

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

October 13, 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

Vice Chairman Berrett
Commissioner Kraft
Commissioner Greer
Commissioner Calhoun
Commissioner Riley

COMMISSIONERS ABSENT

Chairman Warner
Commissioner Guymon

STAFF PRESENT

Land Development and Community Services Director Jordan
Senior Deputy City Attorney Jarvis Denman
Acting City Clerk Rodgers
Planning and Zoning Manager Eastman
Principal Planner Michaels
Development and Flood Control Manager McLaughlin
Deputy City Clerk Ramey

PLEDGE OF ALLEGIANCE - BY INVITATION

Commissioner Riley

PUBLIC FORUM

There was no public participation.

AGENDA

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

ACTION: APPROVED AS AMENDED; ITEM NO. 9 CONTINUED TO NOVEMBER 10, 2021

MOTION: Commissioner Greer

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

NAYS: None

ABSTAIN: None

ABSENT: Chairman Warner, Commissioner Guymon

CONSENT AGENDA

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

ACTION: APPROVED

MOTION: Commissioner Calhoun

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

NAYS: None

ABSTAIN: None

ABSENT: Chairman Warner, Commissioner Guymon

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)

Principal Planner Michaels presented the item and stated that 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. She stated that the subject site consists of 17.71 gross acres and is located at North Losee Road and the 215 Beltway. 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. She continued by stating that 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 surrounding area is developed single-family residential and multi-family residential. She stated that 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 recommended approval.

Mr. John Gustafson, 1210 Hingson St, Las Vegas, NV represented the applicant and provided information on the project.

Vice Chairman Berrett 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: Vice Chairman Berrett, Commissioners Calhoun, Greer, Kraft, Riley

NAYS: None

ABSTAIN: None

ABSENT: Chairman Warner, Commissioner Guymon

**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)**

Principal Planner Michaels presented the item and stated that the applicant 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. She stated that 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 commercial truck/trailers outside and house twenty-two trucks and four trailers for general repair and maintenance inside the proposed service area of the building. She continued by stating that the applicant states that they will also provide services such as parts storage and shipping/receiving activities on the site. The proposed site plan currently shows seventy truck parking display spaces outside. She stated that the vehicle service area parking is calculated at one space per 500 square feet of Gross Floor Area. The service area is 28,950 square feet and requires fifty-two parking spaces. The office use is calculated at one space per 500 square feet. She continued by stating that the office is 5,130 net square feet and requires eleven 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 recommended approval subject to conditions.

Mr. Mark Bangan, WLB Group, 3663 E. Sunset Road, Las Vegas, NV represented the applicant and provided information on the project.

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

ACTION: APPROVED SUBJECT TO THE FOLLOWING AMENDED CONDITIONS:
CONDITION NO. 2 DELETED:

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 REQUIRED TO COMPLY WITH THE INDUSTRIAL DESIGN STANDARDS FOR THE BUILDING. A STEEL BUILDING IS NOT PERMITTED.
3. THE APPLICANT WILL BE REQUIRED TO PROVIDE A DECORATIVE BLOCK WALL OR WROUGHT IRON. CHAIN LINK IS NOT PERMITTED.
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.
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. A QUEUING ANALYSIS MAY BE REQUIRED.
7. 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.

8. THE PUBLIC STREET GEOMETRICS, WIDTH OF OVERPAVE 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 HIGHWAYS* AND/OR *CITY OF NORTH LAS VEGAS MUNICIPAL CODE* SECTION 16.24.100:
 - a. BROOKS AVE
 - b. N. 5TH ST
10. ALL DRIVEWAY GEOMETRICS SHALL BE IN COMPLIANCE WITH THE *UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS* DRAWING NUMBER 225.
11. THE PROPERTY OWNER IS REQUIRED TO GRANT A ROADWAY EASEMENT FOR COMMERCIAL DRIVEWAY(S).
12. 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*.
13. THE PROPERTY OWNER IS REQUIRED TO SIGN A RESTRICTIVE COVENANT FOR UTILITIES.
14. THE PROPERTY OWNER IS REQUIRED TO GRANT A 5' PUBLIC UTILITY EASEMENT WITHIN THE PROPERTY LINE ADJACENT TO THE RIGHT OF WAY.
15. ALL OFF-SITE IMPROVEMENTS MUST BE COMPLETED PRIOR TO FINAL INSPECTION OF THE FIRST BUILDING.
16. 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.

