

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

May 11, 2011

**BRIEFING**

5:30 P.M., Conference Room, North Las Vegas City Hall, 2200 Civic Center Drive

**CALL TO ORDER**

6:00 P.M., Council Chambers, North Las Vegas City Hall, 2200 Civic Center Drive

**WELCOME**

Chairman Dilip Trivedi

**VERIFICATION**

Jo Ann Lawrence, Recording Secretary

**PLEDGE OF ALLEGIANCE**

Commissioner Joseph DePhillips

**PUBLIC FORUM**

There was no public participation.

**MINUTES**

- Approval of Minutes for the Special Planning Commission Meeting of March 30, 2011

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Commissioner Cato

AYES: Chairman Trivedi, Vice-Chairman Brown, Commissioners Leavitt, Aston, Cato, and DePhillips

NAYS: None

ABSTAIN: Commissioner Perkins

**NEW BUSINESS**

1. **UN-34-11 (42990) NEW ANTIOCH CHRISTIAN FELLOWSHIP** (Public Hearing). An application submitted by New Antioch Christian Fellowship on behalf of North Valley Enterprises, LLC, property owner, for a special use permit in an MPC/C-P, Master Planned Community/Professional Office Commercial District to allow a church. The property is located at 2600 Nature Park Drive. The Assessor's Parcel Number is 124-20-501-007.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Vice-Chairman Brown

SECOND: Commissioner Leavitt

AYES: Chairman Trivedi, Vice-Chairman Brown, Commissioners Leavitt, Aston, Cato, Perkins and DePhillips

NAYS: None

ABSTAIN: None

2. **UN-30-11 (42927) K. O. TATTOO AND BODY PIERCING** (Public Hearing). An application submitted by Wayne and Ruby Getsinger on behalf of Raquel D. Orozco, property owner, for a special use permit in an M-2, General Industrial District to allow a retail commercial use (tattoo parlor). The property is located at 3745 Losee Road, Suite 4. The Assessor's Parcel Number is 139-11-601-004.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Commissioner Cato

SECOND: Vice-Chairman Brown

AYES: Chairman Trivedi, Vice-Chairman Brown, Commissioners Leavitt, Aston, Cato, and Perkins

NAYS: None

ABSTAIN: Commissioner DePhillips

3. **UN-32-11 (42974) TRUCK LUBE AND REPAIRS** (Public Hearing). An application submitted by Nevada Lubes, LLC on behalf of Railroad Valley Enterprises LLC, property owner, for a special use permit in an M-2, General Industrial District to allow an automobile repair facility. The property is located at 3383 Losee Road. The Assessor's Parcel Numbers are 139-11-413-002 through 139-11-413-005.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS WITH THE ADDITION OF CONDITION NOS. 7 AND 8 AS FOLLOWS:

7. APPROVAL OF A TRAFFIC STUDY IS REQUIRED PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS.

8. 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.

MOTION: Commissioner Leavitt  
SECOND: Vice-Chairman Brown  
AYES: Chairman Trivedi, Vice-Chairman Brown, Commissioners Leavitt, Aston, Cato, Perkins and DePhillips  
NAYS: None  
ABSTAIN: None

4. **UN-35-11 (42995) TRUCK WASH & DETAIL** (Public Hearing). An application submitted by Nevada Lubes, LLC on behalf of Railroad Valley Enterprises LLC, property owner, for a special use permit in an M-2, General Industrial District to allow an automobile washing establishment (hand-wash). The property is located at 3383 Losee Road. The Assessor's Parcel Numbers are 139-11-413-002 through 139-11-413-005.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS WITH THE ADDITIONAL OF CONDITION NOS. 6 AND 7 AS FOLLOWS:

6. APPROVAL OF A TRAFFIC STUDY IS REQUIRED PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS.
7. 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.

