



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

September 13, 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 Calhoun called the meeting into order at 6:00 P.M.

WELCOME

Chairman Calhoun 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 Calhoun
Vice Chairman Greer
Commissioner Guymon
Commissioner Riley
Commissioner Villeda (Via phone)
Commissioner Warner
Commissioner Zeiler

STAFF PRESENT

Assistant City Attorney Claudia Aguayo
Director of Land Development & Community Services Alfredo Melesio
Planning and Zoning Manager Robert Eastman
Principal Planner Duane McNelly
City Clerk Jackie Rodgers
Chief Deputy City Clerk Cherry Lawson
Deputy City Clerk II Daisy Rivera

PLEDGE OF ALLEGIANCE

Led by **Commissioner Guymon**

PUBLIC FORUM

Chairman Calhoun opened the meeting to receive public comment. No comments were offered.

AGENDA

1. Planning Commission Regular Meeting Agenda of September 13, 2023. (For Possible Action; Recommendation – Approve)

MOTION: *Vice Chairman Greer moved to approve the agenda as amended with Item No. 13 being withdrawn.*

ACTION: **APPROVED**

AYES: 7

NAYS: 0

ABSTAIN: 0

CONSENT AGENDA

2. Planning Commission Regular Meeting Minutes of August 9, 2023. (For Possible Action; Recommendation – Approve)

MOTION: *Commissioner Warner moved to approve the Consent Agenda.*

ACTION: APPROVED

AYES: 7

NAYS: 0

ABSTAIN: 0

BUSINESS

3. **AMP-08-2023 AZURE & COMMERCE (Public Hearing).** Applicant: FOR Nevada Development, LLC. Request: An amendment to the Comprehensive Master Plan to change the land use designation from Mixed Use Commercial to Single-family Medium. Location: Northeast corner of Commerce Street and Azure Avenue. (APN 124-27-501-005) Ward 4. (For Possible Action)

Planning and Zoning Manager Robert Eastman provided an overview of the item, and **Jeremiah Johnson, Taney Engineering** representative indicated that he agreed with the recommendation of city staff for Item Nos. 3, 4, and 5.

[6:08 P.M.] **Chairman Calhoun** opened the public hearing for public testimony.

[6:09 P.M.] **Chairman Calhoun** closed the public hearing for public testimony. No testimony was provided.

MOTION: *Vice Chairman Greer moved to approve AMP-08-2023 AZURE & COMMERCE with staff's recommendations.*

ACTION: APPROVED; FORWARD TO CITY COUNCIL FOR FINAL CONSIDERATION

AYES: 7

NAYS: 0

ABSTAIN: 0

4. **ZN-12-2023 AZURE & COMMERCE (Public Hearing).** Applicant: FOR Nevada Development, LLC. Request: A property reclassification of 4.25 acres from R-E (Ranch Estates District) to R-CL (Single-family Compact Lot Residential District). Location: Northeast corner of Commerce Street and Azure Avenue. (APN 124-27-501-005) Ward 4. (For Possible Action)

[6:10 P.M.] **Chairman Calhoun** opened the public hearing for public testimony.

[6:10 P.M.] **Chairman Calhoun** closed the public hearing for public testimony.
No testimony was provided.

MOTION: *Vice Chairman Greer moved to approve ZN-12-2023 AZURE & COMMERCE with staff's recommendations.*

ACTION: **APPROVED SUBJECT TO THE FOLLOWING CONDITIONS; FORWARD TO CITY COUNCIL FOR FINAL CONSIDERATION**

AYES: 7
NAYS: 0
ABSTAIN: 0

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 common open space shall include, at a minimum, the following amenities:
 - a. a tot-lot with EPDM surfacing
 - b. an open play turf area
 - c. a barbeque area
 - d. a shaded ramada
 - e. benches
 - f. lighting
 - g. dog station areas
5. **T-MAP-17-2023 AZURE & COMMERCE.** Applicant: FOR Nevada Development, LLC. Request: A tentative map in an R-E (Ranch Estates District), proposed property reclassification to R-CL (Single-family Compact Lot Residential District), to allow a 33-lot single-family subdivision on 4.47 acres. Location: Northeast corner of Commerce Street and Azure Avenue. (APN 124-27-501-005) Ward 4. (For Possible Action)

MOTION: *Commissioner Riley moved to approve T-MAP-17-2023 AZURE & COMMERCE with staff's recommendations.*

