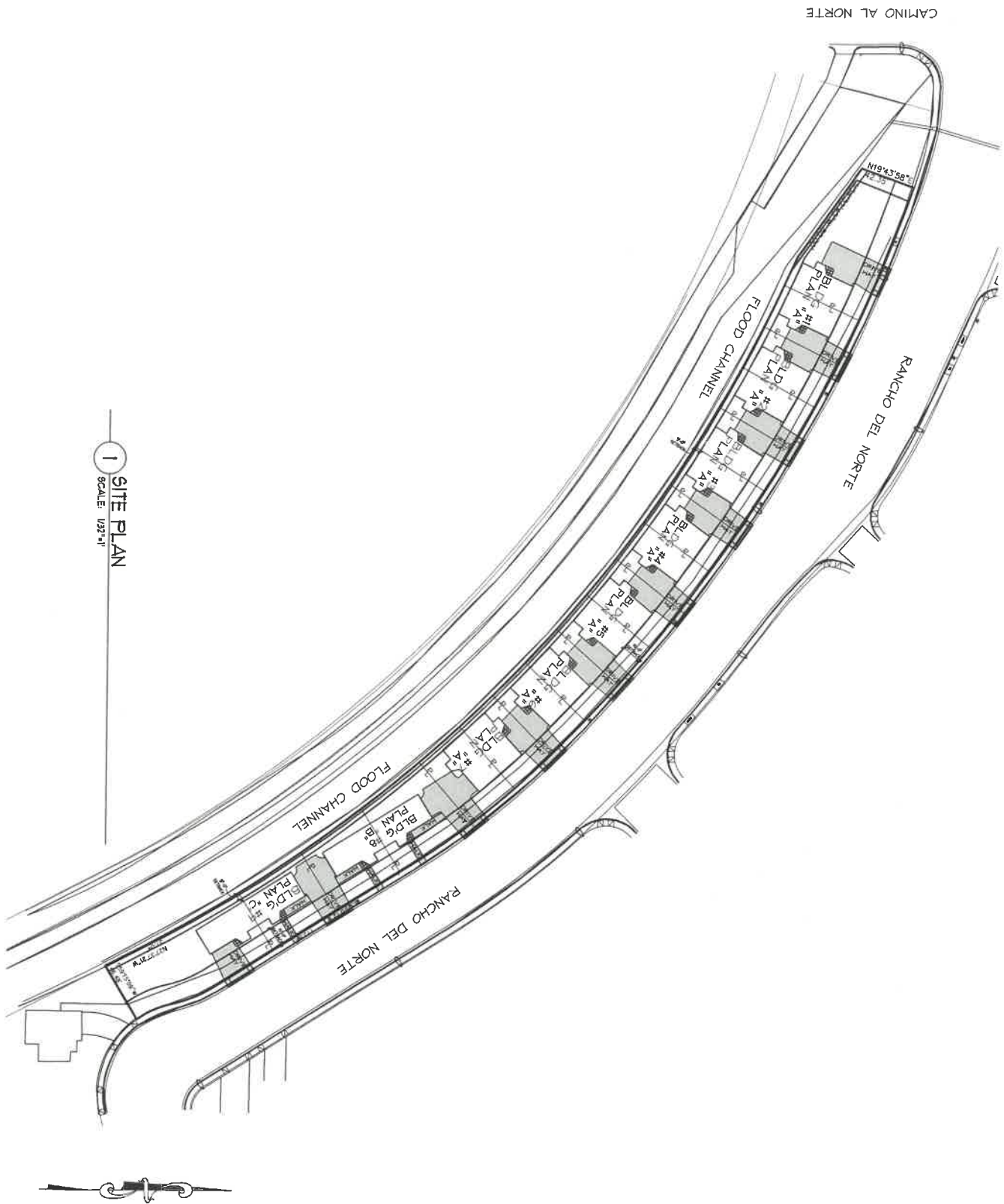
Construction of the civil improvements at the site are projected to start during the second quarter of 2021 closely followed by vertical construction with the project scheduled to be completed and ready for move in during the first quarter of 2022.

