



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

October 11, 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 5:30 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 (Excused)
Commissioner Riley
Commissioner Villeda (Arrived 5:56 P.M.)
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
Planner Sharianne Dotson
City Clerk Jackie Rodgers
Chief Deputy City Clerk Cherry Lawson

PLEDGE OF ALLEGIANCE

Led by **Commissioner Warner**

PUBLIC FORUM

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

AGENDA

1. Planning Commission Regular Meeting Agenda of October 11, 2023. (For Possible Action; Recommendation – Approve)

MOTION: *Commissioner Warner moved to approve the agenda as published.*

ACTION: **APPROVED**

AYES: 5

NAYS: 0

ABSTAIN: 0

CONSENT AGENDA

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

MOTION: *Vice Chair Greer moved to approve the Consent Agenda as presented.*

ACTION: **APPROVED**

AYES: 5

NAYS: 0

ABSTAIN: 0

BUSINESS

3. **ZN-13-2023 VTS VILLAGE 1 PHASE 4 PARCEL 1.24 (Public Hearing).** Applicant: D.R. Horton, Inc. Request: A property reclassification of 12.35 acres from MPC RZ10 (Master Planned Community Residential Zone up to 10 du/ac District) to R-CL PCD (Medium Density Residential Planned Community District). Location: North of Clark County 215 and approximately 3,200 feet east of Revere Street and Tule Springs Parkway. (APN 124-15-712-001) Ward 4. (For Possible Action)

Planning and Zoning Manager Robert Eastman provided an overview of Item Nos. 3 and 4 as they are related. Item number 3, ZN 13 2023 is a request to reclassify rezone the subject parcel from the RZ10 MPC District, which is residential zone up to ten dwelling units per acre. Master Planned Community to the RCL PCD Medium Density Residential Planned Community District. This is for parcel 1.24 within the Villages of Tule Springs. The land use designation for the site is master planned community. The subject site is approximately 12.35 acres.

This is part of the Village Tule Springs Master Planned Community. The rezoning required is to comply with the current development agreement. The old zoning before you was part of the old Park Highlands Master Planned Community zoning classifications and as part of the development agreement, and for Village at Tule Springs. They created different a zoning classification and the proper zoning classification per the development agreement for this parcel is the RCL that the applicant is requesting. This is in compliance with their land plan that they have originally approved.

Item No. 4 is T map 20, 2023 to allow a 92 lot single family subdivision on the same parcel that would have a density of 7.45 dwelling units to the acre as part of the original development agreement. The applicant provided an actual table listing every parcel and number of dwelling units would be developed on each parcel. Originally, this was designed for 99 lots; however, the applicant is actually only proposing 92.

The minimum lot size in the RCL zoning district in the master plan community is 3500 square foot lots. Every lot does meet the minimum lot size requirement. Every internal street grid is 47 foot wide, which is a 37 foot drive aisle with five foot sidewalks on both sides. That is also in compliance. They are providing the proper perimeter, landscaping and pathway along Tule Springs Parkway. This is the proposed tentative map is consistent with the development agreement for villages to e springs their land use plan and the development standards. City staff recommends approval subject to the conditions listed.

John Sullivan 1980 Festival Plaza Drive, Las Vegas, NV on behalf of the applicant stated he agrees with the summary description provided by **Mr. Eastman**.

[5:33 P.M.] **Chairman Calhoun** opened the public hearing for public testimony.

Ms. Rodgers stated the City had received one comment card in opposition of this item.
[5:33 P.M.] **Chairman Calhoun** closed the public hearing for public testimony.

MOTION: *Commissioner Warner moved to approve ZN-13-2023 VTS VILLAGE 1 PHASE 4 PARCEL 1.24 with staff's recommendations.*

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

AYES: 5
NAYS: 0
ABSTAIN: 0

4. **T-MAP-20-2023 VTS VILLAGE 1 PHASE 4 PARCEL 1.24.** Applicant: D.R. Horton, Inc. Request: A Tentative Map in an MPC RZ10 (Master Planned Community Residential Zone up to 10 du/ac District) proposed property reclassification to R-CL PCD (Medium Density Residential Planned Community District) to allow a 92-lot, single-family subdivision on 12.35 acres. Location: North of Clark County 215 and approximately 3,200 feet east of the intersection of Revere Street and Tule Springs Parkway. (APN 124-15-712-001) Ward 4. (For Possible Action)

