

**ACTION REPORT  
CITY OF NORTH LAS VEGAS  
PLANNING COMMISSION REGULAR MEETING**

May 11, 2022

**BRIEFING**

5:30 PM, Caucus Room, 2250 Las Vegas Boulevard North,  
North Las Vegas, Nevada 89030

**CALL TO ORDER**

6:02 PM, Council Chambers, 2250 Las Vegas Boulevard North,  
North Las Vegas, Nevada 89030

**PLEDGE OF ALLEGIANCE - BY INVITATION**

Commissioner Kenneth Kraft

**PUBLIC FORUM**

There was no participation.

**AGENDA**

1. **APPROVE PLANNING COMMISSION REGULAR MEETING AGENDA OF MAY 11, 2022. (FOR POSSIBLE ACTION)**

ACTION: APPROVED AS AMENDED; ITEM NO. 24 WAS MOVED FIRST TO BE HEARD UNDER BUSINESS.

**CONSENT AGENDA**

2. **APPROVE PLANNING COMMISSION REGULAR MEETING MINUTES OF JANUARY 12, 2022. (FOR POSSIBLE ACTION)**

ACTION: APPROVED

3. **APPROVE PLANNING COMMISSION REGULAR MEETING MINUTES OF FEBRUARY 9, 2022. (FOR POSSIBLE ACTION)**

ACTION: APPROVED

**BUSINESS**

24. **AMP-03-2022 MIXED USE COMMERCIAL - DENSITIES (PUBLIC HEARING). APPLICANT: CITY OF NORTH LAS VEGAS. REQUEST: AN AMENDMENT TO THE COMPREHENSIVE MASTER PLAN SPECIFICALLY TO INCREASE THE RESIDENTIAL DENSITY RANGE WITHIN THE MIXED-USE COMMERCIAL LAND USE CATEGORY, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO. (FOR POSSIBLE ACTION)**

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION.

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

4. **ZN-04-2022 CAREY / SIMMONS INDUSTRIAL (PUBLIC HEARING). APPLICANT: COLUMBIA INDUSTRIAL ACQUISITION COMPANY, LLC. REQUEST: A PROPERTY RECLASSIFICATION FROM AN R-1 (SINGLE-FAMILY LOW DENSITY DISTRICT) TO AN M-1 (BUSINESS PARK INDUSTRIAL DISTRICT). LOCATION: NORTHEAST CORNER OF CAREY AVENUE AND SIMMONS STREET. (APNS 139-17-701-001 AND 139-17-801-004). WARD 2. (FOR POSSIBLE ACTION)**

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION.

**Bob Gronauer, 1980 Festival Plaza Drive Suite 650, Las Vegas**

Chairman Warner opened the public hearing.

**Rashanda Stevens, 3409 E Cartier Avenue, North Las Vegas**

**Lashauna Weasley, 2304 W Cartier Ave, North Las Vegas**

**Nevada State Senator Dina Neal, 3217 Brautigan Court, North Las Vegas**

Chairman Warner closed the public hearing.

5. [AMP-01-2022 CAREY / SIMMONS INDUSTRIAL \(PUBLIC HEARING\). APPLICANT: COLUMBIA INDUSTRIAL ACQUISITION COMPANY, LLC. REQUEST: AN AMENDMENT TO THE MASTER PLAN OF STREETS AND HIGHWAYS TO REMOVE A SECTION OF CARTIER AVENUE BEGINNING AT SIMMONS STREET AND EXTENDING EAST APPROXIMATELY 795 FEET. LOCATION: NORTHEAST CORNER OF CAREY AVENUE AND SIMMONS STREET. \(APNS 139-17-701-001 AND 139-17-801-004\). WARD 2. \(FOR POSSIBLE ACTION\)](#)

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION.

**Bob Gronauer, 1980 Festival Plaza Drive Suite 650, Las Vegas**

Chairman Warner opened the public hearing.

**Lashauna Weasley, 2304 W Cartier Ave, North Las Vegas**

Chairman Warner closed the public hearing.

6. [T-MAP-03-2022 CAREY / SIMMONS INDUSTRIAL. APPLICANT: COLUMBIA INDUSTRIAL ACQUISITION COMPANY, LLC. REQUEST: A TENTATIVE MAP IN AN R-1 \(SINGLE-FAMILY LOW DENSITY DISTRICT\), TO ALLOW A ONE-LOT COMMERCIAL SUBDIVISION AND FOR A FUTURE INDUSTRIAL PROJECT. LOCATION: NORTHEAST CORNER OF CAREY AVENUE AND SIMMONS STREET. \(APNS 139-17-701-001 AND 139-17-801-004\). WARD 2. \(FOR POSSIBLE ACTION\)](#)