Sincerely,



Barry Greene
Architect

Greene Tindall Design, LLC
3047 East Warm Springs Road Suite 400
Las Vegas, Nevada 89120
Direct: (702) 460-4502



1 SITE PLAN
SCALE: 1/32" = 1'

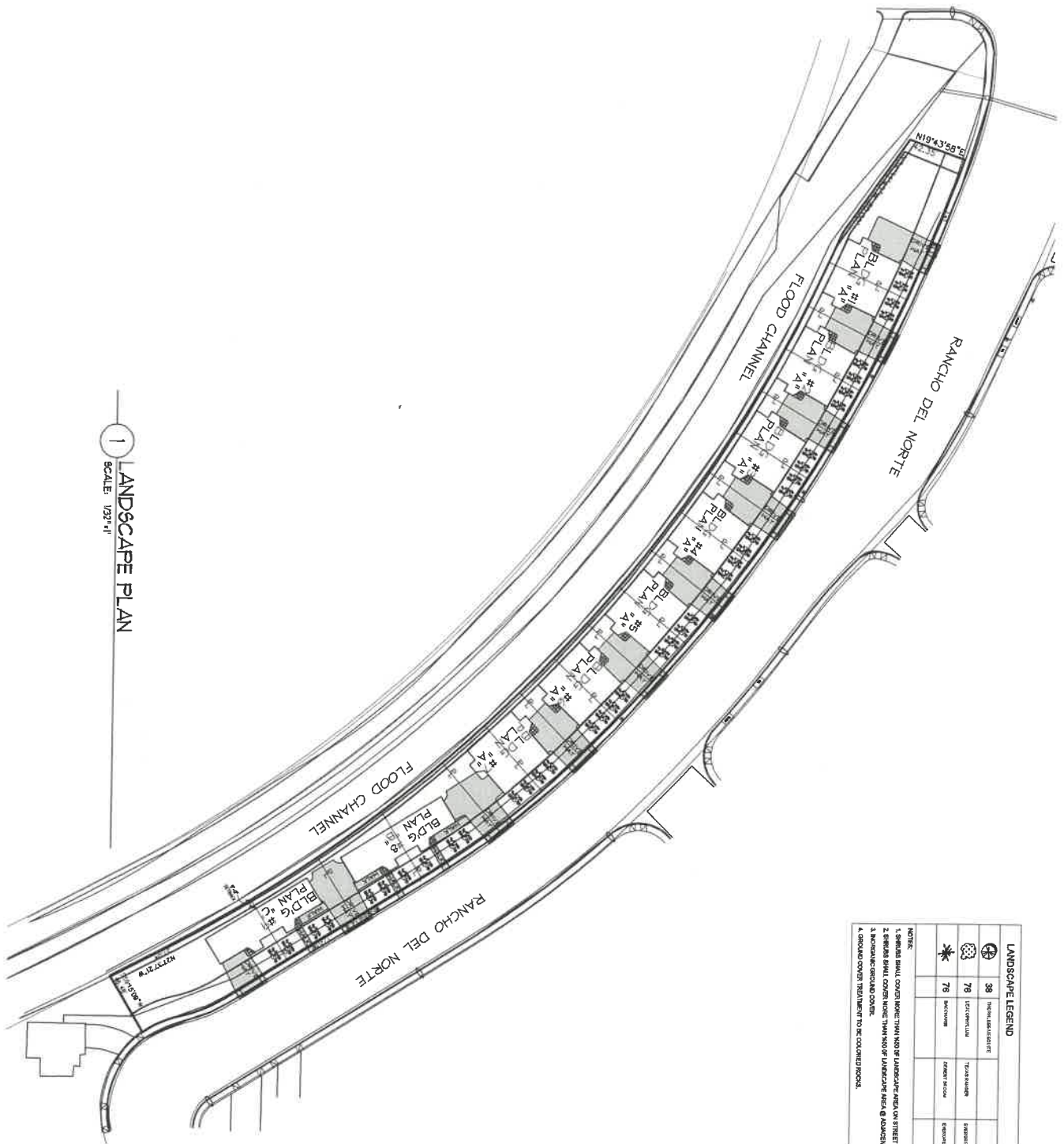
REVISION	DATE	NOTES

AS1.0
ARCHITECTURAL SITE PLAN
1047 E. WARM SPRINGS ROAD, SUITE 400
LAS VEGAS, NEVADA 89120

RANCHO DEL NORTE
TOWNHOMES
GREENE TINDALL
DESIGN
© ALL RIGHTS RESERVED BY DESIGNER DO NOT SCALE DRAWING
LAS VEGAS, NEVADA 89120 OFFICE (702) 400-4500