MOTION: Commissioner Leavitt  
SECOND: Vice-Chairman Brown  
AYES: Chairman Trivedi, Vice-Chairman Brown, Commissioners Leavitt, Aston, Cato, Perkins and DePhillips  
NAYS: None  
ABSTAIN: None

5. **UN-31-11 (42957) COLLISION AUTHORITY** (Public Hearing). An application submitted by Collision Authority on behalf of Craig Pad Partners LLC, property owner, for a special use permit in an M-2, General Industrial District to allow an automobile repair facility. The property is located north of Craig Road approximately 600 feet east of Berg Street. The Assessor's Parcel Number is 139-01-211-004.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS IN MEMORANDUM DATED MAY 11, 2011 WITH CONDITION NO. 5.G AMENDED TO READ:

5.G. LANDSCAPING ADJACENT TO CRAIG ROAD SHALL CONSIST OF PLANTERS SPACED AT 20 FEET ON CENTER. EACH PLANTER SHALL CONSIST OF ONE (1) 24-INCH BOX TREE.

MOTION: Vice-Chairman Brown  
SECOND: Commissioner Perkins  
AYES: Chairman Trivedi, Vice-Chairman Brown, Commissioners Leavitt, Aston, Cato, Perkins and DePhillips  
NAYS: None  
ABSTAIN: None

6. **UN-33-11 (42976) MR. WILLY'S CHICKEN & FISH** (Public Hearing). An application submitted by Cloud 2000 Insurance Trust, property owner, for a special use permit in an M-2, General Industrial District to allow a convenience food restaurant. The property is located at 3330 Losee Road. The Assessor's Parcel Number is 139-11-801-006.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Vice-Chairman Brown  
SECOND: Commissioner Leavitt  
AYES: Chairman Trivedi, Vice-Chairman Brown, Commissioners Leavitt, Aston, Cato, Perkins and DePhillips  
NAYS: None  
ABSTAIN: None

7. **UN-36-11 (43006) THE GROVE** (Public Hearing). An application submitted by Kamros Holdings LLC, property owner, for a special use permit in a C-1, Neighborhood Commercial District to allow a convenience food restaurant. The property is located at 445 West Craig Road. The Assessor's Parcel Number is 139-03-311-016.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS WITH  
CONDITION NO. 4 AMENDED TO READ:

4. A MINIMUM 1,000 SQUARE FEET OF PLAZA SHALL BE  
MAINTAINED FOR THE SHOPPING CENTER

MOTION: Commissioner Leavitt

SECOND: Commissioner Perkins

AYES: Vice-Chairman Brown, Commissioners Leavitt, Aston, Cato, Perkins and  
DePhillips

NAYS: None

ABSTAIN: Chairman Trivedi

8. **SPR-01-10 (42956) CIVIC CENTER NURSERY**. An application submitted by Reed Hinkelman, property owner, for an extension of time for an existing site plan review in an M-2, General Industrial District to allow a 15 foot perimeter landscape area along Civic Center Drive and a five (5) foot perimeter landscape area along I-15 where 20 feet is the minimum required. The property is located on Civic Center Drive approximately 658 feet north of Branson Avenue. The Assessor's Parcel Number is 139-12-103-006.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Vice-Chairman Brown

SECOND: Commissioner Leavitt

AYES: Chairman Trivedi, Vice-Chairman Brown, Commissioners Leavitt, Aston,  
Cato, Perkins and DePhillips

NAYS: None

ABSTAIN: None

9. **SPR-08-10 (42998) ADESA LAS VEGAS.** An application submitted by Adesa, Inc., on behalf of Meldrum Geraldine Ann and Meldrum Family Trust and Floyd A. & Geraldine Meldrum Family Trust for an amendment to a previously approved site plan review in an M-2, General Industrial District to request waivers from the Industrial Design Guidelines to exceed the height of light poles from 20 feet to 55 feet and not to provide parapets for the mechanical equipment located on roof tops. The property is located at 801 East Gowan Road and 1000 East Gowan Road. The Assessor's Parcel Numbers are 139-11-201-004 and 139-11-202-001.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS WITH CONDITIONS NOS. 2.D AND 2.E AMENDED AS FOLLOWS:

2.D. THE LIGHT POLES FOR THIS SITE MAY BE UP TO 55' IN HEIGHT.

2.E. THE ROOF-MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED IN ACCORDANCE WITH THE PLANS AS SUBMITTED BY THE APPLICANT.

