



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

May 10, 2023  
6:00 p.m., Council Chambers,  
2250 Las Vegas Boulevard North,  
North Las Vegas, Nevada 89030

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

**CALL TO ORDER**

**Chairman Warner** called the meeting into order at 6:04 P.M.

**WELCOME**

**Chairman Warner** welcomed all who were attending the meeting.

**VERIFICATION OF COMPLIANCE WITH OPEN MEETING LAW**

**Chief Deputy Clerk Cherry Lawson** confirmed compliance with Open Meeting Law.

**ROLL CALL**

**COMMISSIONERS PRESENT**

Chairman Warner  
Vice Chairman Calhoun  
Commissioner Greer  
Commissioner Guymon  
Commissioner Riley  
Commissioner Villeda  
Commissioner Zeiler

## **PLEDGE OF ALLEGIANCE - BY INVITATION**

Led by **Commissioner Riley**

## **PUBLIC FORUM**

**Chairman Warner** opened and closed the Public Forum to public comments. There was no public participation.

## **AGENDA**

1. Planning Commission Regular Meeting Agenda of May 10, 2023. (For Possible Action; Recommendation – Approve)

**MOTION:** *Commissioner Greer moved to approve the agenda as amended; agenda item SPR-01-2023 will be continued to June 14, 2023.*

**ACTION:** **APPROVED**

## **CONSENT AGENDA**

2. Planning Commission Regular Meeting Minutes of April 12, 2023. (For Possible Action; Recommendation – Approve)

**MOTION:** *Vice Chairman Calhoun moved to approve the Consent Agenda as presented.*

**ACTION:** **APPROVED**

## **BUSINESS**

3. **AMP-03-2023 URBAN AGRICULTURE ELEMENT (Public Hearing).** Applicant: City of North Las Vegas. Request: An amendment to the Comprehensive Master Plan amending Guiding Principle 7, “Community Services, Amenities and Environment” to add an Urban Agriculture Element. CITYWIDE. (For Possible Action)

**Johanna Murphy, Land Development and Community Services Principal Planner** provided a brief presentation on the request to amend the Comprehensive Master Plan.

[6:09 PM] **Chairman Warner** opened the public hearing for public testimony.

**Corrie Bosket, 2108 Revere St., North Las Vegas** stated that this amendment will help the community.

[6:11 PM] **Chairman Warner** closed the public hearing for public testimony.

**MOTION:** *Commissioner Greer moved to approve AMP-03-2023 URBAN AGRICULTURE ELEMENT.*

**ACTION:** **APPROVED; FORWARD TO CITY COUNCIL FOR FINAL CONSIDERATION.**

4. **ZOA-01-2023 URBAN AGRICULTURE (Public Hearing).** Applicant: City of North Las Vegas. Request: To add an Urban Agriculture Overlay District to Title 17 (Zoning Ordinance), and providing for other matters properly related thereto. CITYWIDE. (For Possible Action)

**Robert Eastman, Planning and Zoning Manager** provided a brief description of the zoning ordinance amendment.

[6:15 PM] **Chairman Warner** opened the public hearing for public testimony.

**Amber Bosket, 2108 Revere St., North Las Vegas** stated that this item will enable community growth and promote community engagement.

[6:17 PM] **Chairman Warner** closed the public hearing for public testimony.

**MOTION:** *Commissioner Riley moved to approve ZOA-01-2023 URBAN AGRICULTURE.*

**ACTION:** **APPROVED; FORWARD TO CITY COUNCIL FOR FINAL CONSIDERATION.**

5. **SUP-04-2023 DECATUR DESERT PLAZA (Public Hearing).** Applicant: Decatur Desert Plaza, LLC. 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. (APN 124-31-401-03) Ward 3 (For Possible Action)

**Jennifer Lazovich, Kaempfer Crowell, 1980 Festival Plaza Dr., Suite 650, Las Vegas** represented the applicant and provided a brief history of the site. **Ms. Lazovich** stated that she will submit to the City Clerk staff emails that were received in support of the project from residents who could not attend the meeting.