DESIGN
GREENE TINDALL
DESIGN

CAMINO AL NORTE

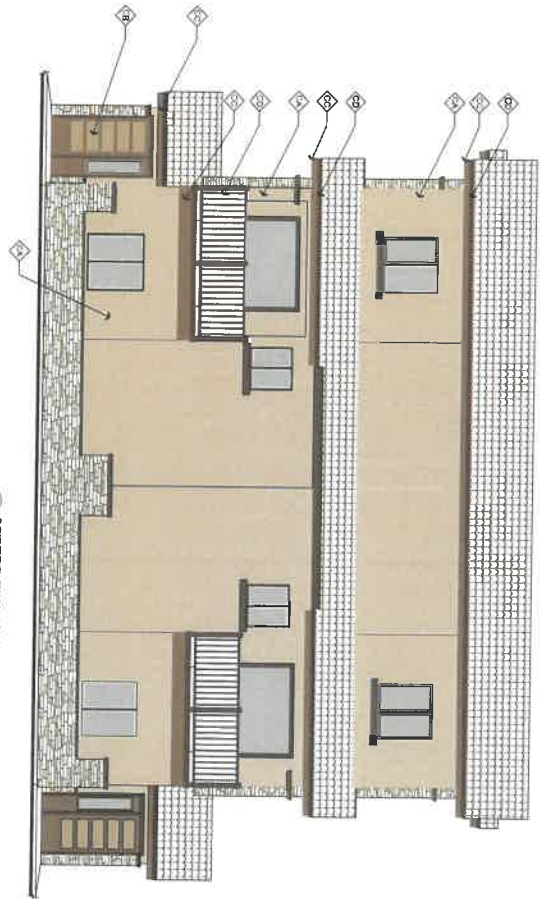


1 LANDSCAPE PLAN
SCALE: 1/32" = 1'

LANDSCAPE LEGEND				
38	TOTAL LANDSCAPE			
76	LANDSCAPE	TRUCKS	LANDSCAPE	
76	LANDSCAPE	LANDSCAPE	LANDSCAPE	
76	LANDSCAPE	LANDSCAPE	LANDSCAPE	
76	LANDSCAPE	LANDSCAPE	LANDSCAPE	

NOTES:
1. SHOWN SMALL COVER MORE THAN 1/2" OF LANDSCAPE AREA ON STREET FRONTAGE.
2. SHOWN SMALL COVER MORE THAN 1/2" OF LANDSCAPE AREA ON ADJACENT PROPERTY FRONTAGE.
3. SHOWN SMALL COVER MORE THAN 1/2" OF LANDSCAPE AREA ON ADJACENT PROPERTY FRONTAGE.
4. SHOWN COVER TREATMENT TO BE COVERED PROTECT.

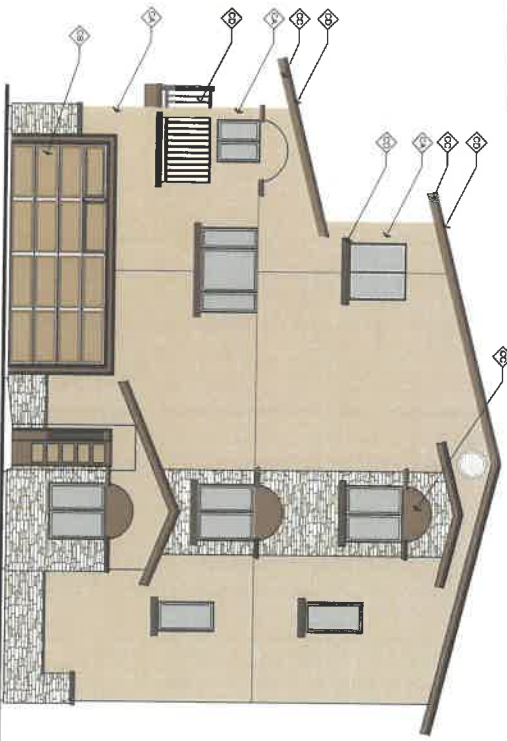




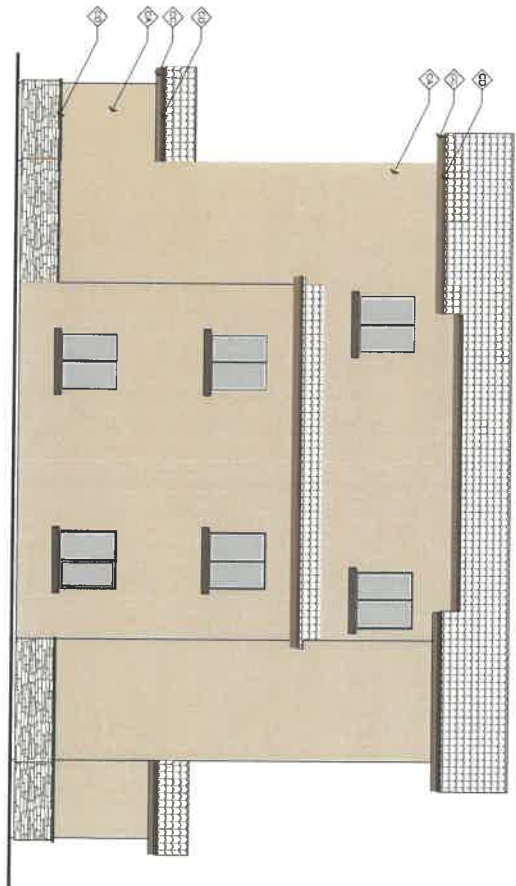
1 STREET ELEVATION "PLAN A" BUILDING 1-7
SCALE: 1/4" = 1'-0"

