



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

June 14, 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 6:00 p.m.

**WELCOME**

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

**VERIFICATION OF COMPLIANCE WITH OPEN MEETING LAW**

**City Clerk Jackie Rodgers** 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

## **STAFF PRESENT**

Planning and Zoning Manager Robert Eastman  
Principal Planner Duane McNelly  
Senior Deputy City Attorney Christopher Craft  
City Clerk Jackie Rodgers

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

Led by **Commissioner Greer**

## **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 June 14, 2023. (For Possible Action; Recommendation – Approve)

**MOTION:** *Commissioner Greer moved to approve the agenda as amended; agenda items 8 and 9 ZN-05-2023, T-MAP-04-2023 and item 18 SPR-01-2023 will be continued to July 12, 2023. Agenda item 14 SUP-19-2023 will be moved as the first item under Business.*

**ACTION:** **APPROVED**

AYES: 7

NAYS: 0

ABSTAIN: 0

## **CONSENT AGENDA**

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

**MOTION:** *Commissioner Villeda moved to approve the Consent Agenda as presented.*

**ACTION:** **APPROVED**

AYES: 7

NAYS: 0

ABSTAIN: 0

## **BUSINESS**

14. **SUP -19 -2023 TTS168 LLC DBA THE THAI MASSAGE (Public Hearing).** Applicant: Chakraphong Tansawangkun. Request: A special use permit in a C-2 (General Commercial District) to allow a massage establishment. Location: 6536 North Decatur Boulevard, Suite 160. (APN 124-19-412-003) Ward 3. (For Possible Action)

*Item Number 14, SUP-19-2023, was heard as the first item on the business section of the agenda.*

**Duane McNelly, Land Development and Community Services Principal Planner** provided a brief presentation on the request for a special use permit in a C-2 (General Commercial District) to allow a massage establishment.

**Kirk Kennedy, Law office of Kirk Kennedy, 815 S Casino Center Blvd., Las Vegas** represented the applicant and provided a brief history of the proposed establishment. Mr. Kennedy was available for questions.

[7:21 PM] **Chairman Warner** opened the public hearing for public testimony.

City Clerk Jackie Rodgers read into the record that the City Clerk's office had received one comment card in support of SUP-19-2023.

[7:21 PM] **Chairman Warner** closed the public hearing for public testimony.

**MOTION:** *Commissioner Guymon moved to approve SUP-19-2023 TTS168 LLC DBA THE THAI MASSAGE.*

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

AYES: 7

NAYS: 0

ABSTAIN: 0

3. **SUP -19 -2023 TTS168 LLC DBA THE THAI MASSAGE (Public Hearing).** Applicant: Chakraphong Tansawangkun. Request: A Special Use Permit in a C-2 (General Commercial District) to allow a massage establishment. Location: 6536 North Decatur Boulevard, Suite 160. (APN 124-19-412-003) Ward 3. (For Possible Action)

**Duane McNelly, Principal Planner** provided a brief presentation on the request for a Special Use Permit in a C-2 (General Commercial District) to allow a massage establishment within the existing Crossroads at Town Center commercial development. The site is located at 6536 North Decatur Boulevard, Suite 160 which contains approximately 1774 square feet. Access to the site is provided from a

number of existing entrances along Decatur and Rome Boulevard. The Letter of Intent states there will be four (4) to five (5) treatment rooms however the floor plan provided indicates seven (7) separate massage rooms, a lobby, restrooms and a break room.

The proposed establishment will operate from 9:00 A.M. to 9:00 P.M. and will provide a Thai based massage technique service to the surrounding area. The applicant is required to obtain a license from the Nevada State Board of Massage Therapy for any employees performing the massages.

Architecturally, the building meets the Commercial Design Standards for building materials and design. The applicant is not proposing any exterior modifications to the front of the building. The existing landscaping areas as shown in the submitted photos consist of planters, shrubs and decorative rock. The site is in compliance with onsite landscaping requirements for the parking lot and foundation landscaping. The site plan indicates that this suite shares parking with the existing commercial and staff does not anticipate any parking concerns for the proposed use.

The proposed massage establishment is consistent with the current land use designation of C-2, General Commercial District and should not pose a negative impact on the existing uses, community or properties. Staff has no objections to the proposed use and recommends approval with conditions.

**Kirk Kennedy, Law office of Kirk Kennedy, 815 S Casino Center Blvd., Las Vegas** represented the applicant and stated that the owner Mr. Tansawangkun would like to provide licensed Thai based massage services to the community. These business are watched very closely by the City and the County and are held to strict licensing standards. There is room for up to seven (7) therapists however they will start with two to three licensed therapists and have room to grow.

[7:21 PM] **Chairman Warner** opened the Public Hearing for public testimony.

**City Clerk Jackie Rodgers** read into the record that the City Clerk's office had received one comment card in support of SUP-19-2023.

[7:21 PM] **Chairman Warner** closed the Public Hearing for public testimony.

**MOTION:** ***Commissioner Guymon moved to approve SUP-19-2023 TTS168 LLC DBA THE THAI MASSAGE.***

**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.

2. The daily hours of operation shall be limited to 9:00 am to 9:00 pm.

AYES: 7  
NAYS: 0  
ABSTAIN: 0

4. **SUP- 29- 2023 GRAND TETON & DECATUR (Public Hearing).** Applicant: J.A. Development Company. A special use permit in a C-1 (Neighborhood Commercial District) to allow a mini-warehousing establishment. Location: Northeast corner of Decatur Boulevard and Grand Teton Drive. (APN 124-07-401-004) Ward 3. (For Possible Action)

**Robert Eastman, Planning and Zoning Manager** stated that Items 3 and 4 are related and he will provide one presentation; however, they will require separate votes. Item 3 is SUP-29-2023 requesting a Special Use Permit in a C-1 (Neighborhood Commercial District) to allow a mini warehouse establishment. Item 4 is SUP-23-2023 requesting a Special Use Permit for a vehicle washing establishment both located on the Northeast corner of Decatur Boulevard and Grand Teton Drive. The site is located on 4.13 acres. The applicant is proposing to construct a 58,463 square foot 2-story building for 622 self-storage units in an “L” shape and within would be the vehicle washing establishment. The site does comply with all development codes and ordinances. They are providing adequate landscaping and will need to provide additional landscaping details. The buildings meet the commercial design standards and provide adequate parking. They do need to show they are providing the proper buffering for walls around the site and staff is recommending approval for both use permits subject to conditions.