ACTION: **APPROVED; SUBJECT TO THE FOLLOWING CONDITIONS**

AYES: 7
NAYS: 0
ABSTAIN: 0

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 all development plans and civil improvement plans submitted to the City. Geological hazards such as fault lines or fissures affecting residential structures may substantially alter the tentative map layout and require the submission of a revised tentative map which must be approved by the City prior to final approval of the civil improvement plans. The footprint of proposed structures shall be plotted on all lots impacted by faults and/or fissures and a minimum width of five (5) feet shall be provided from the edge of any proposed structure to the nearest fault and/or fissure.
3. Approval of a drainage study is required prior to submittal of the civil improvement plans.
4. Interior local residential streets shall be designed per *Clark County Area Uniform Standard Drawing* No. 206.S1 Option A with sidewalks on both sides of the street.
5. Any preliminary street section(s) shown on the plans shall be used for planning purposes only; the geometrics, width of over-pave and thickness of the pavement sections will be determined by the Department of Public Works.
6. The public street geometrics, width of over pave and thickness of the pavement sections will be determined by the Department of Public Works.
7. Approval of a traffic study is required prior to submittal of the civil improvement plans. Please contact Traffic Engineering at 633-1224 to request a scope.
8. Proposed residential driveway slopes shall not exceed twelve percent (12%).

9. The public street geometrics, width of over-pave and thickness of the pavement sections will be determined by the Department of Public Works.
10. All residential driveway geometrics shall be in compliance with the *Uniform Standard*
 - a. *Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.
11. Dedication and construction of the following streets and/or half streets is required per the *Master Plan of Streets and Highways (MPSH)* and/or *City of North Las Vegas Municipal Code* section 16.24.100:
 - b. Azure Avenue
 - c. Commerce Street
12. Dedication of an additional 10' of right-of-way, along Commerce Street, is required in order to meet the MPSH.
13. All common elements shall be labeled and are to be maintained by the Home Owners Association.
14. The street names shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards, and must be approved by the City of Las Vegas Central Fire Alarm Office.
15. The property owner is required to grant a public pedestrian access easement for sidewalk located within a common element when that sidewalk is providing public access adjacent to the right-of-way.
16. Adjacent to all perimeter and internal streets, a five-foot-wide public utility easement shall be granted to accommodate dry utility appurtenances and fire hydrants.
17. A revocable encroachment permit for landscaping within the public right of way is required.
18. Appropriate subdivision and/or parcel mapping is required to complete this project. All mapping shall be in compliance with NRS Chapter 278 and the *City of North Las Vegas Municipal Code* and associated Master Plans in effect at the time of subdivision and/or parcel map approval. Conformance may require modifications to the site.
19. All off-site improvements must be completed prior to final inspection of the first building.

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

6. **ZN-10-2023 ZION UMC URBAN AGRICULTURE OVERLAY (Public Hearing).** Applicant: Zion United Methodist Church. Request: A property reclassification to add the UA (Urban Agriculture Overlay District) to 5.29 acres in an R-1 (Single-family Low Density District) and a C-1 (Neighborhood Commercial District). Location: 2108 Revere Street. (APNs 139-22-201-001 and 139-22-201-002) Ward 2. (For Possible Action)

Principal Planner Duane McNelly provided an overview of this item, and the applicant **Pastor Linda Stanley** agreed with the recommendations of city staff.

[6:16 P.M.] **Chairman Calhoun** opened the public hearing for public testimony and the below individuals spoke in support of the item.

Amber Bosket
Pastor Linda Stanley
Sabina Malik

[6:21 P.M.] **Chairman Calhoun** closed the public hearing for public testimony. No testimony was provided.

MOTION: *Vice Chairman Greer moved to approve ZN-10-2023 ZION UMC URBAN AGRICULTURE OVERLAY with staff's recommendations.*

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

AYES: 7
NAYS: 0
ABSTAIN: 0

7. **SUP-43-2023 RENAISSANCE CHURCH (Public Hearing).** Applicant: Renaissance Baptist Church. Request: A special use permit in a C-2 (General Commercial District) to allow a religious institution. Location: 3277 West Craig Road, Suites 100 through 130. (APN 139-05-302-009). Ward 4. (For Possible Action)

Mr. McNelly The applicant is requesting Planning Commission consideration of a, Special Use Permit to allow a religious institution site is within an existing commercial center located at 3277 West Craig Road. Specifically the applicant is intending to utilize Suites,

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100 through 130 and no modifications are proposed to the outside of the building.

Pastor James Reamer stated he is in agreement with city staff recommendations, and is thankful that the church has a new home site.