MOTION: *Commissioner Riley moved to approve T-MAP-20-2023 VTS VILLAGE 1 PHASE 4 PARCEL 1.24. with staff's recommendations.*

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

AYES: 5
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, including the Second Amended and Restated Development Agreement for Park Highlands East (Villages at Tule Springs), and the Villages at Tule Springs Development Standards and Design Guidelines.
2. A five (5) foot wide public utility easement is required adjacent to all streets, including the internal private streets. Property walls shall not be constructed within the easement(s) so that access to the easement will not be restricted. Public utility easements that are located on a corner/side lot shall be landscaped with maintenance and irrigation provided by the HOA and not the homeowner.

3. As depicted on the "Setback Detail" shown on the cover sheet of the Tentative Map, the typical minimum rear setback for this subdivision shall be 17.5 feet for a typical 35' x 100' lot. However, nonstandard lots may have a minimum rear setback of 15 feet when the rear yard area is greater than six hundred (600) square feet. In no case shall the rear yard area be less than six hundred (600) square feet.

Public Works:

4. 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.
5. Approval of a drainage study is required prior to submittal of the civil improvement plans.
6. Approval of a traffic study is required prior to submittal of the civil improvement plans. Please contact Traffic Engineering at 633-2676 to request a scope. A queuing analysis may be required.
7. 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.
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 Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222 and 222.1.
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. Tule Springs Parkway

12. All off-site improvements must be completed prior to final inspection of the first building.
 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, or on private property, when that sidewalk is providing public access adjacent to the right-of-way.
 16. The property owner is required to grant roadway easements where public and private streets intersect.
 17. A revocable encroachment permit for landscaping within the public right of way is required, if applicable.
 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. The developer shall provide an offsite phasing plan that includes proposed dates of completion for orderly construction of the supporting offsite street improvements. The offsite phasing plan must be submitted for review and approval to the Department of Public Works prior to issuance of the project's grading permit.
 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.
5. **T-MAP-18-2023 HYLO PARK - NORTH.** Applicant: Agora Realty and Management, Inc. Request: A Tentative Map in a PUD (Planned Unit Development District) to allow a 25.46 acre single-lot commercial subdivision. Location: Southeast corner of Rancho Drive and Carey Avenue. (APN 139-19-501-009) Ward 2. (For Possible Action)

Mr. Eastman provided an overview of Item Nos. 5 and 6 as they are related. T-Map-18-2023 HYLO Park – North is a request for a single lot commercial, a Tentative Map within a PUD Planned Unit Development District for a 25.46 acre commercial subdivision. The related Item No. 6 is T-Map-19 2023, which is also a Tentative Map within a PUD (Planned Unit Development District) for an 11.06 acre single lot commercial subdivision. These are both part of the HYLO Park Development that you approved.

The two Tentative Maps are the northern and southern parcels that contain all the commercial uses. T-Map-18- 2023 is the northern parcel, and the previously situated Fiesta Casino site T-Map-19 -2023, the Southern portion is 11 acres of the previously situated Texas Station Casino site. Both of these represent what will be the commercial component of the PUD, and the remaining portion of what was the Texas Station site per the PUD will be the residential component. A Tentative Map for that component will come will be coming at a future date. Before the Commission now are just two single lot commercial subdivisions.

This will allow the developer to start working on and developing the commercial site and developing all the uses that you saw in the in the PUD. When those start coming on board, the Commission will start getting phased development and will begin to see those in final development plans for consideration. Staff is in support of both Item Nos. 5 and 6, as they meet what was the originally proposed PUD, subject to the conditions listed.

Chris Thompson 500 South Rancho, Suite 17, Las Vegas, Nevada on behalf of the applicant agrees with the overview and conditions provided by **Mr. Eastman**.

MOTION: ***Vice Chairman Greer moved to approve T-MAP-18-2023 HYLO PARK - NORTH with staff's recommendations.***

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

AYES: 5
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.
6. **T-MAP-19-2023 HYLO PARK - SOUTH.** Applicant: Agora Realty and Management, Inc. Request: A Tentative Map in a PUD (Planned Unit Development District) to allow an 11.06 acre single-lot commercial subdivision. Location: Southeast corner of Rancho Drive and Lake Mead Boulevard. (APNs 139-19-502-001 and a portion of 139-19-602-001) Ward 2. (For Possible Action)

MOTION: *Commissioner Riley moved to approve T-MAP-19-2023 HYLO PARK - SOUTH with staff's recommendations.*

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

AYES: 5
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.