**David Brown, Brown, Brown and Premsrirut, 520 S 4th St., Las Vegas** represented the applicant and stated that they have requested for a continuation of related Item No. 4 (SUP-32-2023 GRAND TETON & DECATUR) be continued.

[6:16 PM] **Chairman Warner** opened the Public Hearing for public testimony.

**Ms. Rodgers** read into record that the City Clerk’s office received three comment cards in opposition of SUP-29-2023.

[6:16 PM] **Chairman Warner** closed the Public Hearing for public testimony.

**MOTION:** *Commissioner Greer moved to approve SUP-29-2023 GRAND TETON & DECATUR.*

**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.
2. The outside storage of other goods or materials shall be prohibited. Applicant shall provide the required (2) bicycle parking stalls.
3. Applicant shall provide a minimum of six (6) foot landscape islands at the ends of all parking rows.
4. Applicant shall provide to provide six (6) feet of foundation landscaping at the entrance of the building and at least three (3) feet of foundation landscaping where parking spaces are located on the sides of the building.
5. Applicant shall provide the Screening proper screening for a mini-warehousing establishment of a decorative block wall around the perimeter and all storage units shall be located behind the screened wall.
6. The applicant shall install double offset row of trees planted 20 feet on center with shrubs that provide an 50% ground coverage within two (2) years of planting within the required 20 foot landscape buffer from adjacent residential property to the west and north.
7. The applicant shall install 20 feet of landscaping including a five (5) foot sidewalk centered between the landscaping adjacent to Grand Teton Drive.
8. The trash enclosure shall use similar materials and color palette as the principal building, have a roof and six (6) feet landscape islands on both sides of the trash enclosure.

### ***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. Approval of a traffic study is required prior to submittal of the civil improvement plans. Please contact Traffic Engineering at 633-1951 to request a scope. A queuing analysis may be required.
12. The property owner is required to grant a roadway easement for commercial driveway(s).
13. A revocable encroachment permit for landscaping within the public right of way is required, if applicable.
14. The property owner is required to grant a sidewalk 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.
15. Adjacent to any eighty (80) foot right-of-way or greater, a common lot and/or landscape and pedestrian access easement, with a minimum width of five (5) feet, shall be provided behind the required bus turnout.
16. 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.
17. The project shall provide a combination right-turn lane/bus turnout and loading pad and shelter on Decatur Boulevard in accordance with Uniform Standard Drawing 234.4.
18. All driveway geometrics shall be in compliance with the applicable *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.1.
19. The public street geometrics and thickness of the pavement sections will be determined by the Department of Public Works.
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. Grand Teton Drive
  - b. Decatur Boulevard
21. All Nevada Energy easements, appurtenances, lines and poles must be shown and shall be located entirely within the perimeter landscape area of this development. Distribution lines, existing or proposed, shall be placed underground if impacted by the proposed development of

the parcel or if the pole impedes upon the proper ADA clearances for sidewalk. Under no circumstances will new down guy wires be permitted.

AYES: 7  
NAYS: 0  
ABSTAIN: 0

5. **SUP-32-2023 GRAND TETON & DECATUR (Public Hearing).** Applicant: J.A. Development Company. A special use permit in a C-1 (Neighborhood Commercial District) to allow a vehicle washing establishment. Location: Northeast corner of Decatur Boulevard and Grand Teton Drive. (APN 124-07-401-004) Ward 3. (For Possible Action)

**MOTION:** *Commissioner Zeiler moved to continue SUP-32-2023 GRAND TETON & DECATUR TO JULY 12, 2023.*

**ACTION:** *CONTINUED TO JULY 12, 2023*

AYES: 7  
NAYS: 0  
ABSTAIN: 0

6. **SUP-27-2023 REVERE SELF STORAGE (Public Hearing).** Applicant: Vegas Storage Holdings, LLC. Request: A special use permit in a C-1 (Neighborhood Commercial District) to allow a mini-warehousing establishment. Location: Southwest corner of Commerce Street and Revere Street. (APN 124-22-201-004) Ward 4. (For Possible Action)

**Robert Eastman, Planning and Zoning Manager** stated agenda Items 5 through 7 are related and he will provide an introduction; however, each item requires a separate vote. Item 5 is SUP-27-2023 a request for a Special Use Permit in a C-1 (Neighborhood Commercial District) to allow a mini-warehousing establishment.

Item 6 is WAV-06-2023 a request for a waiver in a C-1 of a required 20 foot landscaping buffer and allow the applicant to reduce the buffer to 10 feet from the abutting residential.

Item 7 is T-MAP-03-2023 a Tentative Map in a C-1 (Neighborhood Commercial District) to allow a single-lot commercial subdivision. The site is located on the Southwest corner of Commerce Street and Revere Street. The site is zoned C-1 Neighborhood Commercial. The entire site is 3.4 acres immediately adjacent to a residential development which includes a small park space. In reviewing the use permit for the mini-warehousing facility, it is a large building with over 600 indoor storage units and is in compliance with commercial design standards.



They did provide 4-sided architecture and they do have building articulation on all sides for a more interesting façade. The building in the rear has a number of pockets and a change in the wall plane which helps create their landscaping pocket areas and to buffer from the residential. The waiver is partially for the fire access lane around the back of the building which reduced the landscaping area. The applicant has provided a more architecturally interesting building.

Staff is in support of the waiver request. The Tentative Map is a single lot commercial Tentative Map. They have access from both Commerce and Revere and meets all requirements. Staff recommends approval of all three items with modifications specifically on conditions for Item 5.

Added conditions to read:

6. Truck and trailer rental shall not be permitted as a principal or accessory use on the subject site.
7. On-site signage shall be limited to building signage and monument signage compatible with the Villages at Tule Springs development standards.
8. Eight-foot tall wrought iron gates shall be provided on both the eastern and western ends of the fire access lane around the rear of the building, subject to review and approval of the Building and Fire Safety Division.
9. Wrought iron fencing shall be added to the existing southern wall from the required gates to the east property line and to west property line, with approval from the adjacent property owner.

Revised Condition 16 (previously 12):

16. The project frontages will require raised medians along Commerce Street and Revere Street beyond the project driveways and shall be depicted on the project's off-site improvement plans, or as otherwise approved by the Director of Public Works.

**Stephanie Allen, Kaempfer Crowell, 1980 Festival Plaza Dr., Suite 650, Las Vegas** introduced the applicant she is representing, **Jeff Englehart**, to the commissioners. **Ms. Allen** presented a site plan of the proposed establishment and stated that the applicant worked with the surrounding neighbors to address their concerns about allergenic landscaping. Ms. Allen noted that the landscaping selected are low in allergens and is available for questions.