MOTION: Commissioner Aston

SECOND: Vice-Chairman Brown

AYES: Chairman Trivedi, Vice-Chairman Brown, Commissioners Leavitt, Aston, Cato, and Perkins

NAYS: Commissioner DePhillips

ABSTAIN: None

10. **SPR-03-11 (42951) ALIANTE PARCELS 31A, 31B, AND 31C.** An application submitted by Pardee Homes of Nevada, property owner, for a site plan review in an MPC R-1, Master Planned Community Single Family Residential District to allow a waiver from the Aliante's corner side landscaping requirements. The property is located south of Nature Park Drive east of Aliante Parkway. The Assessor's Parcel Numbers are 124-16-411-002, 124-16-411-005, 124-16-411-025, 124-16-411-031, 124-17-813-012, 124-17-813-013 and 124-21-112-057, 124-20-513-014, 124-20-513-015, 124-20-513-019, 124-20-513-020, 124-20-513-022, 124-20-513-023, 124-20-513-025, 124-20-513-026, 124-20-513-027, 124-20-513-050, 124-20-513-052, 124-20-513-056, 124-21-112-005, 124-21-112-017, 124-21-112-021, 124-21-112-022, 124-21-112-030 and 124-21-112-046.

ACTION: CONTINUED TO JULY 13, 2011

MOTION: Vice-Chairman Brown

SECOND: Commissioner Leavitt

AYES: Chairman Trivedi, Vice-Chairman Brown, Commissioners Leavitt, Aston, Cato, Perkins and DePhillips

NAYS: None

ABSTAIN: None

11. **SPR-04-11 (42953) ALIANTE PARCELS 30A AND 30B.** An application submitted by Pardee Homes of Nevada, property owner, for a site plan review in an MPC R-1, Master Planned Community Single Family Residential District to allow a waiver from the Aliante's corner side landscaping requirements. The property is located on the northwest corner of Clayton Street and Deer Springs Way. The Assessor's Parcel Numbers are 124-20-512-003, 124-20-512-023, 124-20-513-039, 124-20-512-051, 124-20-512-052, 124-20-512-059, 124-20-512-060, 124-20-613-003, 124-20-613-012, 124-20-613-013, 124-20-613-038, 124-20-613-044, 124-20-613-052, 124-20-613-054, 124-20-613-060, 124-20-613-063, 124-20-613-067, 124-20-613-077, 124-20-613-078, 124-20-613-087, 124-20-613-088 and 124-20-613-097.

ACTION: CONTINUED TO JULY 13, 2011

MOTION: Vice-Chairman Brown

SECOND: Commissioner Leavitt

AYES: Chairman Trivedi, Vice-Chairman Brown, Commissioners Leavitt, Aston, Cato, Perkins and DePhillips

NAYS: None

ABSTAIN: None

12. **SPR-05-11 (43008) DECATUR & TROPICAL SIGN.** An application submitted by M Grape LLC, property owner, for a site plan review in a C-2, General Commercial District for a waiver to allow for increased number of freestanding signs, increased sign area and increased sign heights, three (3) freestanding signs when one (1) is the maximum allowed; in addition the applicant is requesting a waiver to allow a 25-foot high freestanding sign along Decatur Boulevard where an 18-foot freestanding sign is the maximum height allowed and a 25-foot freestanding sign across from residential where an eight (8) foot high monument sign is the maximum height allowed. The property is located at the northeast corner of Tropical Parkway and Decatur Boulevard. The Assessor's Parcel Number is 124-30-204-001.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS WITH THE DELETION OF CONDITION NO. 6 AND CONDITION NO. 4.C ADDED TO READ:

4.A HAVE AN OVERALL HEIGHT OF 25.00 FEET AND BE INSTALLED, AT A MINIMUM, AT THE SOUTH SIDE OF THE ENTRANCE, TO BE DETERMINED BY STAFF.

MOTION: Vice-Chairman Brown

SECOND: Commissioner Aston

AYES: Chairman Trivedi, Vice-Chairman Brown, Commissioners Leavitt, Aston, Cato, Perkins and DePhillips

NAYS: None

ABSTAIN: None

13. **CNLV TITLE 17 ZONING CODE.** Reconsideration of motion to: 1) allow pigs on lots with 6,000 square feet instead of five acres; 2) allow motor homes or recreational vehicles to be parked on side lots; 3) remove the requirement of a maximum allowed amount of parking; 4) amend the requirements for Traffic Impact analysis with developments; 5) require lighting within utility easements that serve as pedestrian linkages; 6) allow the landscaped parkway to be counted as open space within a development; 7) allow 30-foot in height light poles within the C-2 district; and 8) modify lot sizes, open space and the use of the Residential Design Incentive System within the R-1 Single-Family Low Density Residential and R-2 Medium Density Residential Districts.