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. THE PROPOSED DRIVEWAY ON CLAYTON STREET SHALL BE LOCATED A MINIMUM OF 200 FEET SOUTH OF THE DRIVEWAY FOR GILBERT ELEMENTARY SCHOOL.
6. ALL DRIVEWAY GEOMETRICS SHALL BE IN COMPLIANCE WITH THE APPLICABLE UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS DRAWING NUMBER 222.1.
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. SIMMONS ST.
  - B. CHAMBERLAIN LANE
  - C. EVANS AVE.
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. THE PUBLIC STREET GEOMETRICS AND THICKNESS OF THE PAVEMENT SECTIONS WILL BE DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS.
10. RIGHT-OF-WAY DEDICATION AND CONSTRUCTION OF A RTC BUS TURN-OUT IS REQUIRED ON SIMMONS STREET NEAR W. CAREY AVE PER THE UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS DRAWING NUMBER 234.1.

11. RIGHT-OF-WAY CONSTRUCTION OF A RTC BUS TURN-OUT IS REQUIRED ON SIMMONS STREET NEAR CITIZEN AVE PER THE UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS DRAWING NUMBER 234.1.
  
12. REVISE THE STUB STREETS TO COMPLY WITH THE CORRESPONDING TENTATIVE MAP, VACATIONS AND CITY OF NORTH LAS VEGAS MODIFIED STUB STREET DESIGN WHICH FEATURES A MINIMUM 24 FOOT BACK OF CURB RADIUS AND A MAXIMUM LENGTH OF 150 FEET, AS MEASURED FROM THE BACK OF CURB OF THE INTERSECTING STREET TO THE BACK OF CURB AT THE FURTHEST POINT OF THE CUL-DE-SAC. MAKE THE NECESSARY CORRECTIONS OR USE A STANDARD CUL-DE-SAC DESIGN.
  - A. WEST END OF W. CARTIER AVE.
  - B. WEST END OF HAYWORTH AVE.
  - C. NORTH END OF STANTON DR.
  
13. THE PROPERTY OWNER IS REQUIRED TO GRANT A ROADWAY EASEMENT FOR COMMERCIAL DRIVEWAY(S).
  
14. A PORTION OF CARTIER AVENUE SHOULD BE VACATED. A VACATION PRE-APPLICATION IS REQUIRED AND SHOULD BE SUBMITTED TO THE REAL PROPERTY SERVICES DIVISION PRIOR TO SUBMITTING A VACATION APPLICATION.
  
15. 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.

**Bob Gronauer, 1980 Festival Plaza Drive, Suite 650, Las Vegas**

7. [ZN-07-2022 1941 JEFFERSON ST \(PUBLIC HEARING\). APPLICANT: KLQOZB II, LLC. REQUEST: A PROPERTY RECLASSIFICATION FROM R-A / R-2 \(REDEVELOPMENT AREA / MEDIUM DENSITY RESIDENTIAL SUBDISTRICT\) TO R-A / DC \(REDEVELOPMENT AREA / DOWNTOWN CORE SUBDISTRICT\). LOCATION: 1941 JEFFERSON STREET. \(APN 139-23-311-119\). WARD 1. \(FOR POSSIBLE ACTION\)](#)

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION.

**Sheldon Colen, 2525 W Horizon Ridge Pkwy Suite 230, Henderson,**

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

8. [AMP-02-2022 TROPICAL LOSEE \(PUBLIC HEARING\). APPLICANT: HARMONY HOMES. REQUEST: AN AMENDMENT TO THE COMPREHENSIVE MASTER PLAN TO CHANGE THE LAND USE DESIGNATION FROM NEIGHBORHOOD COMMERCIAL TO SINGLE-FAMILY MEDIUM. LOCATION: SOUTHWEST CORNER OF LOSEE ROAD AND TROPICAL PARKWAY. \(APN 124-26-701-009\). WARD 2. \(FOR POSSIBLE ACTION\)](#)

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION.

**Bob Gronauer, 1980 Festival Plaza Drive, Suite 650, Las Vegas**

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

9. [ZN-06-2022 TROPICAL LOSEE \(PUBLIC HEARING\). APPLICANT: HARMONY HOMES. REQUEST: A PROPERTY RECLASSIFICATION FROM A C-1 \(NEIGHBORHOOD COMMERCIAL DISTRICT\) TO A PUD \(PLANNED UNIT DEVELOPMENT DISTRICT\), CONSISTING OF A 196-LOT, MULTI-FAMILY \(TOWNHOME\) SUBDIVISION. LOCATION: SOUTHWEST CORNER OF LOSEE ROAD AND TROPICAL PARKWAY. \(APN 124-26-701-009\). WARD 2. \(FOR POSSIBLE ACTION\)](#)

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION.