[6:32 PM] **Chairman Warner** opened the Public Hearing for public testimony.

**Ms. Rodgers** read into record that the City Clerk's office received two comment cards in support and two comment cards in opposition of SUP-27-2023.

[6:33 PM] **Chairman Warner** closed the Public Hearing for public testimony.

**MOTION:** *Commissioner Riley moved to approve SUP-27-2023 REVERE SELF STORAGE with the modified condition(s).*

**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.
2. Applicant shall provide two (2) minimum twenty-four (24) inch box trees for each recessed area on the southern elevation of the mini-warehousing establishment building.
3. Applicant shall provide minimum six (6) foot foundation landscaping areas on the east and west elevations of the mini-warehousing establishment building.
4. The trash enclosure nearest to the future commercial building at the north end of the site shall be moved to a more central location within the site.
5. The required foundation landscaping for the future commercial building at the north end of the site shall be provided.
6. Truck and trailer rental shall not be permitted as a principal or accessory use on the subject site.
7. On-site signage shall be limited to building signage and monument signage compatible with the Villages at Tule Springs development standards.
8. Eight-foot tall wrought iron gates shall be provided on both the eastern and western ends of the fire access lane around the rear of the building, subject to review and approval of the Building and Fire Safety Division.
9. Wrought iron fencing shall be added to the existing southern wall from the required gates to the east property line and to west property line, with approval from the adjacent property owner.

**Public Works:**

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

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. Approval of a traffic study is required prior to submittal of the civil improvement plans. Please contact Traffic Engineering at 633-1951 to request a scope. A queuing analysis may be required.
13. The property owner is required to grant a roadway easement for commercial driveway(s).
14. 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.
15. The project shall provide a combination right-turn lane/bus turnout and loading pad and shelter on Commerce Street in accordance with Uniform Standard Drawing 234.4.
16. The project frontages will require raised medians along Commerce Street and Revere Street beyond the project driveways and shall be depicted on the project's off-site improvement plans, or as otherwise approved by the Director of Public Works.
17. All driveway geometrics shall be in compliance with the applicable *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.1.
18. The public street geometrics and thickness of the pavement sections will be determined by the Department of Public Works.

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. Revere Street
- b. Commerce Street

20. 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.

21. All Nevada Energy easements, appurtenances, lines and poles must be shown and shall be located entirely within the perimeter landscape area of this development. Distribution lines, existing or proposed, shall be placed underground if impacted by the proposed development of the parcel or if the pole impedes upon the proper ADA clearances for sidewalk. Under no circumstances will new down guy wires be permitted.

AYES: 7  
NAYS: 0  
ABSTAIN: 0

6. **WAV-06-2023 REVERE SELF STORAGE (Public Hearing).** Applicant: Vegas Storage Holdings, 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 twenty (20) feet is required. Location: Southwest corner of Commerce Street and Revere Street. (APN 124-22- 201- 004) Ward 4. (For Possible Action)

**Robert Eastman, Planning and Zoning Manager** provided a brief presentation on the request for 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 twenty (20) feet is required.

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

[6:35 PM] **Chairman Warner** opened the Public Hearing for public testimony.

**Ms. Rodgers** read into record that the City Clerk's office received two comment cards in support and one comment card in opposition of WAV-06-2023.

[6:35 PM] **Chairman Warner** closed the Public Hearing for public testimony.

**MOTION:** *Vice Chairman Calhoun moved to approve WAV-06-2023 REVERE SELF STORAGE.*

**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.
2. Upon approval of this Special Use Permit all previously approved special uses will be terminated.

AYES: 7  
NAYS: 0  
ABSTAIN: 0

7. **T-MAP-03-2023 REVERE SELF STORAGE.** Applicant: Vegas Storage Holdings, LLC. Request: A Tentative Map in a C-1 (Neighborhood Commercial District) to allow a single-lot commercial subdivision. Location: Southwest corner of Commerce Street and Revere Street. (APN 124-22-201-004) Ward 4. (For Possible Action)

**Robert Eastman, Planning and Zoning Manager** provided a brief presentation on the request for a Tentative Map in a C-1 (Neighborhood Commercial District) to allow a single-lot commercial subdivision.

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

**MOTION:** *Commissioner Greer moved to approve T-MAP-03-2023 REVERE SELF STORAGE.*

**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:***

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

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. Approval of a traffic study is required prior to submittal of the civil improvement plans. Please contact Traffic Engineering at 633-1951 to request a scope. A queuing analysis may be required.
5. The property owner is required to grant a roadway easement for commercial driveway(s).
6. The size and number of access points and their locations are subject to review and approval by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in *North Las Vegas Municipal Code* section 17.24.040; Conformance may require modifications to the site.
7. The project shall provide a combination right-turn lane/bus turnout and loading pad and shelter on Commerce Street in accordance with Uniform Standard Drawing 234.4
8. The project frontages will require raised medians along Commerce Street and Revere Street beyond the project driveways and shall be depicted on the project's off-site improvement plans.
9. All driveway geometrics shall be in compliance with the applicable *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.1.
10. The public street geometrics and thickness of the pavement sections will be determined by the Department of Public Works.

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. Revere Street
- b. Commerce Street

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 wires be permitted.

AYES: 7  
NAYS: 0  
ABSTAIN: 0

8. **ZN-05-2023 NORTH 5TH AND WASHBURN (Public Hearing).** Applicant: Century Communities. Request: A property reclassification from R-E (Ranch Estates District) and C-1 (Neighborhood Commercial District) to R-CL (Single-Family Compact Lot Residential District). Location: Southwest corner of North 5th Street and Washburn Road. (APNs 124-34-701-034, 124-34-701-045, 124-34-701-046, 124-34-701-054, and 124-34-701-059) Ward 2. (For Possible Action)

**ACTION: CONTINUED TO JULY 12, 2023**

9. **T-MAP-04-2023 NORTH 5TH AND WASHBURN** - Applicant: Century Communities. Request: A tentative map in an R-E (Ranch Estates District) and C-1 (Neighborhood Commercial District) proposed R-CL (Single-Family Compact Lot Residential District), to allow a 93-lot, single-family residential subdivision. Location: Southwest corner of North 5th Street and Washburn Road. (APNs 124-34-701-034, 124-34-701-045, 124-34-701-046, 124-34-701-054, and 124-34-701-059) Ward 2. (For Possible Action)