**ACTION:** RECONSIDERATION OF MOTION APPROVED

**MOTION:** Vice-Chairman Brown

**SECOND:** Commissioner Cato

**AYES:** Chairman Trivedi, Vice-Chairman Brown, Commissioners Leavitt, Aston, Cato, and DePhillips

**NAYS:** None

**ABSTAIN:** Commissioner Perkins

Reconsideration of motion made on Group C at the April 27, 2011 Special Planning Commission Meeting.

**ACTION:** APPROVE GROUP C IN THE MEMORANDUM DATED APRIL 27, 2011 AS FOLLOWS:

PAGE 193 NOT AMENDED, APPROVED AS ORIGINALLY PROPOSED  
PAGE 244 AMEND TO ALLOW RV'S TO BE STORED IN SIDE LOTS ON LOTS 10,000 SQUARE FEET OR GREATER

PAGE 256 NOT AMENDED, APPROVED AS ORIGINALLY PROPOSED

PAGE 271 NOT AMENDED, APPROVED AS ORIGINALLY PROPOSED

PAGE 279 NOT AMENDED, APPROVED AS ORIGINALLY PROPOSED

PAGE 288 AMEND TO ALLOW THE LANDSCAPE PARKWAYS TO BE USED TO MEET OPEN SPACE REQUIREMENTS

PAGE 314 AMEND TO ALLOW 30' LIGHT POLES IN C-2 ZONING OR GREATER

PAGE 323 - AMENDED PER THE REVISED SITE DIMENSIONAL  
328 STANDARDS AS SHOWN IN HANDOUT

**MOTION:** Commissioner Aston

**SECOND:** Commissioner Leavitt

**AYES:** None

**NAYS:** Chairman Trivedi, Vice-Chairman Brown, Commissioners Leavitt, Aston, Cato, and DePhillips

**ABSTAIN:** Commissioner Perkins

Consideration of Items Nos. 1 through 8 listed in Memorandum dated May 11, 2011:

1. To only allow pigs to be located on lots 5 acres or greater in size.

ACTION: APPROVED AS ORIGINALLY PROPOSED BY STAFF WITH NO AMENDMENTS

MOTION: Vice-Chairman Brown

SECOND: Commissioner Leavitt

AYES: Chairman Trivedi, Vice-Chairman Brown, Commissioners Leavitt, Aston, Cato, Perkins and DePhillips

NAYS: None

ABSTAIN: None

2. Adding a maximum number of off-street parking spaces.

ACTION: APPROVED TO AMEND THE PROPOSED CODE TO REMOVE THE MAXIMUM NUMBER OF OFF-STREET PARKING SPACES

MOTION: Vice-Chairman Brown

SECOND: Commissioner Leavitt

AYES: Vice-Chairman Brown, Commissioners Leavitt, Aston, Cato, Perkins and DePhillips

NAYS: Chairman Trivedi

ABSTAIN: None

3. Requiring traffic impact analysis as a condition to some land use applications.

ACTION: APPROVED AS ORIGINALLY PROPOSED BY STAFF WITH NO AMENDMENTS

MOTION: Vice-Chairman Brown

SECOND: Commissioner DePhillips

AYES: Chairman Trivedi, Vice-Chairman Brown, Commissioners Leavitt, Aston, Cato, Perkins and DePhillips

NAYS: None

ABSTAIN: None

4. Requiring lighting within utility easements that serve as pedestrian linkages

ACTION: APPROVED AS ORIGINALLY PROPOSED BY STAFF WITH NO AMENDMENTS

MOTION: Vice-Chairman Brown

SECOND: Commissioner Leavitt

AYES: Chairman Trivedi, Vice-Chairman Brown, Commissioners Leavitt, Aston, Cato, Perkins and DePhillips

NAYS: None

ABSTAIN: None

5. Amend the proposed code to allow RVs to be stored in side lots on lots of 10,000 square feet or greater.

ACTION: APPROVED AMENDING THE PROPOSED CODE TO ALLOW RV'S TO BE STORED IN SIDE LOTS ON LOTS OF 10,000 SQUARE FEET OR GREATER