[6:37 P.M.] **Chairman Calhoun** opened the public hearing for public testimony, and the below individuals provided comments.

Kathleen Goddard 3321 Helmsman Drive stated she is in support of the church and expressed concern with the L-shape of the building.

Buzz Horton, Nevada Capital Asset, Management, 2322, Del Prado, Las Vegas, Nevada, 89102 stated in regards to the beauty school, it is an L-shaped building but there is a complete Breezeway in between the buildings. There are two separate buildings each building in this Center is individually addressed. There is a beauty school and again, their hours of operation are not in conflict with any type of use of the church.

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

MOTION: *Commissioner Zeiler moved to approve SUP-43-2023 RENAISSANCE CHURCH with staff's recommendations.*

ACTION: **APPROVED; SUBJECT TO THE FOLLOWING CONDITIONS**

AYES: 7
NAYS: 0
ABSTAIN: 0

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. Applicant shall update the end of row parking islands adjacent to the building by adding additional shrubs within the landscaping.

8. **SUP-44-2023 SHADOW HILLS CHURCH NORTH (Public Hearing).** Applicant: Shadow Hills Baptist Church. Request: A special use permit in a C-1 (Neighborhood Commercial District) to allow a religious institution. Location: 2535 West Craig Road, Suites 102 and 104. (APN 139-05-716-009) Ward 4. (For Possible Action)

Mr. McNelly provided an overview of this item stating the applicant is requesting a Special Use Permit to allow a religious institution.

The site is within the existing, Craig Plaza, commercial center, located at 2535, West Craig Road, Suite, 102 and 104, and no modifications are proposed to the outside of the building. The site has a zoning classification of C-1 Neighborhood Commercial District and the Comprehensive Plan Land Use designation for the subject site is Mixed-Use Commercial and Neighborhood Commercial. The letter of intent submitted by the applicant indicates that Shadow Hills, Baptist Church has been renting Suite, 102, since July, 1st of 2020 and has been operational in that suite under the formally approved, special use permit.

The applicant is proposing to utilize that suite as an extension of their church for Bible studies and meetings, Suite 104 contains approximately 1,400, 38 square feet. The applicant is projecting that the typical meeting size within this suite would be 20 people or less the subject. Parcel presently has approximately 53 parking spaces and the parking requirement for the church will remain unchanged. Since the parking requirement is based upon the design capacity of the main Assembly Hall; therefore, staff does not anticipate any parking concerns for the proposed use and the existing approved uses. Staff recommends approval subject to standard conditions.

Nathan Naonmi, Applicant Shadow Hills Church stated he agrees with the recommendations of city staff and has no further comments.

[6:44 P.M.] **Chairman Calhoun** opened the public hearing for public testimony.

[6:44 P.M.] **Chairman Calhoun** closed the public hearing for public testimony. No testimony was provided.

MOTION: *Commissioner Guymon moved to approve SUP-44-2023 SHADOW HILLS CHURCH NORTH with staff's recommendations.*

ACTION: **APPROVED; SUBJECT TO THE FOLLOWING CONDITIONS**

AYES: 7
NAYS: 0
ABSTAIN: 0

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.
9. **SUP-41-2022 SANTAMARIA HERMANN RES (Public Hearing).** Applicant: Matthew R Hermann. Request: A special use permit in an R-E (Ranch Estates District) to allow an accessory dwelling unit. Location: 4025 West Hammer Lane. (APN 124-31-602-003) Ward 3. (For Possible Action)

Mr. McNelly provided an overview of the item stating according to the Comprehensive Master Plan, the subdivision is designated as Ranch Estates. In this case, the applicant home is presently under construction through an approved building permit with the City of North Las Vegas, and the proposed accessory dwelling units would be part of the home, as it is currently being built. As outlined in the report, the applicant is meeting all of the code requirements; therefore, staff is recommending approval subject to standard conditions.

Matthew R. Hermann, Applicant 4025 W. Hammer Lane, North Las Vegas 89031 stated he does agree with the recommendations of city staff and have no further comments to offer.

[6:46 P.M.] **Chairman Calhoun** opened the public hearing for public testimony.

[6:46 P.M.] **Chairman Calhoun** closed the public hearing for public testimony.
No testimony was provided.

MOTION: *Commissioner Riley moved to approve SUP-41-2022 SANTAMARIA HERMANN RES with staff's recommendations.*

ACTION: **APPROVED; SUBJECT TO THE FOLLOWING CONDITIONS**

AYES: 7
NAYS: 0
ABSTAIN: 0

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.