1. UNLESS EXPRESSLY AUTHORIZED THROUGH A VARIANCE, WAIVER OR ANOTHER APPROVED METHOD, THIS DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
2. A FINAL DEVELOPMENT PLAN IS REQUIRED.
3. PEDESTRIAN CONNECTIONS SHALL BE ADDED TO THE EASEMENT/OPEN SPACE AREAS BETWEEN LOTS 12 AND 13 FOR ACCESS ONTO TROPICAL PARKWAY. PEDESTRIAN CONNECTIONS SHALL INCLUDE A PEDESTRIAN GATE AND A FIVE (5) FOOT WIDE SIDEWALK.
4. PEDESTRIAN CONNECTIONS SHALL BE ADDED TO THE EASEMENT/OPEN SPACE AREAS BETWEEN LOTS 156 AND 157 AND 1 AND 196 FOR ACCESS ONTO LOSEE ROAD. PEDESTRIAN CONNECTIONS SHALL INCLUDE A PEDESTRIAN GATE AND A FIVE (5) FOOT WIDE SIDEWALK.
5. THE APPLICANT SHALL PROVIDE A SECONDARY ACCESS FOR EMERGENCY ACCESS REQUIREMENT.
6. THE FOLLOWING AMENITIES SHALL BE PROVIDED WITHIN THE OPEN SPACE AREAS: AGE APPROPRIATE PLAYGROUND EQUIPMENT WITH EPDM SURFACING; TURFED OPEN PLAY AREAS; SHADED PICNIC AREAS; AND DOG STATIONS.
7. SETBACKS FOR THE LOTS ARE AS FOLLOWS:
  - FRONT SETBACK (NOT INCLUDING PATIO) – 6 FEET
  - SIDE YARD SETBACK BUILDING (INTERIOR) – 0 FEET
  - BUILDING CORNER SETBACK – 4 FEET
  - REAR SETBACK – GARAGE – 5 FEET
8. 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.

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

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. 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, STREETLIGHTS)

B. TROPICAL PKWY

12. THE PUBLIC STREET GEOMETRICS, WIDTH OF OVER-PAVE AND THICKNESS OF THE PAVEMENT SECTIONS WILL BE DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS.

13. THE PROPERTY OWNER IS REQUIRED TO GRANT ROADWAY EASEMENTS WHERE PUBLIC AND PRIVATE STREETS INTERSECT.

14. A REVOCABLE ENCROACHMENT PERMIT FOR LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY IS REQUIRED

15. 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. (SHOWN AS A PEDESTRIAN ACCESS EASEMENT GRANTED ON THE MAP USUALLY FOR RESIDENTIAL SUBDIVISIONS; CONDO PROJECTS PROVIDE AS A SEPARATE DOCUMENT USING A SIDEWALK EASEMENT).

16. ALL COMMON ELEMENTS SHALL BE LABELED AND ARE TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.

17. ALL OFF-SITE IMPROVEMENTS MUST BE COMPLETED PRIOR TO FINAL INSPECTION OF THE FIRST BUILDING.
18. PROPOSED RESIDENTIAL DRIVEWAY SLOPES SHALL NOT EXCEED TWELVE PERCENT (12%).
19. THIS DEVELOPMENT SHALL COMPLY WITH THE CNLV PRIVATE STREET POLICY FOR RESIDENTIAL DEVELOPMENT; HOWEVER, IN LIEU OF A FIVE FOOT WIDE SIDEWALK ON BOTH SIDES OF THE STREET, THE APPLICANT SHALL PROVIDE A SEVEN FOOT WIDE SIDEWALK WITHIN A TWENTY FOOT WIDE (MINIMUM) COMMON ELEMENT THROUGHOUT THE DEVELOPMENT AND BETWEEN THE BUILDINGS. MODIFICATIONS TO THE PRELIMINARY DEVELOPMENT PLAN ARE REQUIRED TO ACHIEVE COMPLIANCE.
20. ALL DRY UTILITY FACILITIES SERVING THE UNITS, EXCEPT GAS, SHALL BE PLACED WITHIN A PUBLIC UTILITY EASEMENT OUTSIDE OF THE INTERNAL STREET PAVEMENT / CURB.
21. A FIVE FOOT WIDE PUBLIC UTILITY EASEMENT SHALL BE PROVIDED ADJACENT TO ALL STREETS.
22. THE APPLICANT SHALL PROVIDE AN EXHIBIT THAT CONFIRMS ADEQUATE GUEST PARKING IS PROVIDED AS REQUIRED BY THE CNLV PRIVATE STREETS POLICY.
23. A CONFORMING TENTATIVE MAP INCORPORATING THE CONDITIONS OF APPROVAL SHALL BE SUBMITTED FOR REVIEW AND APPROVAL TO THE DEPARTMENT OF PUBLIC WORKS AND LAND DEVELOPMENT & COMMUNITY SERVICES PRIOR TO SUBMITTAL OF THE PROJECT'S DRAINAGE STUDY.