MOTION: Vice-Chairman Brown

SECOND: Commissioner Leavitt

AYES: Chairman Trivedi, Vice-Chairman Brown, Commissioners Leavitt, Aston, Cato, Perkins and DePhillips

NAYS: None

ABSTAIN: None

6. Amend the proposed code to allow the landscaped parkway to help meet open space requirements.

ACTION: APPROVED AMENDING THE PROPOSED CODE TO ALLOW THE LANDSCAPED PARKWAY TO COUNT TOWARD MEETING OPEN SPACE REQUIREMENTS

MOTION: Commissioner Aston

SECOND: Commissioner Leavitt

AYES: Chairman Trivedi, Vice-Chairman Brown, Commissioners Leavitt, Aston, and Cato,

NAYS: Commissioners Perkins and DePhillips

ABSTAIN: None

7. Amend the proposed code to allow light poles 30' in height within the C-2, General Commercial Districts

ACTION: APPROVED TO AMEND THE PROPOSED CODE TO ALLOW LIGHT POLES 30' IN HEIGHT WITHIN THE C-2 GENERAL COMMERCIAL DISTRICTS

MOTION: Vice-Chairman Brown

SECOND: Commissioner Leavitt

AYES: Chairman Trivedi, Vice-Chairman Brown, Commissioners Leavitt, Aston, Cato, Perkins and DePhillips

NAYS: None

ABSTAIN: None

8. Amend the proposed code for residential development to allow the following:
- a. Reduce the minimum lot size to 4,500 square feet for single-family residences within the R-1, Single-Family Low Density District
  - b. Amend lots sizes to allow a minimum lot size of 3,500 square feet for single-family residences within the R-2, Single-Family Medium Density District without restrictions
  - c. Remove the open space requirement for all developments within the R-1, Single-Family Low Density District.
  - d. Remove the open space requirement for all single-family residential developments within the R-2, Single-Family Medium Density District with a density of less than 8 dwelling units per acre.
  - e. Remove the requirements of the Residential Design Incentive System within the R-1, Single-Family Low Density District.
  - f. Remove the requirements of the Residential Design Incentive System within the R-2, Single-Family Medium Density District for all developments with a density of less than 8 dwelling units per acre.

ACTION: APPROVED AS ORIGINALLY PROPOSED BY STAFF WITH NO AMENDMENTS

MOTION: Vice-Chairman Brown

SECOND: Commissioner Perkins

AYES: Chairman Trivedi, Vice-Chairman Brown, Commissioners Leavitt, Perkins and DePhillips

NAYS: Commissioners Aston and Cato

ABSTAIN: None

**OLD BUSINESS**

14. **ZN-98-04 (42863) VISTA CIELO VILLAGE 1** (Public Hearing). An application submitted by Harmony Homes on behalf of Harmony 461, LLC, property owner, for an amendment to a previously approved 85 acre PUD, Planned Unit Development District by adding and reclassifying an additional 15 acres of R-1, Single-Family Low Density District which would consist of an additional 100 lots to the PUD, Planned Unit Development which is currently approved for 433 single-family lots. The properties are located at the northeast corner of Ann Road and Lawrence Street. The Assessor's Parcel Numbers are 124-26-812-003 thru 124-26-812-005 and 124-26-815-001 thru 124-26-815-103. **(Continued April 13, 2011)**

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS;  
FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Vice-Chairman Brown

SECOND: Commissioner Perkins

AYES: Chairman Trivedi, Vice-Chairman Brown, Commissioners Leavitt, Aston,  
Perkins and DePhillips

NAYS: Commissioner Cato

ABSTAIN: None

15. **T-1343 (42866) VISTA CIELO VILLAGE 1**. An application submitted by Harmony Homes on behalf of Harmony 461, LLC, property owner, for approval of a tentative map in an R-1, Single-Family Low Density District (proposed PUD, Planned Unit Development District) consisting of 100 single-family lots. The properties are located at the northeast corner of Ann Road and Lawrence Street. The Assessor's Parcel Numbers are 124-26-812-003 thru 124-26-812-005 and 124-26-815-001 thru 124-26-815-103. **(Continued April 13, 2011)**