PAINT SCHEDULE

SW 6103 - KILIM BEIGE
SW 6108 - LATITE
SW 6110 - STEADY BROWN
SW 6111 - COCONUT MASK



2 RIGHT SIDE ELEVATION "PLAN A" BUILDING 1-7
SCALE: 1/4" = 1'-0"

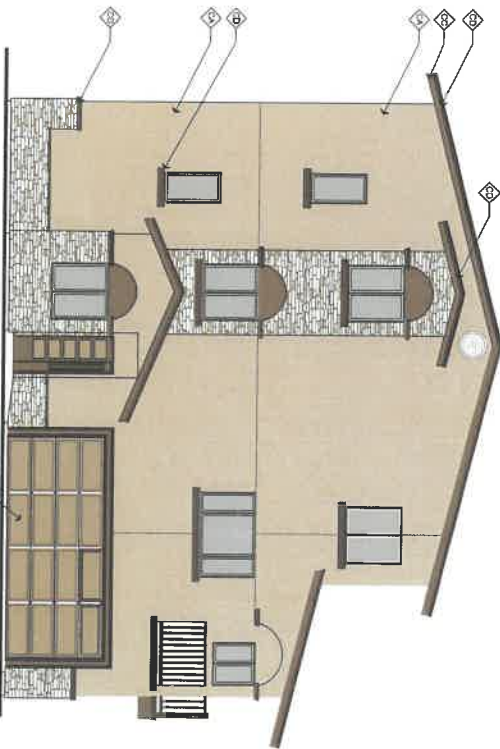


3 REAR ELEVATION "PLAN A' BUILDING 1-7"

SCALE: 1/8"=1'

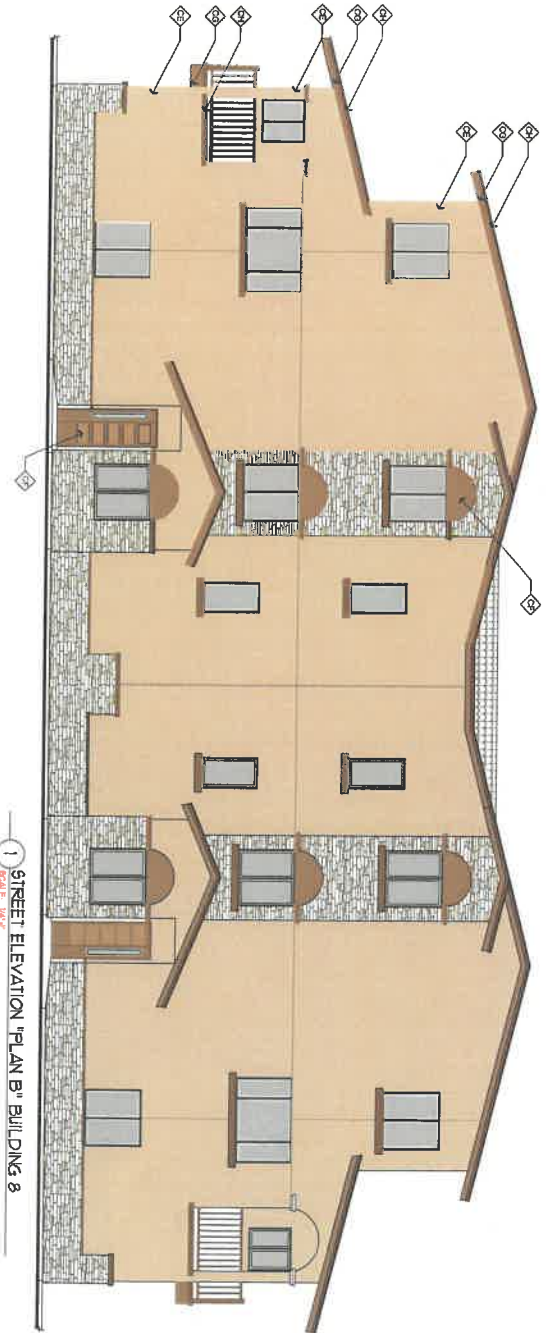
PAINT SCHEDULE

1	SW 6109 - BEIGE BORDERS
2	SW 6108 - LATTE
3	SW 6110 - STEAK BROWN
4	SW 6111 - COCONUT BLK



4 LEFT SIDE ELEVATION "PLAN A' BUILDING 1-7"

SCALE: 1/8"=1'