10. **VN-06-2023 SALAS RESIDENCE ADDITION (Public Hearing).** Applicant: Edgar Salas Borrero. Request: A variance in a PUD (Planned Unit Development District), to allow a rear yard setback of five (5) feet, two (2) inches where the required rear yard setback is 15 feet. Location: 3756 Calumet Farm Circle. (APN 139-06-512-017) Ward 3. (For Possible Action)

Mr. McNelly stated the applicant is requesting Planning Commission consideration to allow a variance in a PUD planned. Unit development District to allow a rear yard setback of 5 feet 2 inches. Where the required rear yard setback is 15 feet. The current land use category is single-family low. City staff is recommending denial of the application.

Edgar Salas, Applicant 3756 Calumet Farms Circle, North Las Vegas, 89031 expressed his concern over city staff denial of his application as this is his property.

[6:55 P.M.] **Chairman Calhoun** opened the public hearing for public testimony.

[6:56 P.M.] **Chairman Calhoun** closed the public hearing for public testimony.
No testimony was provided.

MOTION: *Commissioner Zeiler moved to Deny VN-06-2023 SALAS RESIDENCE ADDITION with staff's recommendations.*

ACTION: **DENIED**

AYES: 7

NAYS: 0

ABSTAIN: 0

11. **ZN-24-2021 DORRELL AND COMMERCE (Public Hearing).** Applicant: Greystone of Nevada. Request: An amendment to an existing 4.5-acre PUD/PID (Planned Unit Development/Planned Infill Development District) to allow a 30-lot single-family residential subdivision with 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)

Mr. Eastman stated this is a request to amend an existing four and a half acre PUD / PID Planned Unit Development Planned, Infill Development District to allow 3030 lot single-family residential subdivision with the existing multi Tower telecommunication facility. This item was originally approved in December 2021. The final development plan was approved.

Previously, the Commission had approve 15 duplexes or 30 Lots, but they were a two-family dwelling. Before you now is the applicant wants to use a single family detached homes instead of duplexes. We have the same 30 units but instead now they are single family residential homes. Instead of duplexes the density remains the same. We feel the impact on the adjacent. Neighbors is the same as it was previously. This is a relatively minor change and we are recommending approval subject to the conditions listed in the staff Report. With one modification, which is a typo on our part and that would be Condition No. 6, we would change the rear setback to 10 feet as the applicant requested. Otherwise we have no additional comments.

Stephanie Allen, 1980 Festival Plaza Drive for the applicant representing Item Nos. 11, 12, and 14 stated she agrees with the recommendation of city staff and provided a PowerPoint slide of the area discussed.

[7:15 P.M.] **Chairman Calhoun** opened the public hearing for public testimony.

7:16 P.M.] **Chairman Calhoun** closed the public hearing for public testimony.
No testimony was provided.

MOTION: *Vice Chairman Greer moved to approve ZN-24-2021 DORRELL AND COMMERCE with staff's recommendations, including the update to Condition No. 6.*

ACTION: **APPROVED SUBJECT TO THE FOLLOWING CONDITIONS; FORWARD TO CITY COUNCIL FOR FINAL CONSIDERATION**

AYES: 7

NAYS: 0

ABSTAIN: 0

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 total number of lots shall not exceed 30.
3. The existing non-conforming cell towers are prohibited from adding additional height. Any future expansion to cell tower antenna arrays shall comply with the requirements and standards of cell towers.
4. The perimeter landscaped area shall be 15 feet of landscaping including a five (5) foot sidewalk centered within the landscaping.
5. The perimeter block wall and landscaping along with the cell tower block wall and landscaping shall be submitted as one (1) landscape plan and shall be completed as one (1) development all at the same time
6. The Development Standards shall comply with the following requirements:
 - a. Setbacks:
 - i. Front: 20 feet
 - ii. Garage: 20 feet
 - iii. Side: 5 feet
 - iv. Corner side: 10 feet
 - v. Rear: 15 feet
 - vi. Rear to patio cover: 5 feet
7. Open space areas shall contain the following amenities:
 - a. Four (4) benches two (2) in common lot "E" and two (2) in common lot "G".
 - b. Open play turf area.
 - c. Picnic table, dog stations, and trash receptacles.