[6:37 PM] **Chairman Warner** opened the public hearing for public testimony.

**Ryan Ford, 4750 N Decatur Blvd., North Las Vegas** is the property owner across the street from the site and stated that **Ms. Lazovich** addressed his question on her presentation.

**Caitlin Scherr, 4732 Wells Fargo St., North Las Vegas** stated that she is excited for the new convenience food store with gas pumps and is in favor of this item.

**Chief Deputy City Clerk Cherry Lawson** read into record that the City Clerk's office received five comment cards in opposition of SUP-04-2023.

[6:40 PM] **Chairman Warner** closed the public hearing for public testimony.

**Mr. Eastman** read into record the amended conditions for item SUP-04-2023.

**MOTION:** ***Vice Chairman Calhoun moved to approve the Consent Agenda as presented.***

**ACTION:** **APPROVED AS AMENDED; SUBJECT TO THE FOLLOWING CONDITION(S)**

***Planning and Zoning:***

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. The applicant can process a Beer-Wine-Spirit Based "Off-Sale" liquor license in conjunction with the convenience food store and must comply with all applicable requirements outlined within both Title 5 and Title 17 of the Municipal Code for the City of North Las Vegas.
3. The gas canopies shall match the materials, accents and color scheme of the convenience food store.
4. All structures in a commercial zoning are required to be 30' from an existing residential property line.
5. Applicant shall relocate the trash enclosure away from the public right-of-way. 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. If the associated waiver (WAV-05-2023) proposing to reduce the landscape buffer is not approved, the applicant is required to install the landscape buffer as required by code. Modifications to the site plan will be required.
7. The applicant shall provide the required foundational landscaping of six (6) feet and required parking lot landscaping.
8. The applicant shall remove the roof ladder or screen from view of the right-of-way.
9. The applicant shall apply the same color scheme and stone veneer accents to all the buildings for the proposed convenience food store building, tavern/retail building and the gas canopy to create a cohesive and coherent design for the overall commercial center.

***Public Works:***

10. All known geologic hazards shall be shown on any preliminary development plans and civil improvement plans submitted to the City. Subsequent identification of additional hazards may substantially alter development plans.
11. Approval of a drainage study is required prior to submittal of the civil improvement plans. Conformance may require modifications to the site plan.
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 225.
14. The public street geometrics and thickness of the pavement sections will be determined by the Department of Public Works.
15. The property owner is required to grant a roadway easement for commercial driveways.
16. Right of way dedication and construction of a bus turn-out and right turn lane is required on Decatur Boulevard per the Uniform Standard Drawings for Public Works' Construction Off-Site Improvements Drawing Number 234.4.

17. Additional ROW along Lone Mountain is required per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 201.1.
18. ROW dedication and construction of a right turn lane along Lone Mountain Road is required.
19. A raised median shall be constructed along Lone Mountain to extend 50 feet east of the parcel line.
20. 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 Mountain Way (sidewalk, street lights)
  - c. N. Decatur Blvd. (sidewalk, street lights)
21. 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.
22. Any proposed driveway on Lone Mountain Road shall be right in – right out only.
23. A revocable encroachment permit for landscaping within the public right of way is required, if applicable.
24. No proposed driveway shall be permitted on the south side of La Madre Way.
25. A raised median shall be constructed on Decatur Boulevard south of La Madre Way.
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.
27. 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. The traffic study must also obtain concurrence from the City of Las Vegas.

6. **SUP-06-2023 DECATUR DESERT PLAZA (Public Hearing).** Applicant: Decatur Desert Plaza, LLC. Request: A special use permit in a C-1 (Neighborhood Commercial District) to allow a Restricted Gaming “On-sale” liquor license, with a waiver from the required 500 foot separation from developed residential. Location: Northeast corner of Decatur Boulevard and Lone Mountain Road. (APN 124-31-401-03) Ward 3 (For Possible Action)

**Jennifer Lazovich, Kaempfer Crowell, 1980 Festival Plaza Dr., Suite 650, Las Vegas** represented the applicant and provided a brief history of the site on item 5.