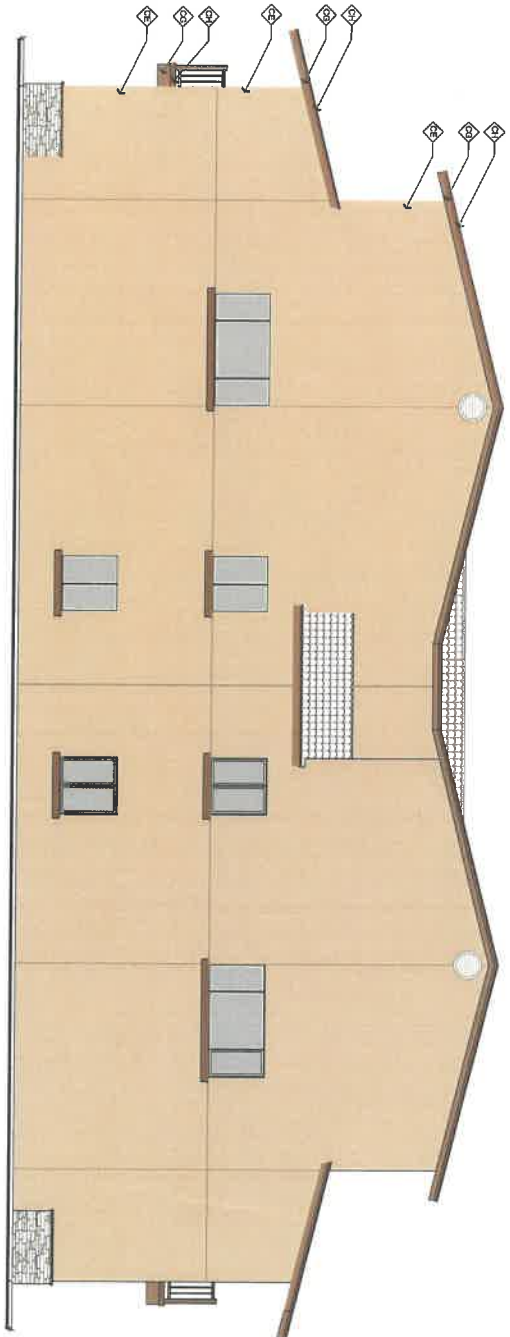
1 STREET ELEVATION "PLAN B" BUILDING 8
SCALE: 1/4" = 1'-0"

PAINT SCHEDULE

SW 6113 - INTERACTIVE CREAM
SW 6116 - TANNED TAN
SW 6117 - SMOKEY TONAZ
SW 6119 - LEATHER BROWN



2 LEFT SIDE ELEVATION "PLAN B" BUILDING 8
SCALE: 1/4" = 1'-0"

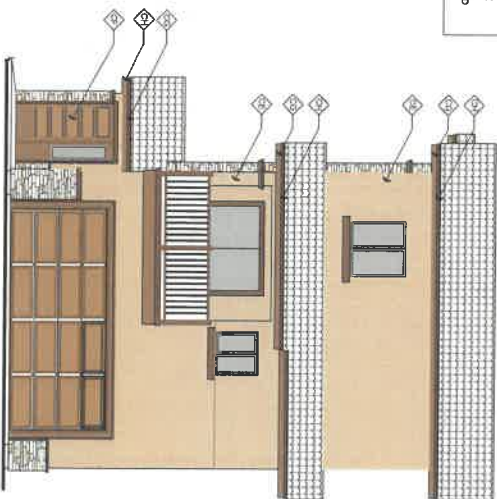


3 REAR ELEVATION "PLAN B" BUILDING 8

SCALE: 1/8" = 1'

PAINT SCHEDULE

SW 6113 - INTERACTIVE CREAM
SW 6116 - TUXMAN TAN
SW 6117 - SMOKEY TOPAZ
SW 6118 - LEATHER BROWN



4 RIGHT SIDE ELEVATION "PLAN B" BUILDING 8

SCALE: 1/8" = 1'