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Vice-Chairman Brown

SECOND: Commissioner Leavitt

AYES: Chairman Trivedi, Vice-Chairman Brown, Commissioners Leavitt, Aston,  
Cato, Perkins and DePhillips

NAYS: None

ABSTAIN: None

16. **SPR-02-11 (42180) APEX DAVIS.** An application submitted by Apex Properties LLC & Carmine Limited Partnership on behalf of Carmine Limited Partnership, property owner, for a site plan review in an Industrial-Apex (I-A) Overlay District to allow a Junkyard/Salvage Yard facility and waivers from the Industrial-APEX (I-A) Overlay District Design Standards. The property is located approximately 10,300 feet west of US-93 and south of the power plant . The Assessor's Parcel Numbers are 103-08-510-004 through 103-08-510-007, 103-08-510-009 and 103-08-510-011 through 103-08-510-013. **(Continued February 9, March 9 and April 13, 2011)**

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS WITH THE DELETION OF CONDITION NOS. 4 AND 5 AND ADD NEW CONDITION NOS. 4, 5.A AND 5.B AND AMEND CONDITION NOS. 8 AND 9 TO READ:

4. THE PARCELS' FRONTAGE ALONG APEX POWER PARKWAY SHALL BE DEDICATED AND THE HALF STREET SHALL BE CONSTRUCTED PER THE RURAL STANDARDS ESTABLISHED IN THE APEX OVERLAY DISTRICT.
- 5.A. PUBLIC ACCESS SHALL BE PROVIDED TO THE SITE PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENTS PLANS.
- 5.B. ANY EASEMENTS NEEDED FOR THE PROJECT SHALL BE PROVIDED OR ACQUIRED BY THE APPLICANT.
8. AT THE TIME THAT THE DIRECTOR OF UTILITIES AND THE FIRE CHIEF, OR THEIR DESIGNEES, DETERMINES THAT WATER IS REQUIRED FOR DOMESTIC AND/OR FIRE PROTECTION, THE PROJECT MUST COMPLY WITH THE "CITY OF NORTH LAS VEGAS MUNICIPAL WATER SERVICE DISTRICT SERVICE RULES AND REGULATIONS" AND THE "UNIFORM DESIGN AND CONSTRUCTION STANDARDS FOR POTABLE WATER SYSTEMS" (UDACS). THESE REGULATIONS WILL INCLUDE THE FOLLOWING:
  - A. THE DEVELOPER SHALL PROVIDE A METER AND BACKFLOW PREVENTION PER BUILDING.
  - B. A LOOPED WATER SYSTEM MAY BE REQUIRED FOR FIRE PROTECTION, SUBJECT TO REVIEW AND APPROVAL OF THE UTILITIES DEPARTMENT.
  - C. SUBMITTAL AND APPROVAL OF A HYDRAULIC ANALYSIS FOR THE PROJECT WHICH SHALL INCLUDE SOURCE OF SUPPLY, STORAGE, AND DESIGN OF ANY OFFSITE MAINS NECESSARY TO SERVE THE DEVELOPMENT.

9. INSTALLATION OF FRONTAGE WATER AND SEWER MAINS WILL BE REQUIRED WHEN OFFSITE IMPROVEMENTS ARE CONSTRUCTED, UNLESS OTHERWISE DETERMINED BY THE DIRECTOR OF UTILITIES.

MOTION: Commissioner Aston  
SECOND: Commissioner Leavitt  
AYES: Chairman Trivedi, Vice-Chairman Brown, Commissioners Leavitt, Aston, Cato, Perkins and DePhillips  
NAYS: None  
ABSTAIN: None

#### **PUBLIC FORUM**

There was no public participation.

#### **DIRECTOR'S BUSINESS**

There was no report given.

#### **CHAIRMAN'S BUSINESS**

Commissioner Deal Leavitt made comments regarding serving on the Commission and the Commission's responsibilities and also spoke about sustainability and renewable energy. He supported the concept of maintaining a focus group.

Chairman Dilip Trivedi spoke about the building designs used in the area and did not like the fact that all homes had to same appearance, and also spoke about sustainability.

#### **ADJOURNMENT**

The meeting adjourned at 9:37 p.m.