**ACTION: CONTINUED TO JULY 12, 2023**

10. **FDP-03-2023 CENTENNIAL & MCCARRAN.** Applicant: Forestar (USA) Real Estate Group Inc. Request: A Final Development Plan in a PUD/PID (Planned Unit Development / Planned Infill Development) to construct a 29-lot, single-family residential subdivision. Location: Northwest corner of Centennial Parkway and McCarran Street. (APN 124-24-401-019 and 124-24-401-021) Ward 2. (For Possible Action)

**Duane McNelly, Principal Planner** stated the request is for a Final Development Plan in a PUD/PID (Planned Unit Development / Planned Infill Development) to construct a 29-lot, single-family residential subdivision on two parcels containing a total of 4.19 acres generally located at the northwest corner of Centennial Parkway and McCarran Street. The overall density for the site is 6.92 dwelling units per acre. On February 3, 2016 City Council approved a Special Use Permit allowing a telecommunication tower and facility on one of the parcels. The subject tower was ultimately constructed at the northwest corner of the site as shown on the Final Development Plan provided by the applicant and is presently contained within a block wall that encompasses approximately one thousand square feet of the 4.19 acre site associated with this application.

According to the Letter Of Intent and Final Development Plan submitted by the applicant, the proposed subdivision includes 29-lots ranging in size from a minimum of 3,600 square feet to 5,241 square feet, with an average lot size of 3,917 square feet. All internal streets are 47' wide public streets with five foot wide sidewalks on both sides of the street which is in compliance with Title 16. Emergency access is provided at Centennial Parkway by way of an emergency access easement through the westerly terminal street. The community open space, shown as Common Element "A" (C.E. "A"), located at the northwest corner of the proposed development, is approximately 10,508 square feet which is in excess of the 10,150 square feet of required open space. The proposed amenities include a shade structure with an ADA game table and a fenced community dog park with two benches, two pet waste stations and two trash receptacles. The width of common element "A" provides a minimum separation of approximately seventy five feet (75) from the tower to the nearest residential property line.

Accommodations have also been made to provide exclusive access to the tower directly from Centennial Parkway by way of a separate twenty-five (25) foot wide access easement along the western property line that abuts the existing commercial development.

The existing tower and accessory elements have been isolated into a common element that is separated from the proposed residential subdivision by fencing and landscaping. This common element is not included or counted toward the open space requirement. According to the applicant's letter of intent submitted with ZN27-2022 the associated item previously approved, this common element will be owned by the Homeowner's Association, who will lease it to GCP Properties so that they may retain their existing lease with Verizon. The maintenance of the paved access road, gate, and fencing will



be the responsibility of the Homeowner's Association; Verizon and GCP Properties are responsible for the maintenance of their facilities. For future reference when and if the site is decommissioned, GCP Properties and Verizon will be responsible for ensuring that the telecommunications tower and its related equipment are removed, and the site restored per the terms agreed upon in the lease agreement to be executed between GCP Properties and the Homeowner's Association.

The applicant has submitted building elevations for two models within the development; one of the models offer a three-car garage option. The plans depict an earth tone painted stucco exterior with concrete roof tiles. In general, the submitted plans comply with the single-family design standards, however, there are three distinct elevation styles that should be offered for each model, with various models and elevations interspersed throughout a development. Additionally, three different exterior paint schemes should be prepared and available within each development. Nevertheless, a complete package of plans will be required and reviewed through the building permit process to ensure all requirements are completely satisfied.

In summary, the Final Development Plan is in substantial compliance with ZN-27-2022 (Ordinance No. 3158) and is compatible with the surrounding neighborhood. Consequently, staff recommends approval of the Final Development Plan subject to conditions.

**Jeremiah Delci-Johnson, Taney Engineering, 6030 S. Jones Blvd., Las Vegas** represented the applicant and is available for questions.

**Commissioner Zeiler** asked for a location on the map of the cell tower. **Mr. Delci-Johnson** pointed to the location on the overhead map. **Commissioner Zeiler** asked if further screening for homeowners adjacent to the cell tower can be added. **Mr. Delci-Johnson** stated that when you are buying the home it would be clear that the lot is adjacent to a cell tower and there will be additional landscape buffer provided. The developer does not intend to raise the wall height. **Commissioner Zeiler** inquired as to the height of the wall and **Mr. Delci-Johnson** stated it was a six (6) foot wall and in back a four (4) foot wall with a two foot wrought iron on top. **Commissioner Zeiler** asked staff if the wall height was sufficient. **Mr. Eastman** stated that in this case, it is sufficient as the cell tower is surrounded by open space and the recreation space. The two closest impacted parcels are between 130' and 150' away.

**Commissioner Calhoun** asked if the cell tower had its own access on Centennial. **Mr. Eastman** stated the cell tower has its own access way to Centennial with a turnaround. The cell tower company would not use the residential street in the neighborhood.

**MOTION:** ***Commissioner Riley moved to approve FDP-03-2023 CENTENNIAL & MCCARRAN.***

**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.

AYES: 7  
NAYS: 0  
ABSTAIN: 0

11. **SPR-02-2023 CRAIG & CAMINO TOWNHOMES (Public Hearing).** Applicant: Morgan Stonehill, LLC. Request: A site plan review in an R-3 (Multi-Family Residential District), to allow a 102-unit, multi-family development. Location: Approximately 400 feet west of Camino Al Norte and approximately 300 feet North of Craig Road. (APN 139-04-210-016) Ward 4. (For Possible Action)

**Duane McNelly, Principal Planner** stated that this is a request for a site plan review in an R-3 (Multi-Family Residential District) to allow a 102-unit, multi-family apartment complex located approximately 400 feet west of Camino Al Norte and approximately 300 feet North of Craig Road. The property classification is R-3, multi-family residential district and the Comprehensive Plan Land Use designation for the subject site is Mixed-Use Commercial and Mixed-Use Neighborhood.

The subject site is adjacent to “The Parq at Camino,” a 20.4 acre parcel which is presently being developed by the same applicant as a 417 unit multi-family development also within an R-3, multi-family residential zoning district. The subject parcel for this application is approximately 4.1 gross acres with a proposed density of approximately 24.88 dwelling units per acre. The main access to the site is provided from Camino Al Norte while secondary access is obtained via Craig Road through the Craig and Camino Al Norte commercial subdivision. Emergency access is provided through the adjacent multi-family development.