**Mr. Eastman** read into record the amended conditions for item SUP-06-2023.

[6:40 PM] **Chairman Warner** opened the public hearing for public testimony.

**Ms. Cherry Lawson** read into record that the City Clerk’s office received 12 comment cards in opposition and 1 comment card in support of SUP-06-2023.

[6:44 PM] **Chairman Warner** closed the public hearing for public testimony.

**MOTION:** *Commissioner Riley moved to approve SUP-06-2023 DECATUR DESERT PLAZA.*

**ACTION:** **APPROVED AS AMENDED; SUBJECT TO THE FOLLOWING CONDITION(S)**

***Planning and Zoning:***

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. All structures in a commercial zoning are required to be 30’ from an existing residential property line.
3. The applicant shall provide the required foundational landscaping of six (6) feet and required parking lot landscaping.
4. The tavern / restaurant shall maintain an equal or greater restaurant to bar ratio. The restaurant shall also be open for family dining during normal operating hours. Additionally, any restrooms shall be located to allow restaurant patrons direct access, without travel through the bar area.

5. The applicant should relocate the building in order to make room for the required right hand turn lane dedication and meet the required 20 foot building setback.
6. Applicant shall relocate the trash enclosure away from the public right-of-way. 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. If the associated waiver (WAV-05-2023) proposing to reduce the landscape buffer is not approved, the applicant is required to install the landscape buffer as required by code. Modifications to the site plan will be required.
8. The applicant shall apply the same color scheme and stone veneer accents to all the buildings for the proposed convenience food store building, tavern/retail building and the gas canopy to create a cohesive and coherent design for the overall commercial center.

***Public Works:***

9. 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.
10. Approval of a drainage study is required prior to submittal of the civil improvement plans. Conformance may require modifications to the site plan.
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 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. The property owner is required to grant a roadway easement for commercial driveways.



15. Right of way dedication and construction of a bus turn-out and right turn lane is required on Decatur Boulevard per the Uniform Standard Drawings for Public Works' Construction Off-Site Improvements Drawing Number 234.4.
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 east of the parcel line.
19. 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 Mountain Way (sidewalk, street lights)
  - c. N. Decatur Blvd. (sidewalk, street lights)
20. 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.
21. Any proposed driveway on Lone Mountain Road shall be right in – right out only.
22. A revocable encroachment permit for landscaping within the public right of way is required, if applicable.
23. No proposed driveway shall be permitted on the south side of La Madre Way.
24. A raised median shall be constructed on Decatur Boulevard south of La Madre Way.
25. 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.

26. 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. The traffic study must also obtain concurrence from the City of Las Vegas.

7. **SUP-22-2023 DECATUR DESERT PLAZA (Public Hearing).** Applicant: Decatur Desert Plaza, LLC. Request: A special use permit in a C-1 (Neighborhood Commercial District) to allow a vehicle washing establishment. Location: Northeast corner of Decatur Boulevard and Lone Mountain Road. (APN 124-31-401-003) Ward 3 (For Possible Action)

**Jennifer Lazovich, Kaempfer Crowell, 1980 Festival Plaza Dr., Suite 650, Las Vegas** represented the applicant and provided a brief history of the site on Item No. 5.

**Mr. Eastman** read into record the amended conditions for item SUP-22-2023.

[6:46 PM] **Chairman Warner** opened the public hearing for public testimony.

**Ms. Lawson** read into record that the City Clerk's office received 6 comment cards in opposition of SUP-22-2023.

[6:46 PM] **Chairman Warner** closed the public hearing for public testimony.