A23

DATE: 4/24/21

PLAN "B" ELEVATIONS BLDG 8

REVISION DATE NOTES

RANCHO DEL NORTE
TOWNHOMES

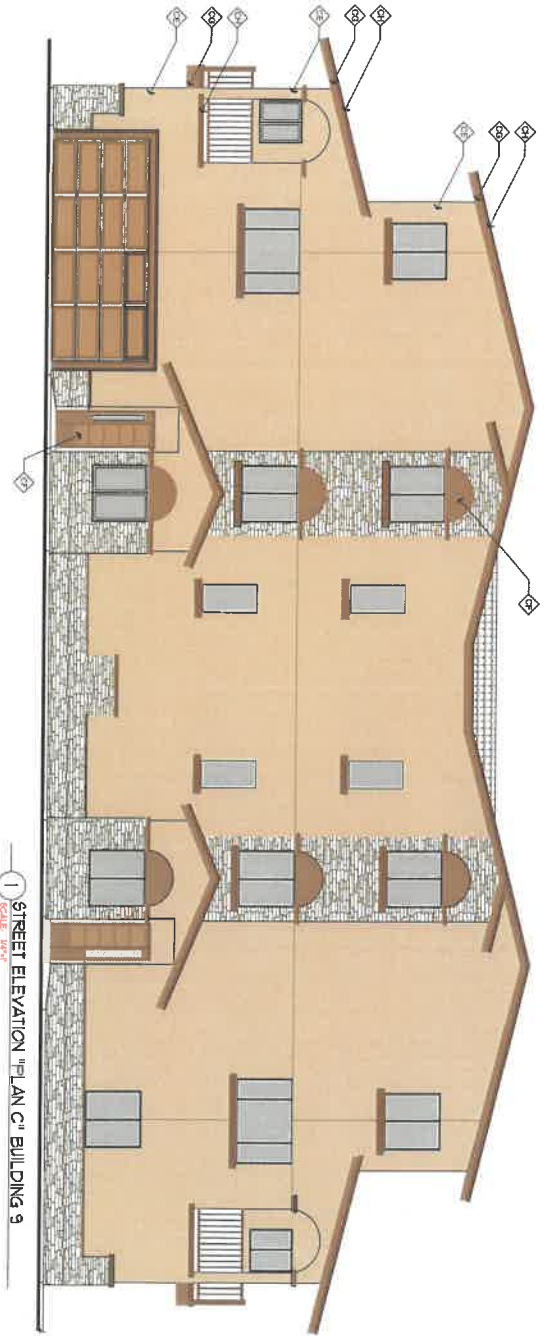
GREENE TINDALL
DESIGN

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LAS VEGAS, NEVADA 89120

OFFICE (702) 400-45

Greene Tindall

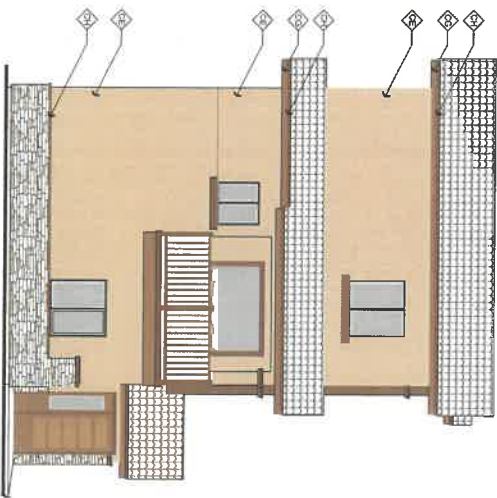


1 STREET ELEVATION "PLAN C" BUILDING 9

SCALE: 3/8" = 1'-0"

PAINT SCHEDULE

SW 6113 - INTERACTIVE GREEN
SW 6118 - TAVANA TAN
SW 6117 - SMOKEY TONIC
SW 6119 - LEATHER BOUND



2 LEFT SIDE ELEVATION "PLAN C" BUILDING 9

SCALE: 3/8" = 1'-0"