According to the site plan, the applicant is proposing five (5) three-story “walk-up” apartment buildings with a maximum height of 35-feet. The proposed buildings contain a minimum of four (4) attached dwelling units up to a maximum of eight (8) attached dwelling units and will have a combination of one, two and three bedroom units that generate a total parking requirement of 206 parking spaces. The applicant has provided 213 parking spaces where 206 are required.

Architecturally, the applicant provided color elevations for the buildings and clubhouse. Although the names of the colors were not stated, the architect depicts several shades of gray for the stucco exterior and asphalt shingles for the roofing material. According to the floor plans, there appears to be some articulation of the building façades, although the building design is somewhat monolithic in form. The perceived height and bulk of the buildings should be reduced by dividing the building mass into smaller scale components. Architecturally, the applicant provided color elevations for the buildings

and clubhouse. Although the names of the colors were not stated, the architect depicts several shades of gray for the stucco exterior and asphalt shingles for the roofing material. According to the floor plans, there appears to be some articulation of the building façades, although the building design is somewhat box-like and monolithic in form. The perceived height and bulk of the buildings should be reduced by dividing the building mass into smaller scale components.

Additionally, the buildings should be finished in earth tone or neutral colors that are indigenous to the Las Vegas Valley, and concrete or clay tile should be used on all sloped roofs. Although the building elevations provided by the architect are lacking, a complete review of the architectural package will be done during the building permit review process and these items will be addressed prior to approval of the plans and issuance of any building permits.

According to the Letter Of Intent, the applicant has provided a total of 45,966 square feet of open space, where 40,800 square feet of open space is required. The landscape plan provided by the applicant shows that the open space includes a pool area near the clubhouse, an artificial turf play area and shade structure with a BBQ counter, and a dog park with an additional shade structure. Concrete sidewalk is provided for pedestrian connections throughout the site and as a walking path along the west side of the development; a number of benches are dispersed along the walking path as well.

Along the perimeter, a six (6) foot high decorative tube steel fence is proposed to surround the property. There are some concerns with the fencing and landscaping as detailed in the report specifically along the westerly property line adjacent to the EOS Fitness parking lot. Typically a decorative masonry wall would be installed adjacent to the parking lot or some very intense landscaping to prevent headlights from shining into ground level apartments. There are solutions to that such as potentially install and partial block wall with iron fencing on top.

The perimeter landscaping adjacent to the commercial subdivision depicts the installation of 24" box trees, however, no shrubs were proposed in this area. Incidentally, the landscaping should be enhanced. The new design should be more dense and provide adequate screening to facilitate buffering of the commercial land uses and soften the effects of the fitness center parking lot, commercial activity and traffic. Buffering may be achieved through the use of a variety of development options and will be adequately addressed when reviewing the associated site fencing and landscape plans during the building permit process.

On a positive note with this project being located within the "Craig & Camino" commercial subdivision, the development has drawn a strong connection to the nearby commercial uses, specifically, the existing EOS fitness center, as the applicant proposes to provide residents a gym membership within the terms of their lease to further build and promote a sense of community for the residents. Additionally, convenient pedestrian connectivity to the gym is provided as well.

Aside from the deficient fencing, landscaping and architectural elements that will be addressed during the building permit review process, the site plan is generally consistent with the requirements of the Multi-Family Design Standards. The proposed request is compatible with the surrounding land uses and should not create a negative impact on the neighborhood. Staff recommends approval subject to conditions stated.

**Mr. McNelly** read into the record a Modification to condition No. 2:

The asphalt drive aisle between Phase 1 and Phase 2 shall be removed and replaced with landscaping. This work shall be completed prior to any receiving the first certification of occupancy for Phase 2.

**Misha Ray, Kaempfer Crowell, 1980 Festival Plaza Dr., Suite 650, Las Vegas** represented the applicant and provided a presentation of the site plan and is available for questions.

[6:56 PM] **Chairman Warner** opened the Public Hearing for public testimony.

[6:56 PM] **Chairman Warner** closed the Public Hearing for public testimony.

**Commissioner Riley** asked whether the Clay Tile Roof is condition or whether they will stick with the asphalt roof. **Mr. McNelly** stated that is a code requirement. Asphalt shingles are not allowed by code. **Commissioner Riley** inquired of the fencing along the Westside that faces the work out facilities, and whether a partial block wall with wrought iron on top, is a condition. **Mr. McNelly** stated that it is a code requirement when adjacent to a parking lot and they will be required to address that concern. **Mr. Eastman** stated that all of these issues are addressed in condition one (1) that states they will comply with all codes and ordinances.

**Commissioner Villeda** asked why the agenda item is using the term townhome but the actual project is apartments. **Ms. Ray** stated that the original application for this parcel was contemplated for townhomes but was later changed to apartments. **Commissioner Villeda** asked if the units are for rent or purchase and **Ms. Ray** stated they are for rent.

**MOTION:** *Commissioner Zeiler moved to approve SPR-02-2023 CRAIG & CAMINO TOWNHOMES with modified condition(s).*

**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.
2. The asphalt drive aisle between Phase 1 and Phase 2 shall be removed and replaced with landscaping. This work shall be

completed prior to receiving the first certificate of occupancy for Phase 2.

3. Pedestrian access shall be provided to the fitness center (presently EOS Fitness) west of this proposed project. Coordination with the commercial development may be required.
4. Any easements, including temporary construction easements or permission to grade from adjacent property owner(s), that are needed to complete the project is the responsibility of the developer.

***Public Works:***

5. All known geologic hazards shall be shown on any preliminary development plans and civil improvement plans submitted to the City. Subsequent identification of additional hazards may substantially alter development plans.
6. Approval of a drainage study is required prior to submittal of the civil improvement plans. Conformance may require modifications to the site plan.
7. Approval of a traffic study is required prior to submittal of the civil improvement plans. Please contact Traffic Engineering at 633-1951 to request a scope. A queuing analysis may be required.
8. 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.