8. Applicant shall submit for an approval of a Final Development Plan (FDP).

Public Works:

9. All known geologic hazards shall be shown on the preliminary development plan, tentative map and the civil improvement plans. Geological hazards such as fault lines or fissures affecting residential structures may substantially alter the tentative map layout and require the submission of a revised tentative map, which must be approved by the City prior to final approval of the civil improvement plans. The footprint of proposed structures shall be plotted on all lots impacted by faults and/or fissures and a minimum width of five (5) feet shall be provided from the edge of any proposed structure to the nearest fault and/or fissure.
10. Approval of a drainage study is required prior to the civil improvement plans.
11. Approval of a traffic study traffic study waiver 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. 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 Numbers 222.1.
14. Dedication and construction of the following streets and/or half streets is required per the *Master Plan of Streets and Highways* and/or *City of North Las Vegas Municipal Code* section 16.24.100:
 - i. Elaine Street
 - ii. Dorrell Lane
 - iii. Commerce Street
15. The public streets geometrics and thickness of the pavement sections will be determined by the Department of Public Works.

16. All Nevada Energy, 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.
17. All common elements shall be labeled and are to be maintained by the HOA.
18. A revocable encroachment permit for landscaping within the public right of way is required.
19. The property owner is required to grant a pedestrian access easement for sidewalk located within a common element, or on private property, when that sidewalk is providing public access adjacent to the right-of-way.
20. A roadway easement may be required from the property owner to the West for any over paving of Elaine Street.
21. The property owner shall apply for a vacation of the westerly ten (10) feet of Commerce Street. The vacation pre-application shall be submitted to Real Property Services.

12. **AMP-06-2023 LOSEE/ELKHORN PROJECT (Public Hearing).** Applicant: Losee Elkhorn Properties, LLC. Request: An amendment to the Comprehensive Master Plan to change the land use designation from Mixed Use Neighborhood to Multi-Family Residential. Location: Approximately 670 feet east of the northeast corner of Losee Road and Clark County 215. (APNs 124-13-401-001, 124-13-401-002, 124-13-401-005 through 124-13-401-008) Ward 4. (For Possible Action)

Mr. Eastman provided an overview of the application request, as it is an amendment to the Comprehensive Master Plan to change the land use designation from Mixed Use Neighborhood to Multi-Family Residential. Location: Approximately 670 feet east of the northeast corner of Losee Road and Clark County 215. (APNs 124-13-401-001, 124-13-401-002, 124-13-401-005 through 124-13-401-008).

Stephanie Allen, 1980 Festival Plaza Drive for the applicant representing Item Nos. 11, 12, and 14 stated she agrees with the recommendation of city staff and provided a PowerPoint slide of the area discussed.

[7:20 P.M.] **Chairman Calhoun** opened the public hearing for public testimony.

7:20 P.M.] **Chairman Calhoun** closed the public hearing for public testimony. No testimony was provided.

MOTION: *Commissioner Riley moved to approve AMP-06-2023
LOSEE/ELKHORN PROJECT with staff's recommendations.*

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

AYES: 7
NAYS: 0
ABSTAIN: 0

13. **SUP-45-2023 THE CRACK SHACK (Public Hearing).** Applicant: Savory TCS, LLC. Request: A special use permit in a C-2 (General Commercial District) to allow a Full "On-Sale" liquor license in conjunction with a restaurant. Location: 855 East Craig Road. (APN 139-02-310-006) Ward 2. (For Possible Action). **WITHDRAWN**
14. **SUP-46-2023 VEGAS STORAGE (Public Hearing).** Applicant: Vegas StorageHoldings, LLC. Request: A special use permit in a C-1 (Neighborhood Commercial District) to allow a full "On-Sale" liquor license with restricted gaming, and a request for a waiver from the required 500-foot separation from developed residential, and a waiver from the required 1,500-foot separation from a park and school. Location: Southwest corner of Commerce Street and Revere Street. (APN 124-22-201-004). Ward 4. (For Possible Action)

Mr. Eastman provided an overview of the application request of a Special Use Permit in a C-1 (Neighborhood Commercial District) to allow a full "On-Sale" Liquor License with restricted gaming, and a request for a waiver from the required 500-foot separation from developed residential, and a waiver from the required 1,500-foot separation from a park and school. Location: Southwest corner of Commerce Street and Revere Street. (APN 124-22-201-004).

Stephanie Allen, 1980 Festival Plaza Drive for the applicant representing Item Nos. 11, 12, and 14 stated she agrees with the recommendation of city staff and provided a PowerPoint slide of the area discussed.

[7:31 P.M.] **Chairman Calhoun** opened the public hearing for public testimony.