24. 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.

**Bob Gronauer, 1980 Festival Plaza Drive, Suite 650, Las Vegas**

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

10. T-MAP-04-2022 TROPICAL LOSEE. APPLICANT: HARMONY HOMES. REQUEST: A TENTATIVE MAP IN A C-1 (NEIGHBORHOOD COMMERCIAL DISTRICT), PROPOSED PROPERTY RECLASSIFICATION TO A PUD (PLANNED UNIT DEVELOPMENT DISTRICT), TO ALLOW A 196-LOT MULTI-FAMILY (TOWNHOME) SUBDIVISION. LOCATION: SOUTHWEST CORNER OF LOSEE ROAD AND TROPICAL PARKWAY. (APN 124-26-701-009). WARD 2. (FOR POSSIBLE ACTION)

ACTION: APPROVED SUBJECT TO THE FOLLOWING AMENDED CONDITIONS:

1. UNLESS EXPRESSLY AUTHORIZED THROUGH A VARIANCE, WAIVER OR ANOTHER APPROVED METHOD, THIS DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
2. APPLICANT SHALL COMPLY WITH ZN-06-2022.

**Bob Gronauer, 1980 Festival Plaza Drive, Suite 650, Las Vegas**

11. [ZN-05-2022 CRAIG & ALLEN APARTMENTS \(PUBLIC HEARING\). APPLICANT: MORGAN STONEHILL, LLC. REQUEST: A PROPERTY RECLASSIFICATION FROM A C-1 \(NEIGHBORHOOD COMMERCIAL DISTRICT\) TO A PUD / PID \(PLANNED UNIT DEVELOPMENT DISTRICT / PLANNED INFILL DEVELOPMENT DISTRICT\), CONSISTING OF A 161-UNIT, MULTI-FAMILY DEVELOPMENT. LOCATION: APPROXIMATELY LOCATED 540 FEET EAST OF THE SOUTHEAST CORNER OF CRAIG ROAD AND ALLEN LANE. \(APN 139-05-301-009\). WARD 4. \(FOR POSSIBLE ACTION\)](#)

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

1. UNLESS EXPRESSLY AUTHORIZED THROUGH A VARIANCE, WAIVER OR ANOTHER APPROVED METHOD, THIS DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
2. THE FOLLOWING AMENITIES SHALL BE PROVIDED WITHIN THE OPEN SPACE AREAS: AGE APPROPRIATE PLAYGROUND EQUIPMENT WITH EPDM SURFACING; TURFED OPEN PLAY AREAS; SHADED PICNIC AREAS; AND DOG STATIONS.
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. CONFORMANCE MAY REQUIRE MODIFICATIONS TO THE SITE PLAN.

5. THE SIZE AND NUMBER OF ACCESS POINTS AND THEIR LOCATIONS (INCLUDING EMERGENCY ACCESS 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 PLAN.
6. ALL DRIVEWAY GEOMETRICS SHALL BE IN COMPLIANCE WITH THE UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS DRAWING NUMBERS 222.1
7. THE PUBLIC STREET GEOMETRICS, WIDTH OF OVERPAVE AND THICKNESS OF THE PAVEMENT SECTIONS WILL BE DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS.
8. BUILDING NUMBERING SHALL BE IN ACCORDANCE WITH THE NORTH LAS VEGAS STREET NAMING AND ADDRESS ASSIGNMENT STANDARDS.
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. ALLEN LANE

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

**Jennifer Lazovich, 1980 Festival Plaza Drive, Suite 650, Las Vegas**

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

12. **FDP-04-2022 BINION 50 EAST. APPLICANT: PN II, INC. REQUEST: A FINAL DEVELOPMENT PLAN IN A PUD (PLANNED UNIT DEVELOPMENT DISTRICT) TO DEVELOP 170 SINGLE-FAMILY HOMES. LOCATION: NORTHWEST CORNER OF LOSEE ROAD AND DEER SPRINGS WAY. (APNS 124-23-601-020 AND 124-23-501-010). WARD 4. (FOR POSSIBLE ACTION)**

ACTION: APPROVED SUBJECT TO THE FOLLOWING AMENDED CONDITIONS:

1. UNLESS EXPRESSLY AUTHORIZED THROUGH A VARIANCE, WAIVER OR ANOTHER APPROVED METHOD, THIS DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
2. COMPLY WITH REQUIREMENTS OF ORDINANCE NO. 3064 (ZN-29-2020).
3. AN EIGHT (8) FOOT WIDE SIDEWALK SHALL BE CENTERED WITHIN THE 25-FOOT PERIMETER LANDSCAPE AREA ALONG TO DEER SPRINGS WAY AND LOSEE ROAD NORTH TO "A" STREET.