**MOTION:** *Commissioner Zeiler moved to approve SUP-22-2023 DECATUR DESERT PLAZA.*

**ACTION:** **APPROVED AS AMENDED; SUBJECT TO THE FOLLOWING CONDITION(S).**

***Planning and Zoning:***

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. All structures in a commercial zoning are required to be 30' from an existing residential property line.
3. Applicant shall relocate the trash enclosure away from the public right-of-way. 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.

4. If the associated waiver (WAV-05-2023) proposing to reduce the landscape buffer is not approved, the applicant is required to install the landscape buffer as required by code. Modifications to the site plan will be required.
5. The applicant shall provide the required foundational landscaping of six (6) feet and required parking lot landscaping.
6. The applicant shall remove the roof ladder or screen from view of the right-of-way.
7. The applicant shall raise the existing CMU wall at the east property line adjacent to existing residential to eight (8) feet.
8. The applicant shall apply the same color scheme and stone veneer accents to all the buildings for the proposed convenience food store building, tavern/retail building and the gas canopy to create a cohesive and coherent design for the overall commercial center.

***Public Works:***

9. 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.
10. Approval of a drainage study is required prior to submittal of the civil improvement plans. Conformance may require modifications to the site plan.
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 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. The property owner is required to grant a roadway easement for commercial driveways.

15. Right of way dedication and construction of a bus turn-out and right turn lane is required on Decatur Boulevard per the Uniform Standard Drawings for Public Works' Construction Off-Site Improvements Drawing Number 234.4.
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 east of the parcel line.
19. 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 Mountain Way (sidewalk, street lights)
  - c. N. Decatur Blvd. (sidewalk, street lights)
20. 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.
21. Any proposed driveway on Lone Mountain Road shall be right in – right out only.
22. A revocable encroachment permit for landscaping within the public right of way is required, if applicable.
23. No proposed driveway shall be permitted on the south side of La Madre Way.
24. A raised median shall be constructed on Decatur Boulevard south of Villa Madre Way.
25. 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.

26. 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. The traffic study must also obtain concurrence from the City of Las Vegas.

27. Hours of Operation shall be limited to 7:00 am to 10:00 pm.

8. **WAV-05-2023 DECATUR DESERT PLAZA (Public Hearing).** Applicant: Decatur Desert Plaza, LLC. Request: A waiver in a C-1 (Neighborhood Commercial District) to allow a ten (10) foot landscape buffer from abutting residential where a minimum landscape buffer of 20 feet is required. Location: Northeast corner of Decatur Boulevard and Lone Mountain Road. (APN 124-31-401-003) Ward 3 (For Possible Action)

**Mr. Eastman** stated no modification to the conditions. However, the conditions that are being recommended are attached to the memorandum on this item and not on the original staff report.

[6:46 PM] **Chairman Warner** opened the public hearing for public testimony.

**Ms. Lawson** read into record that the City Clerk's office received five comment cards in opposition of WAV-05-2023.

[6:46 PM] **Chairman Warner** closed the public hearing for public testimony.

**MOTION:** *Commissioner Riley moved to approve WAV-05-2023 DECATUR DESERT PLAZA.*

**ACTION:** **APPROVED; SUBJECT TO THE FOLLOWING CONDITION(S).**

**Planning and Zoning:**

1. That, unless otherwise approved through a variance, waiver or other approved method, this development shall comply with all applicable codes and ordinances.
2. The waiver shall be limited to a minimum buffer of 15 feet.
3. The applicant shall provide a double row of 24" - 36" box trees spaces ten (10) feet on center along the northern and eastern property line adjacent to the residential development.

9. **SUP-17-2023 PROPOSED CONVENIENCE STORE WITH CARWASH & TAVERN (Public Hearing).** Applicant: ETT I, LLC. Request: A special use permit in an M-2 (General Industrial District) to allow a Restricted Gaming “On-Sale” liquor license with a waiver from the required 1,500 foot separation from a park. Location: Northwest corner of Cheyenne Avenue and Bucyrus Erie Street, Ward 2. (For Possible Action)

**Ben Girardin, PGAL, LLC. 7373 Peak Dr., #170, Las Vegas** represented the applicant and was available for questions.

[6:52 PM] **Chairman Warner** opened the public hearing for public testimony.