Ms. Rodgers stated the City had received 14 comment cards in opposition of the application and two (2) comment cards in support of the application.

Samantha Ryan, Commerce on Revere LLC 6849 N. Revere Street, North Las Vegas 89084 spoke in support of the application stating that she is one of the owners of the parcel directly to the northwest of the site.

[7:31 P.M.] **Chairman Calhoun** closed the public hearing for public testimony.
No testimony was provided.

MOTION: *Commissioner Zeiler moved to approve SUP-46-2023 VEGAS STORAGE with staff's recommendations with non-smoking policy component added to the conditions.*

ACTION: **APPROVED; SUBJECT TO THE FOLLOWING CONDITIONS**

AYES: 7
NAYS: 0
ABSTAIN: 0

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 foundation landscaping for the southwest and southeast building elevations.
3. The trash enclosure nearest to the restaurant building at the north end of the site shall be moved to a more central location within the site.
4. Parking will need to meet requirements.

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:

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 633-2676 to request a scope. A queuing analysis may be required.

8. The property owner is required to grant a roadway easement for commercial driveway(s).
9. The size and number of access points and their locations are subject to review and approval by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in *North Las Vegas Municipal Code* section 17.24.040; Conformance may require modifications to the site.
10. 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.
11. 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.
12. All driveway geometrics shall be in compliance with the applicable *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.1.
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 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.
15. A revocable encroachment permit for landscaping within the public right-of-way is required.
16. 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
17. 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.

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

15. **T-MAP-06-2023 CRAIG AND SIMMONS.** Applicant: Thomas Dake. Request: A Tentative Map in a C-1 (Neighborhood Commercial District) to allow a single-lot commercial subdivision on approximately 1.92 acres. Location: Northwest corner of Craig Road and Provance East Drive. (APN 139-05-601-040). Ward 4. (For Possible Action)

Mr. McNelly provided an overview of the application request of a Tentative Map in a C-1 (Neighborhood Commercial District) to allow a single-lot commercial subdivision on approximately 1.92 acres. Location: Northwest corner of Craig Road and Provance East Drive. (APN 139-05-601-040). The applicant is proposing to construct a Quick Serve restaurant in a coffee shop on the property. The subject, parcel, as well as the parcel to the east of Provance East Drive are presently undeveloped with the zoning classification of Neighborhood commercial district and have a land use designation of mixed. Use commercial the developed commercial properties to the West consisting of a Mexican food restaurant and storage facility or Zone C General Commercial District and also have a Land Use Designation of Mixed-use Commercial the developed commercial property.

North of the subject site is a developed multi-family residential community that utilizes Provance East Drive for its secondary access. The proposed Tentative Map is consistent with the land use and zoning the subject site. Consequently, staff has no objection to the request and we are recommending approval of the Tentative Map subject to the conditions listed in the report.

Kellie Halpin, Rick Engineering 1050 E. Flamingo Ste. 305, Las Vegas 89119 on behalf of the applicant stated so the, our proposal of splitting this into two, lots as you can see here for one for a fast food restaurant, and one for a coffee shop, it already again, meets the required zoning and use for this parcel.

Paul Bates, Rick Engineering 1050 E. Flamingo Ste. 305, Las Vegas 89119 that is a proposed coffee shop and it is a fast food restaurant, so they do have them on board. I don't think that the deals are quite finalized. They have developed plans and renderings of the building, as it is proceeding forward.

MOTION: *Commissioner Guymon moved to approve T-MAP-06-2023 CRAIG AND SIMMONS with staff's recommendations.*

ACTION: **APPROVED; SUBJECT TO THE FOLLOWING CONDITIONS**

AYES: 7
NAYS: 0
ABSTAIN: 0

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.
4. Approval of a traffic study is required prior to submittal of the civil improvement plans. Please contact Traffic Engineering at 633 2676 to request a scope.
5. The property owner is required to grant roadway easements where public and private streets intersect.
6. The sidewalk ramps on the existing driveway do not comply with current A.D.A requirements for public access. The commercial driveway sidewalk ramps shall be brought up to current standards in accordance with Clark County Area Uniform Standard Drawing number 235.
7. Appropriate subdivision and/or parcel mapping is required to complete this project. All mapping shall be in compliance with NRS Chapter 278 and the City of North Las Vegas Municipal Code and associated Master Plans in effect at the time of subdivision and/or parcel map approval. Conformance may require modifications to the site.
8. When submitting the final map and associated 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/reciprocal parking, surface and/or underground drainage facilities and utilities crossing property lines, development and maintenance of the property and improvements. The document must be recorded upon approval of the final map.