7. **FDP-08-2023 LAKE MEAD INDUSTRIAL.** Applicant: Jere Costello. Request: A Final Development Plan in a PUD (Planned Unit Development District), to develop an industrial building on 4.95 acres. Location: South of Lake Mead Boulevard approximately 490 feet east of Allen Lane. (APNs 139-20-202-004 and 139-20-202-005) Ward 2. (For Possible Action)

Mr. Eastman provided an overview of Item No. 7 stating FDP-08-2023 is a request for a Final Development Plan in a PUD (Planned Unit Development) District to develop a single industrial building on 4.95 acres. This is south of Las Vegas Boulevard and Coran Lane, east of Allen Lane. This is part of a large and now old PUD that originally stretched from Simmons to Allen, and between Coran and Lake Mead. Over time, portions of the PUD were removed; specifically, one was removed to allow an apartment building to be built, which is under construction.

The commercial component was pulled out of the original PUD right against Simmons, and was developed separately. However, some of the original PUD has been developed with a number of small light industrial and commercial uses, and small industrial buildings that had small outdoor storage yards around them. The original PUD M-1 type uses were allowed throughout and right along Lake Mead Boulevard, you could have had C-1 style commercial use.

Before the Commission for consideration is the Final Development Plan for approximately less than five (5) acres, and what the applicant has before you is instead of using the a large number of small little buildings, one large, basically an office warehouse building which does comply with the M-1 type use. Office Warehouse uses are allowed in the M-1, as they are not allowed to have heavier industrial uses manufacturing using of hazardous materials, etcetera.

Office warehouse distribution is allowed within the M-1, and this building really fits that design and looking at it in general, the site plan does comply with the industrial design standards. It does meet the requirements of the PUD. They meet their landscape and their parking requirements. City staff recommends approval of the Final Development Plan subject to the conditions listed.

Jason Vossmer, LM Construction, 7115 Bermuda Road, Las Vegas, NV 89119 on behalf of the applicant agrees with the summary description provided by **Mr. Eastman**.

MOTION: *Commissioner Riley moved to approve FDP-08-2023 LAKE MEAD INDUSTRIAL with staff's recommendations.*

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

AYES: 5
NAYS: 0
ABSTAIN: 0

Planning and Zoning:

1. Unless expressly authorized through a variance, waiver or another approved

Fire Department:

2. Conditional approval, AMMR for Fire apparatus access lanes to be submitted for.

Public Works:

3. All known geologic hazards shall be shown on any preliminary development plans and civil improvement plans submitted to the City. Subsequent identification of additional hazards may substantially alter development plans.
4. Approval of a drainage study is required prior to submittal of the civil improvement plans.
5. The 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 633-2676 to request a scope.
8. 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.
9. 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.
10. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Lake Mead Blvd.
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:
 1. Lake Mead Blvd. (Sidewalk)
 2. Coran Lane
12. The property owner is required to grant a roadway easements for commercial driveway(s).
13. A revocable encroachment permit for landscaping within the public right of way is required, if applicable.
14. Appropriate subdivision and / or parcel 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.
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. Prior to the installation of any subgrade street improvements, all required underground utilities (i.e. telephone, power, water, etc.) located within public rights-of-way, shall be extended a minimum of ten (10) feet beyond the project boundary.
17. The applicant is responsible for acquiring any easements needed to construct the project.
18. All off-site improvements must be completed prior to final inspection of the first building.

8. **SUP-49-2023 NORTH LAS VEGAS FIRE STATION #51 (Public Hearing).**

Applicant: City of North Las Vegas. A Special Use Permit in an R-3 (Multi-Family Residential District) to allow the reconstruction of Fire Station 51 (a public/semi-public use). Location: 2626 East Carey Avenue. (APN 139-13-410-055) Ward 1. (For Possible Action)

Planner Sharianne Dotson provided an overview of Item Nos. 8 and 9 as they are related stating Item No. 8 SUP-49-2023 North Las Vegas Fire Station #51 is a request for a Special Use Permit to allow the reconstruction of Fire Station No. 51. It is going to be a public/semi-public use within an R-3 Multi-Family Residential District. The lot size is just under an acre, and it is located at 2626 East Carey Avenue. The applicant is proposing to do a building replacement.