4. THE CENTRAL OPEN SPACE PARK SHALL INCLUDE AT A MINIMUM THE FOLLOWING AMENITIES: TWO (2) OPEN PLAY TURF AREAS; ONE (1) PLAY STRUCTURE WITH EPDM SAFETY SURFACING; ONE (1) CORN-HOLE COURT; TWO (2) PICNIC TABLES NOT COVERED SET UPON STABILIZED DECOMPOSED GRANITE; ONE (1) SHADE RAMADA WITH PICNIC TABLE; BENCHES, PET WASTE STATION; TRASH AND RECYCLING RECEPTACLES; AND FURNITURE BY OTHERS.
5. ADD PEDESTRIAN CONNECTIONS INCLUDING A FIVE-FOOT WIDE SIDEWALK AND PEDESTRIAN GATE TO THE TWO COMMON OPEN SPACE AREAS ADJACENT TO THE NORTHERN BELTWAY (CC-215). THE COMMON OPEN SPACE AREAS ARE LOCATED ADJACENT TO LOT 22 AND LOT 34. THE PEDESTRIAN CONNECTIONS WILL CONNECT TO THE SIDEWALK ON "B" STREET TO THE PEDESTRIAN GATES ADDED TO THE PERIMETER WALL.
6. ADD PEDESTRIAN CONNECTIONS/ACCESS TO THE FOUR CUL-DE-SACS THAT ABUT DEER SPRINGS WAY AND LOSEE ROAD. THE CUL-DE-SACS ARE LOCATED BETWEEN THE FOLLOWING LOTS:
  - LOTS 122 AND 147
  - LOTS 153 AND 154
  - LOTS 164 AND 165
7. PARTIAL VIEW FENCES SHALL BE CONSTRUCTED PER THE PROPOSED WALL PLAN. PARTIAL VIEW FENCE SHALL BE USED INSTEAD OF VIEW FENCE ALONG DEER SPRINGS WAY AND LOSEE ROAD.
8. EXTEND THE PERIMETER THEME WALL TO ENCLOSE THE LANDSCAPED OPEN SPACE AREA BETWEEN LOTS 21 AND 22 INCLUDING THE PEDESTRIAN ACCESS REQUIRED IN CONDITION #4.

**Bob Gronauer, 1980 Festival Plaza Drive, Suite 650, Las Vegas**

13. SPR-02-2022 PROSPER 207 (PUBLIC HEARING). APPLICANT: PROSPER 207, LLC. REQUEST: A SITE PLAN REVIEW IN AN R-3 (MULTI-FAMILY RESIDENTIAL DISTRICT), TO ALLOW A 207-UNIT, MULTI-FAMILY DEVELOPMENT. LOCATION: SOUTHEAST CORNER OF LAMB BOULEVARD AND TROPICAL PARKWAY. (APN 123-29-301-001). WARD 1. (FOR POSSIBLE ACTION)

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 FOUR (4) RESIDENTIAL BUILDINGS SHALL INCLUDE AN ELEVATOR TO ACCESS ALL FLOORS OR THE BUILDINGS SHALL BE MODIFIED TO COMPLY WITH THE MULTI-FAMILY DESIGN 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. CONFORMANCE MAY REQUIRE MODIFICATIONS TO THE SITE PLAN.

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 NUMBERS 222.1
7. THE PUBLIC STREET GEOMETRICS AND THICKNESS OF THE PAVEMENT SECTIONS WILL BE DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS.
8. BUILDING NUMBERING SHALL BE IN ACCORDANCE WITH THE NORTH LAS VEGAS STREET NAMING AND ADDRESS ASSIGNMENT STANDARDS.
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. E. TROPICAL PKWY.
10. THE PROPERTY OWNER IS REQUIRED TO GRANT ROADWAY EASEMENTS WHERE PUBLIC AND PRIVATE STREETS INTERSECT.
11. ALL COMMON ELEMENTS SHALL BE LABELED AND ARE TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
12. THE PROPERTY OWNER IS REQUIRED TO GRANT A ROADWAY EASEMENT FOR COMMERCIAL DRIVEWAY(S).
13. 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).

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.