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. The applicant is responsible for acquiring any easements needed to construct the project.

16. **T-MAP-16-2023 GOLDEN TRIANGLE BUILDING 6.** Applicant: Golden Triangle R, LLC. Request: A tentative map in an M-2 (General Industrial District), to allow a one-lot commercial subdivision on 31.5 acres. Location: Southeast corner of Pecos Road and Washburn Road. (APN's 123-31-301-001, 123-31-301-002, 123-31-301-003, 123-31-301-004, 123-31-301-011 and 123-31-311-002) Ward 1. (For Possible Action)

Mr. McNelly provided an overview of the application request for a tentative map in an M-2 (General Industrial District), to allow a one-lot commercial subdivision on 31.5 acres. Location: Southeast corner of Pecos Road and Washburn Road. (APN's 123-31-301-001, 123-31-301-002, 123-31-301-003, 123-31-301-004, 123-31-301-011 and 123-31-311-002). Unlike commercial tentative map would be for a future industrial Warehouse development. The proposed tentative map is consistent with the land, use and Zoning for the subject site. Consequently staff has no objections to the request and we are recommending approval of the tentative map subject to conditions listed in the report.

Jeremiah Johnson, Taney Engineering 6030 S. Jones Blvd, Las Vegas 89118 We do agree with all staffs conditions, and appreciate the recommendation for approval. He noted that they had the plan amendment for the streets and highways to vacate. This is the Eastern portion of Washburn.

MOTION: *Commissioner Warner moved to approve T-MAP-16-2023 GOLDEN TRIANGLE BUILDING 6 with staff's recommendations.*

ACTION: **APPROVED; SUBJECT TO THE FOLLOWING CONDITIONS**

AYES: 7
NAYS: 0
ABSTAIN: 0

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.
4. All local facilities and street centerline grades must be constructed in conformance with the City of North Las Vegas' *North Neighborhood Flood Control Master Plan*, or as otherwise approved by the Director of Public Works or his designee.
5. The public street geometrics, width of over-pave and thickness of the pavement sections will be determined by the Department of Public Works.
6. Approval of a traffic study is required prior to submittal of the civil improvement plans. Please contact Traffic Engineering at 633-2676 to request a scope.
7. The size and number of driveways and their locations are subject to review and approval by the City Traffic Engineer and must meet the standards set forth in *North Las Vegas Municipal Code* section 17.24.040 and *Clark County Area Uniform Standard Drawing* number 222.1, including throat depths. Conformance may require modifications to the site plan.
8. Commercial driveways are to be constructed in accordance with *Clark County Area Uniform Standard Drawing* number 222.1, including throat depths, with minimum widths of 32 feet as measured from lip of gutter to lip of gutter.
9. Dedication and construction of the following streets and/or half streets is required per the *Master Plan of Streets and Highways* and/or *City of North Las Vegas Municipal Code* section 16.24.100:
 - a. Pecos Road (80-feet)

- b. Washburn Road (60-feet, Full street terminating in a cul-de-sac at the easternmost property line)
- 10. The property owner is required to grant a roadway easement for commercial driveway(s).
- 11. Full width street improvements to a 60-foot right-of-way standard shall be constructed on Washburn Road east of Pecos Road to the easternmost project property line terminating in a cul-de-sac at the easternmost project property line with a design acceptable to emergency services and public works. Parcel 12331301001 will need to dedicate 20-feet of right-of-way along its frontage to achieve the necessary 60-foot right-of-way and parcel 12331399001 will need to vacate 20-feet of right-of-way to achieve 60-foot right-of-way along its frontage.
- 12. The property owner is required to grant a sidewalk easement for sidewalk located on private property, when that sidewalk is providing public access adjacent to the right-of-way.
- 13. A revocable encroachment permit for landscaping within the public right of way is required.
- 14. Appropriate mapping is required to combine the parcels. All mapping shall be in compliance with NRS Chapter 278 and the *City of North Las Vegas Municipal Code* and associated Master Plans in effect at the time of subdivision and/or parcel map approval. Conformance may require modifications to the site.
- 15. All Nevada Energy easements, appurtenances, lines and poles must be shown and shall be located entirely within the perimeter landscape area of this development. Distribution lines, existing or proposed, shall be placed underground if impacted by the proposed development of the parcel or if the pole impedes upon the proper ADA clearances for sidewalk. Under no circumstances will new down guy wires be permitted.
- 16. The applicant is responsible for acquiring any easements needed to construct the project.
- 17. All off-site improvements must be completed prior to final inspection of the first building.