The current building was actually constructed in 1973 and it is a two story building. The building will be reconstructed into a one story building. The reason for the replacement is to comply with current building code standards, including individual dorm rooms versus group quarters, a bay for a future ladder truck, and removing potentially hazardous materials that were within the building.

Right now, the entrance for the fire trucks are going to remain off of Carey Avenue and the entrance for the employees will continue to be Daley. The applicant provided building elevations, as elevations which are in compliance with the commercial design standards. However, they do have downspouts which will need to be incorporated into the building and not on the outside. In addition, they did bring in a trash enclosure rendering and it is missing the roof, as that will be added. Other than that, it is in code compliance and staff recommends approval.

Item No. 9 is a request for a variance, a reduced variance required for a corner side lot for five feet versus the requirement of 20ft. In addition, the applicant had submitted an Administrative Variance for the front setback. I believe the front setback is going to be 18ft, seven inches, where 20ft is required--that is in compliance with an Administrative Variance. It can be 10% or less. Staff will hand process that administratively in accordance with the Zoning Ordinance, the Planning Commission can vote for a variance if it meets three requirements.

Extraordinary circumstances and conditions applicable to the property involved and that such circumstances and conditions do not apply generally to other properties in the same vicinity and zoning district.

The existing fire station that currently supplies fire and life safety to the community. The variance is due to an established site and the need for a more modern facility for this location. The remodeling is for the additional community and the variances needed to make this building remodel and proportionate to the needs for the new firefighters on hand. Such variances is necessary for the preservation and enjoyment and substantial property rights that is proposed by the property In the same vicinity and zoning district and denied to and denied to the property in question. The variance is necessary to allow the city to continue to supply the appropriate emergency response of fire and EMT to the established community.

Number three would be the granting of such variance will not be materially detrimental to the public safety and welfare or injurious to other property or improvements in the same vicinity or zoning district. Know that this the proper building permit and proposed variance should not impact the neighboring properties, nor does the variance create negative impact at this time. Staff has no objections to the proposed variance request. The applicant is requesting is reasonable to the accommodations and allow them to utilize the property to provide the continuing emergency responses and fire and EMT services to the established community. Staff recommends approval with conditions.

Fire Chief Joe Calhoun, City of North Las Vegas Fire Department, 4040 Losee Road stated that he wanted to an overview on this in terms of the use. They have been functioning in the current building for 50 years. They had looked at other potentials before moving this project forward. He as well as city officials believe that a move to another location would not be beneficial to the community. As there is nothing like having a neighborhood fire station. It's important for us to be part of that neighborhood. He displayed a map of the area illustrating from various points, the CNLV Fire Department has a four (4) minute response time to this community, as there is really no other properties within this area to keep our response times the way they have them established. It is best for us to demolish the station and build a new building on the property with that.

[5:56 P.M.] Commissioner Villeda arrived.

[5:56 P.M.] Chairman Calhoun opened the public hearing for public testimony.

Ms. Rodgers stated the City had receive one comment card in opposition of the project.

[5:56 P.M.] Chairman Calhoun closed the public hearing for public testimony.

Each of the Commissioners spoke in support of this project, and looks forward to the opening of the new building.

MOTION: *Vice Chairman Greer moved to approve SUP-49-2023 NORTH LAS VEGAS FIRE STATION #51 with staff's recommendations.*

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

AYES: 6
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 trash enclosure is required to use similar materials, color palette as the principal building, and contain a roof.
3. The landscaped buffer area shall be planted with 36-inch box trees staggered every 10 feet on center.
4. All block walls adjacent to the right-of-way shall be decorative.
5. All exposed downspouts should be removed and incorporated in the architecture of the building when visible from the right-of-way.

9. **VN-07-2023 NORTH LAS VEGAS FIRE STATION #51 (Public Hearing).** Applicant: City of North Las Vegas. Request: A Variance in an R-3 (Multi-Family Residential District) to allow a corner side setback of five (5) feet where the required setback is 20 feet for Fire Station 51. Location: 2626 East Carey Avenue. (APN 139-13-410-055) Ward 1. (For Possible Action)

[5:56 P.M.] **Chairman Calhoun** opened the public hearing for public testimony.

[5:56 P.M.] **Chairman Calhoun** closed the public hearing for public testimony. No testimony was provided.