**Bob Gronauer, 1980 Festival Plaza Drive, Suite 650, Las Vegas**

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

14. [SUP-06-2022 PIER 88 BOILING SEAFOOD AND BAR \(PUBLIC HEARING\). APPLICANT: NLV SEAFOOD GROUP LLC. REQUEST: A SPECIAL USE PERMIT IN A C-2 \(GENERAL COMMERCIAL DISTRICT\) TO ALLOW A FULL "ON-SALE" LIQUOR LICENSE IN CONJUNCTION WITH A RESTAURANT WITH A WAIVER FROM THE REQUIRED 400-FOOT SEPARATION FROM A PARK. LOCATION: 865 WEST CRAIG ROAD. \(APN 139-04-713-010\). WARD 4. \(FOR POSSIBLE ACTION\)](#)

ACTION: APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

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

**Jeff Donato, 6037 S Fort Apache Rd, Suite 150, Las Vegas**

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

15. [SUP-08-2022 TROPICAL SPEEDWAY COMMERCE CENTER III \(PUBLIC HEARING\). APPLICANT: NV ENERGY DBA NEVADA POWER. REQUEST: A SPECIAL USE PERMIT IN AN M-2 \(GENERAL INDUSTRIAL DISTRICT\) TO ALLOW THE RELOCATION OF ELECTRICAL POWER TRANSMISSION POLES AND LINES. LOCATION: SOUTHEAST CORNER OF TROPICAL PARKWAY AND MT. HOOD STREET. \(APNS 123-27-701-001 THROUGH 123-27-701-004\). WARD 1. \(FOR POSSIBLE ACTION\)](#)

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. TRANSMISSION POLES SHALL NOT BE RELOCATED WITHIN THE STREET RIGHT-OF-WAY, AS DEPICTED ON THE ASSOCIATED IMPROVEMENT PLANS TITLED TROPICAL SPEEDWAY COMMERCE CENTER III BY VTN NEVADA CONSULTING ENGINEERS.

**Mark Sullivan, 6226 West Sahara Ave, Las Vegas**

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

16. [SUP-09-2022 BUZZ HOOKAH AND BAR \(PUBLIC HEARING\). APPLICANT: BUZZ HOOKAH LOUNGE AND BAR, LLC. REQUEST: A SPECIAL USE PERMIT IN A PUD \(PLANNED UNIT DEVELOPMENT DISTRICT\) TO ALLOW A FULL "ON-SALE" LIQUOR LICENSE IN CONJUNCTION WITH A HOOKAH LOUNGE, BANQUET HALL AND RESTAURANT. LOCATION: 1366 WEST CHEYENNE AVENUE, SUITES 101 AND 102. \(APN 139-09-801-012\). WARD 2. \(FOR POSSIBLE ACTION\)](#)

ACTION: APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. THAT, UNLESS EXPRESSLY AUTHORIZED THROUGH A VARIANCE, WAIVER OR ANOTHER APPROVED METHOD, THIS DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
2. MARIJUANA IS PROHIBITED FROM BEING USED IN THE HOOKAH LOUNGE.

**Sahil Sharma, 1366 West Cheyenne, Las Vegas**

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

17. SUP-10-2022 ASPECT ACADEMY OF LEARNING (PUBLIC HEARING). APPLICANT: MARILYN MOORE. REQUEST: A SPECIAL USE PERMIT IN A PUD (PLANNED UNIT DEVELOPMENT DISTRICT) TO ALLOW A SCHOOL (ELEMENTARY OR SECONDARY). LOCATION: 3925 MARTIN L. KING BOULEVARD, SUITE 207. (APN 139-09-101-003). WARD 2. (FOR POSSIBLE ACTION)

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 MAXIMUM STUDENTS ALLOWED ONSITE AT ANY GIVEN TIME IS TWENTY (20).
3. APPROVAL OF A TRAFFIC STUDY IS REQUIRED PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS. PLEASE CONTACT TRAFFIC ENGINEERING AT 633-2676 TO REQUEST A SCOPE. A QUEUING ANALYSIS MAY BE REQUIRED.

**Marilyn Moore, 3125 Casey Drive, Las Vegas**

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

18. SUP-13-2022 CITADEL STORAGE (PUBLIC HEARING). APPLICANT: CHAD PETERSON. REQUEST: A SPECIAL USE PERMIT IN A C-2 (GENERAL COMMERCIAL DISTRICT) TO ALLOW A MINI-WAREHOUSING ESTABLISHMENT. LOCATION: SOUTHWEST CORNER OF NEXUS WAY AND LAMB BOULEVARD. (APN 123-31-502-003). WARD 1. (FOR POSSIBLE ACTION)

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. EXTERIOR STORAGE OF OTHER GOODS OR MATERIALS SHALL BE PROHIBITED.
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. CONFORMANCE MAY REQUIRE MODIFICATIONS TO THE SITE PLAN.
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 APPLICABLE *UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS* DRAWING NUMBERS.
7. THE PUBLIC STREET GEOMETRICS AND THICKNESS OF THE PAVEMENT SECTIONS WILL BE DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS.
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. THE PROPERTY OWNER IS REQUIRED TO GRANT A ROADWAY EASEMENT FOR COMMERCIAL DRIVEWAY(S).

10. 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.