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

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)

Principal Planner Michaels presented the item and stated that 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. She stated that 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 was not warranted at that time. She continued by stating that the expansion is now needed to keep up with the increased power needs within the City. The code allows for a maximum ten 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. She stated that 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. 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. Staff recommended approval subject to conditions.

Mr. Mark Sullivan, NV Energy, (none provided) represented the applicant and was available for questions.

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

ACTION: APPROVED SUBJECT TO THE FOLLOWING AMENDED CONDITIONS:
CONDITION NO. 5 DELETED & CONDITION NO. 6 TO READ: ALL
DRIVEWAY GEOMETRICS SHALL BE IN COMPLIANCE WITH
THE *UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS
CONSTRUCTION OFF-SITE IMPROVEMENTS* DRAWING NUMBER
224:

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.
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. ALL DRIVEWAY GEOMETRICS SHALL BE IN COMPLIANCE WITH THE *UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS* DRAWING NUMBER 224.
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)
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.

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

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. \(APN 140-06-317-003\). \(WARD 1\) \(FOR POSSIBLE ACTION\)](#)

Principal Planner Michaels presented the item and stated that 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 unit with a total of 750 square feet in an existing building located within a business park development. She stated that according to the applicant's letter of intent the proposed use is for buying and selling vehicles. The applicant will have one vehicle for indoor display and three vehicles displayed outdoors on the site. The surrounding buildings on the site include a restricted gaming establishment and a stand alone industrial office building. She continued by stating that

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 vehicle auto sales businesses located in the business park development. She stated that the parking requirements for vehicle sales are one parking space per 400 square feet of indoor display area, and one parking space per 500 square feet of outdoor display area. The applicant is proposing to display one vehicle indoors and three vehicles outdoors. She continued by stating that the required parking for this use is four parking spaces. There are 111 parking spaces, in the entire center and there is adequate parking for the proposed use. Staff recommends approval subject to conditions.

Ms. Maria Olea, 705 Orr Avenue, North Las Vegas, NV represented the applicant and was available for questions.

Vice Chairman Berrett 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. OUTSIDE DISPLAY OF VEHICLES IS LIMITED TO THREE (3) VEHICLES ONLY. INDOOR DISPLAY IS LIMITED TO ONE (1) VEHICLE ONLY.

MOTION: Commissioner Calhoun

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

NAYS: None

ABSTAIN: None

ABSENT: Chairman Warner, Commissioner Guymon

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)**

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 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. He stated that the existing building is part of an existing industrial / warehouse development. Access to

the site will be from an existing driveway on Brooks Avenue. 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 parking spaces and the recreational area within the remaining portion of the building is a total of 19 parking spaces. He continued by stating that 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.

Planning and Zoning Manager Eastman stated that 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. He continued by stating that 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.

Mr. David Ming, 7264 Western Sun Drive, Las Vegas, NV represented the applicant and was available for questions.

Vice Chairman Berrett 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. 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.

MOTION: Commissioner Riley

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

NAYS: None

ABSTAIN: None

ABSENT: Chairman Warner, Commissioner Guymon

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)**

Planning and Zoning Manager Eastman presented the item and stated that 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. He stated that 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. He continued by stating that in addition, the proposed site plan indicates three 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. He stated the proposed site plan shows 15 feet to 24 feet of landscaping with a five foot sidewalk at back of curb adjacent to Decatur Boulevard and Lone Mountain Road. 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 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 four parking spaces for a total of 28 parking spaces. The site plan provided does not indicate the required foundation landscaping. The red parking lot landscaping consists 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 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 recommended approval subject to conditions.

Mr. Paul Spannhake, 8275 S Eastern Avenue, Las Vegas, NV represented the applicant and was available for questions.

Vice Chairman Berrett 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 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.

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.

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

9. [FDP-05-2021 RANCHO EL 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. \(WARD 2\) \(FOR POSSIBLE ACTION\) \(CONTINUED TO THE NOVEMBER 10, 2021 MEETING\)](#)

ACTION: CONTINUED TO NOVEMBER 10, 2021

STAFF ITEMS

Land Development and Community Services Director Jordan thanked Staff for all their work.

COMMISSION ITEMS

There were no additional items.

PUBLIC FORUM

There was no public participation.

ADJOURNMENT

Vice Chairman Berrett adjourned the meeting at 6:26 p.m.

APPROVED: November 10, 2021

/s/Justin Berrett

Justin Berrett, Vice Chairman

/s/Cristle G.R. Ramey

Cristle Ramey, Deputy City Clerk II