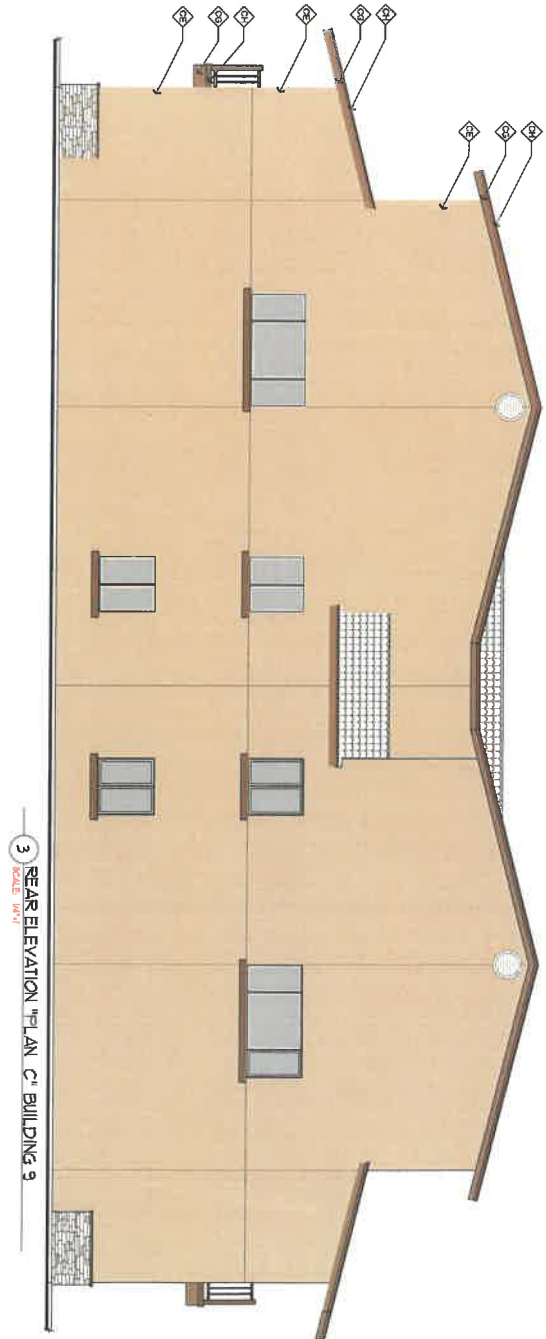
REVISION	DATE	NOTES

**RANCHO DEL NORTE
TOWNHOMES**
**GREENE TINDALL
DESIGN**
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3047 E. WARRIOR SPRINGS ROAD, SUITE 400 LAS VEGAS, NEVADA 89150 OFFICE: (702) 480-46

Greene Tindall

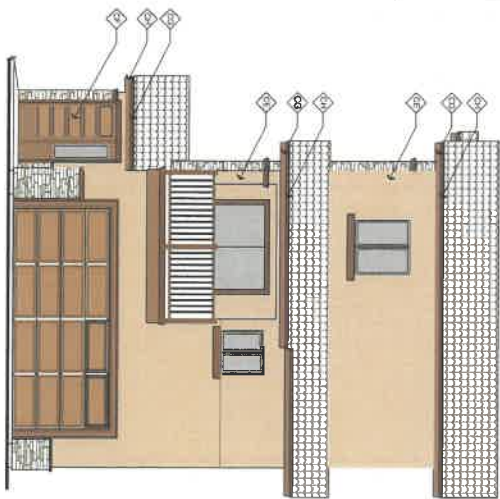
A24
ELEVATION
DATE: 4/24/2021



3 REAR ELEVATION "PLAN C" BUILDING 9
SCALE: 1/4" = 1'-0"

PAINT SCHEDULE

SW 6113 - INTERACTIVE CREAM
SW 6118 - TITANIUM
SW 6117 - SMOKE TONIC
SW 6119 - LEATHER BROWN



4 RIGHT SIDE ELEVATION "PLAN C" BUILDING 9
SCALE: 1/4" = 1'-0"



Real Property Management
1180 Military Tribute Place
Henderson, NV 89074

School Development Tracking Form

<http://facilities.ccsd.net/departments/real-property-management/>

Date Filed 05/06/2021 Application Number FDP-000005-2021 Entity NLV

Company Name Gregory Seehafer

Contact Name _____

Contact Mailing Address _____

City _____ State _____ Zip Code _____

Phone (702) 355-1176 Mobile _____ Fax _____ Email _____

Project Name Rancho Del Norte Townhomes

Project Description 18 Single Family Units (Duplexes/Townhomes)

APN's 124-34-330-001 thru 008

Student Yield	Elementary School	Middle School	High School
Single-Family Units (1) 18	x 0.166 = 3	x 0.093 = 2	x 0.131 = 2
Multi-Family Units (2)	x 0.139 = 0	x 0.065 = 0	x 0.074 = 0
Resort Condo Units (3)			
Total	3	2	2

(1) Single Family unit is defined as single family detached home, mobile home, and townhouse.

(2) Multi-Family unit is defined as apartment, multiplexes, and condominiums.

(3) Resort Condominium units for tracking purposes only.

* To be completed by CCSD

Schools Serving the Area*					
Name	Address	Grade	Capacity	Enrollment	Site Date
Elizondo ES	4865 Goldfield St	K-5	719	668	3/1/2021
Findlay MS	333 W. Tropical Pkwy	6-8	1544	1158	3/1/2021
Mojave HS	5302 Goldfield St	9-12	2457	2528	3/1/2021

* CCSD Comments Mojave HS is over capacity for the 2020-2021 school year. Mojave HS is at 102.89% of program capacity.