11. UNDER NO CIRCUMSTANCES WILL NEW DOWN GUY WIRES BE PERMITTED.

**Jeffrey Mitchell, 434 Beautiful Hill Court, Las Vegas**

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

19. UN-22-19 (PZ67477) CENTENNIAL & LAMB RETAIL CENTER (PUBLIC HEARING). APPLICANT: CENTENNIAL & LAMB COMMERCIAL, LLC. REQUEST: AN EXTENSION OF TIME FOR A SPECIAL USE PERMIT IN A C-2 (GENERAL COMMERCIAL DISTRICT) TO ALLOW A RESTRICTED GAMING "ON-SALE" LIQUOR LICENSE WITH A WAIVER FROM THE REQUIRED 500-FOOT SEPARATION FROM DEVELOPED RESIDENTIAL. LOCATION: SOUTHWEST CORNER OF CENTENNIAL PARKWAY AND LAMB BOULEVARD. (APN 123-30-516-003). WARD 1. (FOR POSSIBLE ACTION)

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. BUILDING ELEVATIONS SHALL MEET THE COMMERCIAL DESIGN STANDARDS INCLUDING THE SCREENING OF ROOF TOP EQUIPMENT AND REQUIRED FOUNDATION LANDSCAPING.
3. A TWENTY-FOOT LANDSCAPE BUFFER IS REQUIRED AT THE WEST PROPERTY LINE ADJACENT TO THE EXISTING RESIDENTIAL.

4. THE TRASH ENCLOSURE EXTERIOR FINISH SHALL MATCH THE PRINCIPAL BUILDING, CONTAIN A ROOF AND A LANDSCAPED ISLAND IS REQUIRED AT THE END OF THE TRASH ENCLOSURE.
5. ALL KNOWN GEOLOGIC HAZARD SHALL BE SHOWN ON THE CIVIL IMPROVEMENT PLANS. SUBSEQUENT IDENTIFICATION OF ADDITIONAL HAZARDS MAY SUBSTANTIALLY ALTER PROPOSED SITE PLANS NOT CONTAINING THIS INFORMATION.
6. APPROVAL OF A DRAINAGE STUDY IS REQUIRED PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS.
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 THE *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 PROPERTY OWNER IS REQUIRED TO GRANT A ROADWAY EASEMENT FOR COMMERCIAL DRIVEWAYS.
10. THE PROPOSED ACCESS ON CENTENNIAL PARKWAY SHALL BE RIGHT-IN-RIGHT OUT ONLY.
11. DEDICATION AND CONSTRUCTION OF THE FOLLOWING STREET AND/OR HALF STREET IS REQUIRED PER THE MASTER PLAN OF STREETS AND/OR HIGHWAYS AND CITY OF NORTH LAS VEGAS MUNICIPAL CODE SECTION 16.24.100:
  - A. CENTENNIAL PARKWAY
  - B. LAMB BOULEVARD (SIDEWALK)

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.
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 WIRE 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.

**Bob Gronauer, 1980 Festival Plaza Drive, Suite 650, Las Vegas**

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

20. [ZN-40-19 R5DC \(PUBLIC HEARING\). APPLICANT: R5 DEVELOPMENT, LLC. REQUEST: AN AMENDMENT TO AN EXISTING PUD \(PLANNED UNIT DEVELOPMENT DISTRICT\) TO ALLOW A VEHICLE WASHING ESTABLISHMENT. LOCATION: NORTHWEST CORNER OF LOSEE ROAD AND LONE MOUNTAIN ROAD. \(124-35-803-009\). WARD 2. \(FOR POSSIBLE ACTION\) \(CONTINUED MARCH 9, 2022\)](#)

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION.

1. UNLESS EXPRESSLY AUTHORIZED THROUGH A VARIANCE, WAIVER OR ANOTHER APPROVED METHOD, THIS DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
2. THE TOTAL NUMBER OF LOTS SHALL NOT EXCEED 51.

3. AMENITIES SHALL BE PROVIDED WITHIN THE OPEN SPACE AREAS; AT A MINIMUM THE FOLLOWING AMENITIES SHALL BE PROVIDED: AGE APPROPRIATE PLAYGROUND EQUIPMENT WITH EPDM SURFACING; SHADED RAMADA AREA; PICNIC AREAS AND BARBEQUES; AND DOG STATIONS.
4. A CONVENIENCE STORE WITH GAS PUMPS AND SINGLE-BAY CARWASH ARE PERMITTED USES WITHIN THE PLANNED UNIT DEVELOPMENT.
5. A FINAL DEVELOPMENT PLAN IS REQUIRED TO BE SUBMITTED AND APPROVED BY PLANNING COMMISSION DEMONSTRATING COMPLIANCE WITH ALL REQUIREMENTS OF THE PLANNING UNIT DEVELOPMENT.
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 PROPERTY OWNER IS REQUIRED TO GRANT A PEDESTRIAN ACCESS EASEMENT FOR SIDEWALK LOCATED WITHIN A COMMON ELEMENT WHEN THAT SIDEWALK IS PROVIDING PUBLIC ACCESS ADJACENT TO THE RIGHT-OF-WAY.