AYES: 7  
NAYS: 0  
ABSTAIN: 0

12. **SUP-14-2023 MY GARAGE KITCHEN (Public Hearing).** Applicant: VIG Desert Oaks, LLC. Request: A Special Use Permit in a C-2 (General Commercial District) to allow a Beer-Wine-Spirit based product "On-Sale" liquor license in conjunction with a restaurant and a request for a waiver from the required 400-foot separation from a church. Location: 4040 West Craig Road, Suite 117. (APN 139-06-615-005) Ward3 (For Possible Action)

**Duane McNelly, Principal Planner** provided a brief presentation on the request for a Special Use Permit in a C-2 (General Commercial District) to allow a Beer-Wine-Spirit based product "On-Sale" liquor license in conjunction with a restaurant and a request for

a waiver from the required 400-foot separation from a church. The proposed restaurant is approximately 2,931 square feet indoor with a proposed 510 square foot outdoor dining area. The proposed location is within the existing Desert Oaks Plaza commercial development in the C-2, General Commercial District. Access to the subject site is provided from three (3) existing entrances from Craig Road. A previous Special Use Permit was approved in 2017 for an "On-sale" license (Beer, Wine and Spirit Based Products) in conjunction with a sushi restaurant within the same suite (117). That use was active with a business license for two (2) years.

The Letter Of Intent indicates the proposed site will be the second location for this business owner. There is an existing My Garage in the City of Las Vegas; however, this location will be larger with an expanded menu. The ability to offer Beer-Wine-Spirit based product "On-Sale" liquor will make this business more viable and add to the dining experience including Sunday brunch. The restaurant's hours of operation will be daily from 7:00 A.M. to midnight.

Architecturally, the existing building meets the Commercial Design Standards for building materials and design. The applicant is not proposing any exterior modifications to the front of the building. However, they are proposing an approximately 510 (10 x 51) square foot outdoor dining area that will be surrounded by a five (5) foot high metal fence. The existing onsite landscaping areas shown in the submitted photos consist only of decorative rock. The required parking lot and foundation landscaping should include trees, shrubs and decorative rock. Additional shrubs and trees should be planted to ensure that there is 50% ground coverage is met to comply with the municipal code. The landscaping should be brought up to code before a business license will be issued.

The overall commercial center has a total of 324 parking spaces where 316 parking spaces were required. The proposed use is within an existing suite and is not required to add additional parking. Therefore, the required parking spaces is in compliance. The applicant is also requesting a waiver from the required 400 foot separation from an existing church that occupies a suite within the development. A survey plat stamped by a Nevada-licensed surveyor or a notarized statement indicating that the proximity distance requirements has been met is required as part of the application. In this instance the applicant has submitted a stamped survey plat indicating the proposed establishment is not within 400 feet of any school, daycare, or park. However, the survey does indicate that there is a church within the 400 foot radius. While there are no adequate barriers preventing pedestrian access between the two uses, the commercial center was designed for commercial uses and the church is an allowable use within the C-2, General Commercial District. Therefore, staff has no objections to the waiver request to allow a Beer-Wine-Spirit based product "On-Sale" liquor license in conjunction with a restaurant within 400 feet of the church.

The proposed use is consistent with the current land use designation and the uses within the commercial center. The proposed Beer-Wine-Spirit based product "On-Sale" liquor license in the C-2, General Commercial District is compatible with the surrounding

neighborhood and the community and should not pose a negative impact on the surrounding uses or properties. Staff has no objections to the proposed use and recommends approval with conditions.

**Lucy Steward, Las Consulting Inc., 1930 Village Center Cir., Las Vegas** represented the applicant and provided a presentation of the site plan.

**John Jamison, Vail Commercial Group, 1157 Dusty Creek St., Houston TX** is the applicant and was available for questions.

[7:05 PM] **Chairman Warner** opened the Public Hearing for public testimony.

**Ms. Rodgers** read into record that the City Clerk's office received two comment cards in support and one comment card in opposition of SUP-14-2023.

[7:05 PM] **Chairman Warner** closed the Public Hearing for public testimony.

**Chairman Warner** asked the seating capacity and square footage of the restaurant. **Ms. Steward** stated the square footage is 2900 and the seating is 120.

**Commissioner Greer** asked about the other location in Las Vegas. **Ms. Steward** stated that the Las Vegas location is a breakfast and lunch place and this location will offer dinner. **Chairman Warner** asked how long the business has been operating and what type of menu items will be offered. **Mr. Jamison** stated that the original location is in Centennial and has been open for four years serving breakfast and lunch serving higher scale American food.

**MOTION:** ***Commissioner Riley moved to approve SUP-14-2023 MY GARAGE KITCHEN.***

**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.
2. The restaurant's hours of operation will be daily from 7:00 am to midnight.
3. Existing landscaped areas shall be weeded and cleaned up and shrubs and groundcover maybe added to provide a 50% ground cover within two years before a business license shall be issued.

AYES: 7  
NAYS: 0  
ABSTAIN: 0

13. **SUP-31-2023 CAJUN CRACK'N (Public Hearing).** Applicant: Cajun Crackin Losee LLC. Request: A special use permit in a C-1 (Neighborhood Commercial District) to allow a Beer-Wine-Spirit based product "On-Sale" liquor license in conjunction with a restaurant. Location: 5960 Losee Road, Suites 122 and 123. (APN 124-25-312-004) Ward 2. (For Possible Action)

**Duane McNelly, Principal Planner** provided a brief presentation on the request for a special use permit in a C-1 (Neighborhood Commercial District) to allow a Beer-Wine-Spirit based product "On-Sale" liquor license in conjunction with a restaurant. The site is located within the Park Central Plaza commercial center at 5960 Losee Road, specifically, Suites 122 and 123. The proposed restaurant is approximately 2,220 square feet and is within an existing commercial center in the C-1, Neighborhood Commercial District. Access to the subject site is provided from ten (10) existing commercial center entrances; five (5) entrances from Losee Road, three (3) entrances from Tropical Parkway and two (2) entrances from Ann Road.

The Letter Of Intent indicates the proposed use is to add Beer-Wine-Spirit based product to the seafood restaurant menu to enhance the dining experience for the community. The restaurant's hours of operation will be daily from 11:00 A.M. to 10:00 P.M. The applicant has submitted a notarized statement attesting that the proposed establishment complies with the 400-foot separation requirement from any school, churches, parks, and daycare centers.

Architecturally, the existing building meets the Commercial Design Standards for building materials and design. There are additional retail and commercial uses within the existing commercial building. The applicant is not proposing any exterior modifications to the front of the building. The site is in compliance with onsite landscaping requirements for the parking lot and foundation landscaping.

The site plan indicates the use shares parking as part of the existing commercial center. The overall commercial center has a total of 1,137 parking spaces. The proposed use is within an existing suite and is not required to add additional parking. Therefore, staff does not anticipate any parking concerns for the proposed use and the existing approved uses.

