

**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 addition 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 5<sup>th</sup> 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, Pet Smart, 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 5<sup>th</sup> 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 held 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 5<sup>th</sup> 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 5<sup>th</sup> street, which includes a bus stop.

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

Traffic Engineer Reesman responded that due to the width of North 5<sup>th</sup> 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 5<sup>TH</sup> STREET
  - b. CENTENNIAL PARKWAY
  - c. ROME BOULEVARD
13. NORTH 5<sup>TH</sup> STREET SHALL BE DESIGNED IN ACCORDANCE WITH THE *CITY OF NORTH LAS VEGAS UNIFORM STANDARD DRAWINGS FOR NORTH 5<sup>TH</sup> STREET IMPROVEMENTS*.
  14. THE CITY OF NORTH LAS VEGAS RESERVES THE RIGHT TO MODIFY THE MEDIAN ALONG NORTH 5<sup>TH</sup> 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. 5<sup>TH</sup> 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 11<sup>th</sup> and 12<sup>th</sup> 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\\_PROEPRTY\\_SERVICE.PHP](http://WWW.CITYOFNORTHLASVEGAS.COM/DEPARTMENTS/PUBLIC_WORKS/SURVEY_AND_REAL_PROEPRTY_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 357-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 5<sup>th</sup> 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

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George H. Warner, Chairman

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Cristle Ramey, Deputy City Clerk II