**Ms. Lawson** read into record that the City Clerk’s office received one comment card in opposition of SUP-17-2023.

[6:53 PM] **Chairman Warner** closed the public hearing for public testimony.

**MOTION:** *Commissioner Greer moved to approve SUP-17-2023 PROPOSED CONVENIENCE STORE WITH CAR WASH & TAVERN.*

**ACTION:** **APPROVED; SUBJECT TO THE FOLLOWING CONDITION(S).**

***Planning and Zoning:***

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

***Public Works:***

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 and concurrence from the Nevada Department of Transportation (NDOT) for Cheyenne Avenue access is required. Conformance may require modifications to the site. The

maximum driveway width is 40'.

5. 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. Maximum width for any driveway shall be forty (40) feet.
  6. The public street geometrics and thickness of the pavement sections will be determined by the Department of Public Works.
  7. An NDOT encroachment permit is required for work within Cheyenne Avenue.
  8. The property owner is required to grant a roadway easement for commercial driveways.
  9. 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.
  10. A five (5) foot wide public utility easement is required when adjacent to the public right-of-way.
  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.
  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. A queuing analysis may be required. The traffic study must also obtain concurrence from NDOT.
10. **SUP-18-2023 PROPOSED CONVENIENCE STORE WITH CARWASH & TAVERN (Public Hearing).** Applicant: ETT I, LLC. Request: A special use permit in an M-2 (General Industrial District) to allow a convenience food store with gas pumps. Location: Northwest corner of Cheyenne Avenue and Bucyrus Erie Street, Ward 2. (For Possible Action)

**Ben Girardin, PGAL, LLC. 7373 Peak Dr., #170, Las Vegas** represented the applicant and was available for questions.

[6:55 PM] **Chairman Warner** opened the public hearing for public testimony.

**Ms. Lawson** read into record that the City Clerk's office received one comment card in opposition of SUP-18-2023.

[6:55 PM] **Chairman Warner** closed the public hearing for public testimony.

**MOTION:** ***Commissioner Villeda moved to approve SUP-18-2023 PROPOSED CONVENIENCE STORE WITH CAR WASH & TAVERN.***

**ACTION:** **APPROVED; SUBJECT TO THE FOLLOWING CONDITION(S)**

**Planning and Zoning:**

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

**Public Works:**

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 and concurrence from the Nevada Department of Transportation (NDOT) for Cheyenne Avenue access is required. Conformance may require modifications to the site. The maximum driveway width is forty (40) feet.
5. 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. Maximum width for any driveway shall be forty (40) feet.
6. The public street geometrics and thickness of the pavement sections will be determined by the Department of Public Works.



7. An NDOT encroachment permit is required for work within Cheyenne Avenue.
8. The property owner is required to grant a roadway easement for commercial driveways.
9. 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.
10. A five (5) foot wide public utility easement is required when adjacent to the public right-of-way.
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.
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. A queuing analysis may be required. The traffic study must also obtain concurrence from NDOT.

11. **SUP-20-2023 SCT ALIANTE PARKWAY (Public Hearing).** Applicant: SCT Aliante Parkway LLC. Request: A special use permit in an MPC C-2 (Master Planned Community General Commercial District) to allow a tavern. Location: Approximately 270 feet south of the southwest corner of Aliante Parkway and Elkhorn Road. (APN 124-17-418-002). Ward 3. (For Possible Action)

**Rebecca Miltenberger, Brownstein Hyatt Farber Schreck, LLP, 100 North City Pkwy., #1600, Las Vegas** represented the applicant and provided a brief description of the site plan.

[6:50 PM] **Chairman Warner** opened the public hearing for public testimony.