11. 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.
12. 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.
13. 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.
14. 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. LONE MOUNTAIN ROAD
  - B. LOSEE ROAD (SIDEWALK, STREET LIGHTS)
15. THE PUBLIC STREET GEOMETRICS AND THICKNESS OF THE PAVEMENT SECTIONS WILL BE DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS.
16. RIGHT OF WAY DEDICATION AND CONSTRUCTION OF A BUS TURN-OUT WITH EXCLUSIVE RIGHT TURN LANE IS REQUIRED ON LONE MOUNTAIN ROAD PER THE *UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS= CONSTRUCTION OFF-SITE IMPROVEMENTS* DRAWING NUMBER 234.4.
17. 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.

18. 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.
19. APPROPRIATE SUBDIVISION AND/OR PARCEL 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.
20. ALL OFF-SITE IMPROVEMENTS MUST BE COMPLETED PRIOR TO FINAL INSPECTION OF THE FIRST BUILDING.
21. [FDP-03-2022 OLIVE GARDEN. APPLICANT: RSI GROUP, INC - PREET SHERGILL. REQUEST: A FINAL DEVELOPMENT PLAN IN A PUD \(PLANNED UNIT DEVELOPMENT DISTRICT\) TO DEVELOP A RESTAURANT. LOCATION: NORTHWEST CORNER OF CRAIG ROAD AND BRUCE STREET. \(APN 139-02-215-009\). WARD 2. \(FOR POSSIBLE ACTION\)](#)

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-13-2021 (ORDINANCE NO. 3084).
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. CONFORMANCE MAY REQUIRE MODIFICATIONS TO THE SITE PLAN.

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 APPLICABLE *UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS* DRAWING NUMBERS.
7. THE PUBLIC STREET GEOMETRICS AND THICKNESS OF THE PAVEMENT SECTIONS WILL BE DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS.
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. THE PROPERTY OWNER IS REQUIRED TO GRANT A ROADWAY EASEMENT FOR COMMERCIAL DRIVEWAY(S).
10. 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).
11. A REVOCABLE ENCROACHMENT PERMIT FOR LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY IS REQUIRED.
12. ALL NEVADA ENERGY EASEMENTS, APPURTENANCES, LINES AND POLES MUST BE SHOWN AND SHALL BE LOCATED ENTIRELY WITHIN THE PERIMETER LANDSCAPE AREA OF THIS DEVELOPMENT. DISTRIBUTION LINES, EXISTING OR PROPOSED, SHALL BE PLACED UNDERGROUND IF IMPACTED BY THE PROPOSED DEVELOPMENT OF THE PARCEL OR IF THE POLE IMPEDES UPON THE PROPER ADA CLEARANCES FOR SIDEWALK. UNDER NO CIRCUMSTANCES WILL NEW DOWN GUY WIRES BE PERMITTED.

**Nina Raey, 3187-A Airway Ave, Costa Mesa, CA**

22. **VN-01-2022 I-215 INTERCHANGE LOGISTICS CENTER AT CENTENNIAL AND RANGE (PUBLIC HEARING). APPLICANT: BADIEE DEVELOPMENT - SCOTT MERRY. REQUEST: A VARIANCE IN AN M-2 (GENERAL INDUSTRIAL DISTRICT), TO ALLOW A RETAINING WALL THAT IS OVER 6 FEET IN HEIGHT (9' 2"). LOCATION: NORTH OF BELT ROAD, BETWEEN CLARK COUNTY 215 AND THE UNION PACIFIC RAILROAD. (APN 123-20-000-003). WARD 1. (FOR POSSIBLE ACTION)**

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. PER THE APPROVED DRAINAGE STUDY, THIS WALL CAN ONLY BE BUILT AFTER NDOT COMPLETES THE CC-215 / I-15 IMPROVEMENTS IN THIS AREA.

**Jeremiah Johnson, 6030 South Jones Blvd, Las Vegas**

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

23. **ZOA-02-2022 CNLV (PUBLIC HEARING). APPLICANT: CITY OF NORTH LAS VEGAS. REQUEST: AN AMENDMENT TO TITLE 17 (ZONING ORDINANCE) TO MODIFY THE SHORT TERM RENTAL REQUIREMENTS, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO. (FOR POSSIBLE ACTION)**

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION.

**STAFF ITEMS**

There were no additional items.

**COMMISSION ITEMS**

There were no additional items.

**PUBLIC FORUM**

There was no public participation.

**ADJOURNMENT**

Chairman Warner adjourned the meeting at 8:03 PM