The proposed use is consistent with the current land use designation and the uses within the commercial center. The proposed Beer-Wine-Spirit based product "On-Sale" liquor license in the C-1, Neighborhood Commercial District is compatible with the surrounding neighborhood and the community and should not pose a negative impact on the surrounding uses or properties. Staff has no objections to the proposed use and recommends approval with conditions.



**Wendy Lu, Cajun Crack'n, 5960 N. Losee Rd., #122-123, North Las Vegas** represented the applicant and provided a brief description of the establishment and is available for questions.

[7:12 PM] **Chairman Warner** opened the Public Hearing for public testimony.

**Ms. Rodgers** read into record that the City Clerk's office received two comment cards in support and two comment cards in opposition of SUP-31-2023.

[7:12 PM] **Chairman Warner** closed the Public Hearing for public testimony.

**Commissioner Riley** stated he is familiar with this parcel and asked the applicant where they will be located. Ms. Lu stated they will be on the north side of Walmart near Dotty's.

**MOTION:** *Commissioner Greer moved to approve SUP-31-2023 CAJUN CRACK'N*

**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.
2. The restaurant's daily hours shall be limited to 11:00 am to 10:00 pm.

AYES: 7  
NAYS: 0  
ABSTAIN: 0

14. **SUP -19 -2023 TTS168 LLC DBA THE THAI MASSAGE (Public Hearing).** Applicant: Chakraphong Tansawangkun. Request: A special use permit in a C-2 (General Commercial District) to allow a massage establishment. Location: 6536 North Decatur Boulevard, Suite 160. (APN 124-19-412-003) Ward 3. (For Possible Action) *Item Number 14, SUP-19-2023, was heard as the first item on the Business section of the agenda.*

15. **SUP-24-2023 2595 NLV CAR WASH (Public Hearing).** Applicant: Donal Development, LLC. Request: A special use permit in a C-2 (General Commercial District) to allow a vehicle washing establishment. Location: 2595 Las Vegas Boulevard North. (APN 139-13-301-001) Ward 1. (For Possible Action)

**Robert Eastman, Planning and Zoning Manager** stated the request is for a special use permit in a C-2 (General Commercial District) to allow a vehicle washing establishment. The site is located on a 3.98 acre parcel at 2595 Las Vegas Boulevard North. A previous vehicle washing establishment, a boat and RV service facility and a mini warehouse facility were approved for this site in 2020 and those permits have expired. The applicant has submitted a different site plan and the site now has five vehicle service facilities. With the modification and changes to the zoning ordinances since 2020 some uses are now conditional use permits. The car washing does require a special use permit and the warehouse facility has been removed. The buildings in general are compliant with the site design guidelines.

The site plan lacks landscaping which does need to be modified to add foundation and parking lot landscaping to meet commercial design standards. The site plan shows that Cartier would be a dead end and it needs to be modified to a cul-de-sac to keep traffic separated from the residential and commercial site. Cartier currently serves a completely residential neighborhood and we want to make sure there is no cut through traffic to protect the neighborhood. Additional modifications are minor and will be addressed during the building permit process and; therefore staff recommends approval subject to the conditions listed.

**Yadira Espinoza, Donal Development LLC., 2595 Las Vegas Blvd. N., North Las Vegas** represented the applicant and stated that this project is good for the area and provides lighting and makes the area more secure.

**Commissioner Villeda** asked if there was a car washing facility nearby. **Mr. Eastman** stated yes, there are facilities nearby and there is a large number of mobile car washes that use the parcel near the old K-mart parking lot. There is an older car wash nearby and others that were converted to vehicle service uses so it appears there are many but a lot of those are no longer functioning.

**Commissioner Riley** asked if this car wash facility was a drive through or coin operated. **Mr. Eastman** stated that looking at the site plan it appears to be a drive through and is required to meet all current standards regarding recycling of water.

**Commissioner Villeda** asked if the City has a distance requirement for car washes. **Mr. Eastman** stated no the City does not have a distance separation or requirement regarding car washes. This is part of the reason for requiring the special use permit so that this body can determine if there is a proliferation of this type of use.

**Chairman Warner** stated that this is a large four acre parcel and in the future there may be some other auto repair uses, when will the phase two begin? **Mr. Eastman** stated that it will take a number of months to go through the entitlement process not including construction time.

**Sean Nourani, AP+E Architects, Planners, Engineers, 901 W. Civic Center Dr., Santa Ana, CA** the architect for the applicant stated that after the submission of the

construction documents he estimates four to six months and construction would begin as soon as possible after approval.

**Commissioner Villeda** asked that because we don't have distance separations for car washes, has the owner of the other establishment been made aware that another car wash was in the works. **Mr. Eastman** stated that yes, notifications were sent out and no postcards were returned in opposition.

**Commissioner Riley** stated that the only other car wash he noted in the area was a self-service car wash.

[7:21 PM] **Chairman Warner** opened the Public Hearing for public testimony.

[7:21 PM] **Chairman Warner** closed the Public Hearing for public testimony.

**MOTION:** *Commissioner Villeda moved to approve SUP-24-2023 2595 NLV CAR WASH.*

**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.
2. All structures in a commercial zoning are required to be 30' from an existing residential property line.
3. The applicant should provide a cul-de-sac for Cartier Avenue on their property and restrict access to the adjacent residential properties by placing an emergency access gate along Cartier Avenue.
4. Applicant shall relocate the trash enclosure away from the existing residential. All structures in a commercial zoning are required to be 30' from an existing residential property line. The applicant shall provide the required foundational landscaping of six (6) feet and required parking lot landscaping.
5. The applicant shall apply the same color scheme to all the buildings to create a cohesive and coherent design for the overall center.

**Public Works:**

6. 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.
7. Approval of a drainage study is required prior to submittal of the civil improvement plans. Conformance may require modifications to the site plan.
8. 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. Nevada Department of Transportation (NDOT) concurrence is required for access (es) to Las Vegas Boulevard.
9. 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.
10. The property owner is required to grant a roadway easement for commercial driveways.
11. The public street geometrics and thickness of the pavement sections will be determined by the Department of Public Works.
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.
13. 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. Nevada Department of Transportation (NDOT) concurrence is required.

AYES: 7  
NAYS: 0  
ABSTAIN: 0

[7:32 PM] **Commissioner Guymon** left the dais.

[7:35 PM] **Commissioner Guymon** returned to the dais.