**James Roe, 7140 Diving Petrels Pl., North Las Vegas** stated that he is in opposition of the proposed establishment.

**Heather Thomas, 7140 Diving Petrels Pl., North Las Vegas** stated that she is in opposition of the proposed establishment.

**Catherine Prince, 7140 Diving Petrels Pl., North Las Vegas** stated that she is in opposition of the proposed establishment.

**Ms. Lawson** read into record that the City Clerk's office received an email in support of and received three comment cards in opposition of SUP-20-2023.

[7:09 PM] **Chairman Warner** closed the public hearing for public testimony.

**MOTION:** *Commissioner Riley moved to approve SUP-20-2023 SCT ALIANTE PARKWAY.*

**ACTION:** **APPROVED; SUBJECT TO THE FOLLOWING CONDITION(S).**

**Planning and Zoning:**

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances, including the Aliante Design Guidelines and Development Standards.
2. The tavern / restaurant shall maintain an equal or greater restaurant to bar ratio. The restaurant shall also be open for family dining during normal operating hours. Additionally, any restrooms shall be located to allow restaurant patrons direct access, without travel through the bar area.

**Public Works:**

3. All known geologic hazards shall be shown on any preliminary development plans and civil improvement plans submitted to the City. Subsequent identification of additional hazards may substantially alter development plans.
4. Approval of a drainage study is required prior to submittal of the civil improvement plans. 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 Number 222.1 and 225.
7. The public street geometrics and thickness of the pavement sections will be determined by the Department of Public Works.

8. 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.
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.

12. **SUP-21-2023 NEXUS/LAMB CONVENIENCE STORE (Public Hearing).**  
Applicant: Golcheh Developments and Investments LLC. Request: A special use permit in an M-2 (General Industrial District) to allow a convenience food store with gas pumps. Location: Northeast corner of Lamb Boulevard and Nexus Way, Ward 1. (For Possible Action)

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

[7:52 P.M.] **Chairman Warner** opened the public hearing for testimony. There was no public participation.

**MOTION:** *Vice Chairman Calhoun moved to approve SUP-21-2032 NEXUS/LAMB CONVENIENCE STORE.*

**ACTION:** **APPROVED; SUBJECT TO THE FOLLOWING CONDITION(S).**

**Planning and Zoning:**

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

**Public Works:**

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 Number 222.1 and 225.
6. The public street geometrics and thickness of the pavement sections will be determined by the Department of Public Works.
7. The property owner is required to grant a roadway easement for commercial driveways.
8. 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.
9. A revocable encroachment permit for landscaping within the public right of way is required, if applicable.
10. 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.
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.
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. A queuing analysis may be required.

13. **FDP-01-2023 VIBRANIUM AT YORK.** Applicant: Alicia Taylor - Vibranium LLC. Request: A Final Development Plan in a PUD/PID (Planned Unit Development/Planned Infill Development) to develop an 18-lot, attached single-family residential subdivision. Location: Northwest corner of Martin L King Boulevard and June Avenue. (APNs 139-16-310-086 and 139-16-310-087) Ward 2. (For Possible Action)

**Landon Christopherson, 2885 E. Quail Ave., Las Vegas** represented the applicant and was available for questions.

**MOTION:** *Commissioner Riley moved to approve FDP-01-2023 VIBRANIUM AT YORK.*

**ACTION:** **APPROVED; SUBJECT TO THE FOLLOWING CONDITION(S)**

**Planning and Zoning:**

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

14. **FDP-02-2023 KAVISON-DORRELL/COMMERCE.** Applicant: Kavison Homes, LLC. Request: A final development plan in a PUD/PID (Planned Unit Development / Planned Infill Development) to develop a 30-unit, two-family residential subdivision and an existing multi-tower telecommunication facility. Location: Northwest corner of Commerce Street and Dorrell Lane. (APNs 124-22-101-014 and 124-22-101-015) Ward 4. (For Possible Action)

**Lexa Green, Kaempfer Crowell, 1980 Festival Plaza Dr., Suite 650, Las Vegas** represented the applicant and provided a brief presentation of the final development plan.