MOTION: *Commissioner Zeiler moved to approve VN-07-2023 NORTH LAS VEGAS FIRE STATION #51 with staff's recommendations.*

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

AYES: 6
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.

10. **SUP-35-2021 MINI STORAGE FACILITY (Public Hearing).** Applicant: Bradley Willard. Request: An extension of time for a Special Use Permit in a C-1 (Neighborhood Commercial District) to allow a mini-warehousing establishment. Location: Southeast corner of Simmons Street and El Campo Grande Avenue. (APN 124-29-801-001) Ward 3. (For Possible Action)

Ms. Dotson provided an overview of this item stating this is a request for an extension of time for a Special Use Permit to allow a mini warehouse facility located on 1.93 acres in the C-1 Neighborhood Commercial District on the southeast corner of Simmons and El Campo Grande. The original special use permit for the mini storage was approved by Planning Commission July 14, 2021.

The applicant is proposing to develop a larger building than originally was approved. The new proposed building is going to be the two buildings will be 79,235ft² of storage versus 72,100ft². In addition of that will be an addition of approximately 7135ft². The proposed site plan also is now going to contain 678 units within the two buildings where they originally approved, approved for 493 units in three buildings. That is an increase of 185 units. Also, the proposed building number A is now going to be a three story where the originally approved for a two story. The additional story adds nine feet to that building; however it does stay in compliance with the C1 neighborhood standards for the maximum building height.

The applicant did provide building elevations as the elevations do match the building permit (BUILD-016536-2022), and is in the process for the mini-warehousing establishment that is expected to be issued within the next few months. On the planning and zoning side, staff has no objections to the modifications or the extension of time for the Special Use Permit for the mini warehousing. The proposed use is consistent with the C-1 Neighborhood District. The original public notification for the SUP in 2021 had 257 mail outs, and only one opposition noted. When staff mailed the 257 this time for the extension, the city did not receive any opposition. The proposed use is compatible with the surrounding neighborhoods, and staff recommends approval with conditions.

Brena Frank Sundance Builders, Box 50, Pioche, NV 89043, Brad Willard AKH Partners, 2212 Business Center Drive, #225, Stephanie Cory 7250 Peak Drive, Ste. 110, Las Vegas, NV 89128 and Michelle Duranleau, Kwit, 7250 Peak Drive, Las Vegas, NV 89129 stated that they had only experience one hiccup with the process; however, was able to resolve the concern with the building official. They also discussed some of the changes with the building.

Commissioner Zeiler commented on the change from a two-story to a three story building structure. **Mr. Eastman** explained that the C-1 zoning district does allow the building to be a taller structure than originally proposed. **Commissioner Zeiler** expressed that she was concern with how the community may view this structure with the added floor. She asked about the setbacks on the project, and whether the structure will be closer to the homes in that area of the community.

Ms. Duranleau replied stating that they have pushed the building back as much as they could to respect those neighbors to the north.

[6:05 P.M.] **Chairman Calhoun** opened the public hearing for public testimony.

[6:05 P.M.] **Chairman Calhoun** closed the public hearing for public testimony.
No testimony was provided.

MOTION: ***Commissioner Zeiler moved to approve SUP-35-2021 MINI STORAGE FACILITY with staff's recommendations.***

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

AYES: 6
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 required block wall for screening shall be decorative split block with a color to match the site.
3. Applicant shall provide the required 21 parking spaces and one (1) required bicycle parking space.

Public Works:

4. All known geologic hazards shall be shown on any preliminary development plans and civil improvement plans submitted to the City. Subsequent identification of additional hazards may substantially alter development plans.

5. Approval of a drainage study is required prior to submittal of the civil improvement plans. Conformance may require modifications to the site plan.
6. Approval of a traffic study is required prior to submittal of the civil improvement plans. Please contact Traffic Engineering at 633-2676 to request a scope. A queuing analysis may be required.
7. Dedication and construction of the following streets and/or half streets is required per the Master Plan of Streets and Highways and/or City of North Las Vegas Municipal Code section 16.24.100
 - a. W. El Campo Grande Avenue (sidewalk)
 - b. Simmons Street (sidewalk)

STAFF ITEMS

No report was provided.

COMMISSION ITEMS

No report was provided.

PUBLIC FORUM

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

ADJOURNMENT

Chairman Calhoun adjourned the meeting. Meeting was adjourned at 6:11 P.M.