☐ Approved

☐ Disapproved

This map is compiled from official records, including surveys and deeds. It may not contain the information required for assessment. See the recorded documents for more detailed legal information.

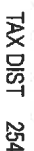
Month	Number of People
January	550
February	150
March	350
April	450
May	500
June	520
July	530
August	540
September	550
October	560
November	570
December	580

34 N 2 SW 4

100	101	102
125	124	123
138	139	140
163	162	161

Scale: 1" = 200'

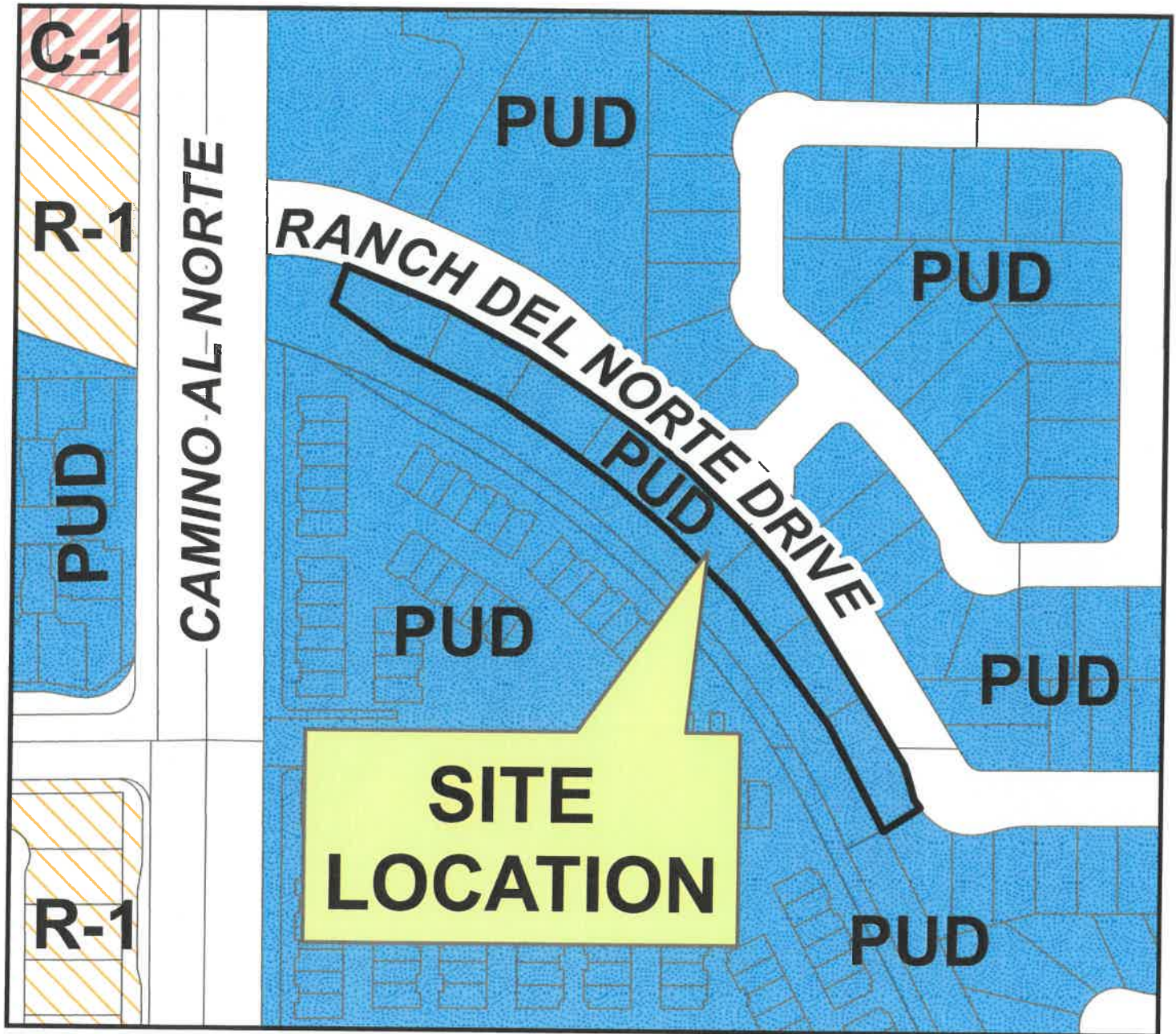
8	4	8	4
5	1	5	1
6	2	6	2
7	3	7	3
8	4	8	4
5	1	5	1





THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: LTRD Development
Application: Final Development Plan
Request: To Develop 18 Single-Family Homes
Project Info: Southeast corner of Camino Al Norte And Rancho Del Norte Drive
Case Number: FDP-05-2021

5/6/2021