16. **SUP-26-2023 FORGE PERFORMANCE LAS VEGAS, LLC (Public Hearing).** Applicant: Ashley Briggs. Request: A special use permit in an M-2 (General Industrial District) to allow an indoor recreation center. Location: 3395 West Cheyenne Avenue, Suite 111. (APN 139-17-101-006) Ward 2. (For Possible Action)

**Robert Eastman, Planning and Zoning Manager** stated the item is a request for a Special Use Permit in an M-2 (General Industrial District) to allow an indoor recreation center located at 3395 West Cheyenne Avenue, Suite 111. This is in an industrial / light industrial warehouse complex. The applicant is proposing to use a suite that occupies a little over 6,000 square feet. The applicant intends to provide indoor recreation and one on one training in small classes for sports related activities. The proposed hours of operation are 7:00 A.M. to 7:00 P.M., Monday through Saturday and closed on Sunday.

The site was originally constructed in 2004 and is in compliance with industrial design standards and no modifications to the exterior have been proposed. The onsite landscaping is in need of maintenance and can be addressed. Parking requirements are met and the use is consistent with the area. Staff is recommending approval with conditions.

**Ashley Briggs, Forge Performance Las Vegas, LLC., 3395 W. Cheyenne Ave., #111, North Las Vegas** is the applicant and stated they are a fitness and strength facility that has trained athletes all through Las Vegas since 2017. They moved to North Las Vegas to train student athletes in and have partnered with the Centennial Girls Basketball Team and the Faith Lutheran Track Team as well as numerous high schools throughout the area. We are looking to expand to a micro school environment as the Elite Academy Prep School in September and are looking to use one of the suites for neuro feedback and brain mapping for concentration and mental health support. We are also looking to expand with Ignite Therapy and Wellness to provide support to athletes with physical rehabilitation.

**Commissioner Riley** asked what other services would be offered by the facility. **Ms. Briggs** stated that they have equipment to train all sports as well as training sessions for women by certified trainers.

**Commissioner Zeiler** asked regarding the micro schooling if that is something you would bring before us or is it part of this Special Use Permit. **Ms. Briggs** stated that the person they would partner with has an LLC and would develop a program once they begin operations. **Mr. Eastman** stated that from a staff perspective they won't know if the use would be covered under this SUP or if they would need another use permit. It depends on what is being proposed. All of the fitness classes and training is covered as part of this use permit so another use permit would not be required for education classes however, staff will talk with the applicant to see what works best.

**Commissioner Zeiler** stated that her concern would be for parking. **Mr. Eastman** stated that the location has more than the required parking.

[7:36 PM] **Commissioner Villeda** left the dais.

[7:36 PM] **Chairman Warner** opened the Public Hearing for public testimony.

[7:36 PM] **Chairman Warner** closed the Public Hearing for public testimony.

[7:39 PM] **Commissioner Villeda** returned to the dais.

**MOTION:** *Commissioner Zeiler moved to approve SUP-26-2023 FORGE PERFORMANCE LAS VEGAS, LLC.*

**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.
2. Hours of operation will be Monday through Saturday 7:00 am to 7:00 pm and closed Sunday.
3. Existing landscaped areas shall be weeded and cleaned up and shrubs and groundcover maybe added to provide a 50% ground cover within two years before a business license shall be issued. The landscaping will need to be brought up to code before a business license will be issued.

AYES: 7  
NAYS: 0  
ABSTAIN: 0

17. **SUP-30 -2023 CAR WASH (Public Hearing).** Applicant: LV Petroleum, LLC. Request: A special use permit in a C-1 (Neighborhood Commercial District) to allow a vehicle washing establishment. Location: 2841 West Craig Road. (APN 139-05-701-013) Ward 4. (For Possible Action)

**Robert Eastman, Planning and Zoning Manager** stated the applicant is requesting a Special Use Permit in a C-1 (Neighborhood Commercial District) to allow a vehicle washing establishment located at 2841 West Craig Road. The site has an existing convenience food store with gas pumps. The convenience food store was constructed in 1993 and included a vehicle washing building. In compliance with the 1988 development code it met all conditions and requirements of that code when originally constructed in 1993. It does not meet current code. They do not have enough

landscaping within the site which was not required by the previous code.

The site and the building would not meet current design standards and additional enhancements would be needed however it is an existing building and we are not requesting that be done. We do request, by condition, a trash enclosure with a roof to prevent flyaway debris. The other changes is they have a conditional use permit for a portable vendor and the portable vendor was using the car wash bay as part of their site. The vendor could still be located on site but would need to be moved from where they were originally. Staff is recommending approval subject to the conditions.

**Misha Ray, Kaempfer Crowell, 1980 Festival Plaza Dr., Suite 650, Las Vegas** represented the applicant and provided a presentation of the site plan and stated the car wash was previously in use under the former operators but then stopped using it around October 2021. The use permit for the car wash then expired. The new owners would like to reestablish the car wash. As staff mentioned the vendor condition is well noted and the owner has discontinued the relationship with the vendor. Ms. Ray is available for questions.

[7:45 PM] **Chairman Warner** opened the Public Hearing for public testimony.

[7:45 PM] **Chairman Warner** closed the Public Hearing for public testimony.

**MOTION:** *Commissioner Greer moved to approve SUP-30-2023 CAR WASH.*

**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.
2. A roof shall be added to the trash enclosure.
3. Building permits shall be obtained for all improvements to the building and site including updates to the landscaping.
4. Relocate the portable vending away from the vehicle washing entrance.

AYES: 7  
NAYS: 0  
ABSTAIN: 0

18. **SPR-01-2023 VILLAGES OF TULE SPRINGS PARCEL 1.19.2 (Public Hearing)**. Applicant: DHI Communities. Request: A site plan review in an 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) *(Continued from May 10, 2023)*

**ACTION: CONTINUED TO JULY 12, 2023**

#### **STAFF ITEMS**

**Robert Eastman, Planning and Zoning Manager** had nothing to report.

#### **COMMISSION ITEMS**

**Commissioner Riley** reported that there has been some illegal dumping in the area of Palmer and East Rome. He advised staff that he has reported the issue. Staff noted the information provided and stated that Code Enforcement and the Building Department would provide notice to the responsible party. Staff will reach out to the departments to advise them of the concern.

#### **PUBLIC FORUM**

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

#### **ADJOURNMENT**

**Chairman Warner** adjourned the meeting. Meeting was adjourned at 7:49 p.m.

#### **CERTIFICATION**

I certify that the foregoing are true and correct minutes of the City of North Las Vegas Planning Commission Meeting held on June 14, 2023. I further certify that a quorum was present.

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Jackie Rodgers, City Clerk