17. **SUP-40-2023 LEGACY EVENTS (Public Hearing).** Applicant: Legacy Events, LLC-Selina Montano. 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 community center or meeting hall (banquet hall) and a request for a waiver from the required 400-foot separation from a church and daycare. Location: 4040 West Craig Road, Suites 107-110. (APN 139-06-615-005) Ward 3. (For Possible Action) ***(Continued from August 9, 2023)***

Mr. McNelly provided an overview of the application 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 community center or meeting hall (banquet hall) and a request for a waiver from the required 400-foot separation from a church and daycare. Location: 4040 West Craig Road, Suites 107-110. (APN 139-06-615-005), as this item was initially heard on August 9, 2023 by the Commission.

It was continued to allow the applicant and city staff time to work together on what we hope are conditions of approval that both the applicant and the city can live with, and will help protect the residential neighborhood to the north. City staff is recommending approval subject to the conditions listed in the revised memorandum handed out during the briefing.

Lucy Stewart 1930, Village Center, Circle representing the applicant stated the applicant and landlord are in 100% agree with the conditions, and they really appreciate staff working with them on this application.

[7:47 P.M.] **Chairman Calhoun** opened the public hearing for public testimony.

Salina Montano, Legacy Events Center 6829 Painted Morning Avenue, Las Vegas 89142 expressed her appreciation for city staff working with her and **Mr. Jamison** on the application.

James Jamison expressed his appreciation and stated that he has had an opportunity to speak with the couple who attended the August 9, 2023 Planning Commission Meeting and provided reassurances to them that they will work to mitigate noise, as well as neighboring residents.

[7:48 P.M.] **Chairman Calhoun** closed the public hearing for public testimony. No testimony was provided.

MOTION: ***Commissioner Zeiler moved to approve SUP-40-2023 LEGACY EVENTS with staff's recommendations.***

ACTION: **APPROVED; SUBJECT TO THE FOLLOWING CONDITIONS**

AYES: 7
NAYS: 0
ABSTAIN: 0

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 “On-Sale” of alcoholic beverages shall only be allowed in conjunction with events held in the banquet/meeting hall. A stand-alone bar is not permitted.
3. The banquet/meeting hall hours of operation shall be daily from 5:00 pm to 11:00pm.
4. Shrubs shall be planted within the rock areas along the walking pathway directly in front of the proposed suites. In addition, shrubs shall be added and any dead landscaping shall be removed and replaced to ensure that there is 50% ground coverage.
5. Signage for the banquet/meeting hall shall be in compliance with the Title 17 requirements.
6. Applicant shall install proper soundproofing on the wall and doors on the north side of the suites.
7. Outdoor events shall should be limited to one per quarter-year.
18. Amendments to the Planning Commission Bylaws to hold elections of officers in December; place the start time of the regular meeting at 5:30 P.M.; eliminate the 5:30 P.M. briefing; require amendments of future Bylaws to be approved by City Council and minor changes to update the language and comply with changes to Title 2. Citywide. (For Possible Action)

MOTION: Vice Chairman Greer moved to approve amendments to the Planning Commission Bylaws to hold elections of officers in December; place the start time of the regular meeting at 5:30 P.M.; eliminate the 5:30 P.M. briefing; require amendments of future Bylaws to be approved by City Council and minor changes to update the language and comply with changes to Title 2.

ACTION: APPROVED.

AYES: 7
NAYS: 0
ABSTAIN: 0

STAFF ITEMS

Director of Land Development & Community Services Alfredo Melesio commented on two items with that last vote because the old Bylaws did not require Council approval. These do for the October meeting will be scheduled for 5:30 P.M. The bylaws are approved as of now under the old bylaw. The October meeting will be at 5:30 P.M. Staff will work with you on scheduling briefings. A temporary certificate of occupancy which, which is something big. Hey Dude, one million square foot building out in Apex. This is a permit for this building was issued around Thanksgiving of last year, and here we are in September and there's a million square feet constructed that the tenant Improvement.

COMMISSION ITEMS

Commission Guymon requested the reduction of paper usage for agendas to the Commission.

PUBLIC FORUM

Chairman Calhoun opened the meeting to receive public comments. No comments were offered.

ADJOURNMENT

Chairman Calhoun adjourned the meeting. Meeting was adjourned at 8:00 P.M.