**MOTION:** *Commissioner Zeiler moved to approve FDP-02-2023 KAVISON-DORRELL/COMMERCE.*

**ACTION:** **APPROVED AS AMENDED; SUBJECT TO THE FOLLOWING CONDITION(S)**

**Planning and Zoning:**

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

2. The applicant shall comply with all applicable conditions of approval for ZN-24-21 (Ordinance No. 3099).
3. The cell tower site shall be provided with a decorative block wall as part of the proposed development perimeter wall and a vehicle access gate.
4. The HOA shall be responsible for the common areas, perimeter landscaping and the perimeter walls including the telecommunication site.
5. The pathway should be upgraded to a five (5) foot wide concrete pathway and not a four (4) foot wide compacted DG pathway.
6. The four (4) lots abutting the narrow portion of the pathway (Lots 21, 23 and 24) should have a partial view fence for the safety of the residence.
7. The open space areas shall contain at a minimum the listed amenities per park:
  - Common lot "E": Doggie station, a 12 x 12 seating cover, trash receptacles, seating area with a table and chairs, open play area, 4 foot wide pathway and two (2) benches
  - Common lot "F": Landscaped area with no amenities
  - Common lot "G": Doggie station, a 12 x 12 seating cover, trash receptacles, seating area with a table and chairs, open play area, four foot wide pathway and two (2) benches.

15. **AMP-02-2023 GOLDEN TRIANGLE BUILDING 6 (Public Hearing).** Applicant: Golden Triangle R, LLC. Request: An Amendment to the Master Plan of Streets and Highways to remove Washburn Road starting at Pecos Road and extending east to Donovan Way. (APNs 123-31-301-001 and 123-31-301-011) Ward 1. (For Possible Action)

**Jeremiah Delci-Johnson, Taney Engineering, 6030 S. Jones Blvd., Las Vegas** represented the applicant, presented a site plan and was available for questions.

[7:46 PM] **Chairman Warner** opened the public hearing for public testimony.

**Ms. Lawson** read into record that the City Clerk's office received two comment cards in support and one comment card in opposition of AMP-02-2023.

[7:46 PM] **Chairman Warner** closed the public hearing for public testimony.

**MOTION:** *Commissioner Riley moved to approve AMP-02-2023 GOLDEN TRIANGLE BUILDING 6.*

**ACTION:** **APPROVED; FORWARD TO CITY COUNCIL FOR FINAL CONSIDERATION**

16. **SPR-01-2023 VILLAGES OF TULE SPRINGS PARCEL 1.19 (Public Hearing).**  
Applicant: DHI Communities. Request: A site plan review in an MUZ MPC (Mixed-Use Zone Master Planned Community) and RZ13 MPC (Residential Zone up to 13 du/ac Master Planned Community), proposed property reclassification to R-3 PCD (High Density Residential Planned Community District), to develop a 338-unit, multi-family residential development. Location: North of Clark County 215 and approximately 850 feet east of Revere Street. (APN 124-15-314-002) Ward 4. (For Possible Action)

**ACTION:** **CONTINUED TO JUNE 14, 2023**

#### **STAFF ITEMS**

**Alfredo Melesio, Land Development and Community Services Director** stated that the City has a new system called Wordly that assist the public with translation. **Mr. Melesio** wished everyone a Happy Mother's Day.

#### **COMMISSION ITEMS**

**Commissioner Riley** requested that staff provide security for the next meeting. **Mr. Melesio** stated that there will be security for the next meeting.

#### **PUBLIC FORUM**

**Chairman Warner** opened the Public Forum to receive public comment. No comments were offered.

#### **ADJOURNMENT**

**Chairman Warner** adjourned the meeting. Meeting was adjourned at 7:51 PM.