

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

October 11, 2017

BRIEFING

5:30 p.m., Caucus Room, 2250 Las Vegas Boulevard North
North Las Vegas, Nevada 89030

CALL TO ORDER

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

ROLL CALL

COMMISSIONERS PRESENT

Chairman Kenneth Kraft
Vice-Chairman Al Greer
Commissioner Willard Ewing
Commissioner Rick Lemmon
Commissioner Randy Robison
Commissioner Travis Roundy

COMMISSIONERS ABSENT

Commissioner Harold Hanshew

STAFF PRESENT

Director Land Development & Community Services Alfredo Melesio, Jr.
Chief Deputy City Attorney Bethany Rudd-Sanchez
Planning Manager Marc Jordan
Principal Planner Robert Eastman
Recording Secretary Julie Shields
Recording Secretary Essie Gilliam-Smith

PLEDGE OF ALLEGIANCE - BY INVITATION

Commissioner Travis Roundy

PUBLIC FORUM

RaeAnn Peterson, 1720 Arrowhead Street, North Las Vegas, discussed the lack of notification regarding changes occurring in her neighborhood, as well as changes to zoning.

AGENDA

1. **APPROVE PLANNING COMMISSION REGULAR MEETING AGENDA OF OCTOBER 11, 2017. (FOR POSSIBLE ACTION)**

ACTION: APPROVED AS AMENDED; ITEM NO. 7 (VN-03-17) WAS MOVED ON THE AGENDA TO BE HEARD FIRST UNDER BUSINESS

MOTION: Vice-Chairman Greer

AYES: Chairman Kraft, Vice-Chairman Greer, Commissioners Ewing, Robison, Lemmon, and Roundy

NAYS: None

ABSTAIN: None

ABSENT: Commissioner Hanshew

CONSENT AGENDA

2. **APPROVE PLANNING COMMISSION REGULAR MEETING MINUTES OF SEPTEMBER 13, 2017. (FOR POSSIBLE ACTION)**

ACTION: APPROVED

MOTION: Commissioner Lemmon

AYES: Chairman Kraft, Vice-Chairman Greer, Commissioners Ewing, Robison, Lemmon, and Roundy

NAYS: None

ABSTAIN: None

ABSENT: Commissioner Hanshew

BUSINESS

3. **ZN-29-17 (59941) C.P. SQUIRES ELEMENTARY SCHOOL (PUBLIC HEARING). AN APPLICATION SUBMITTED BY CLARK COUNTY SCHOOL DISTRICT, ON BEHALF OF SCHOOL BOARD OF TRUSTEES, PROPERTY OWNER, FOR A PROPERTY RECLASSIFICATION FROM THE CURRENT DESIGNATION OF R-1, SINGLE-FAMILY LOW DENSITY DISTRICT, TO PSP, PUBLIC/SEMI-PUBLIC DISTRICT. THE PROPERTY IS LOCATED AT 1312 EAST TONOPAH AVENUE. THE ASSESSOR'S PARCEL NUMBER IS 139-23-704-003. (FOR POSSIBLE ACTION)**

This item was presented by Robert Eastman, Principal Planner.

Mr. Eastman stated this was the existing C.P. Squires Elementary School, and the applicant is systematically going through and rezoning all of their properties slowly to Public/Semi-Public District, which is the most appropriate land use zoning district for a school.

Mr. Eastman said a small change was proposed involving an expansion that would be covered under Item No. 4, UN-50-17.

Mr. Eastman advised the zoning request is in compliance with the Comprehensive Plan. Staff recommended approval.

John Lopeman, EthosThree Architecture, 8985 South Eastern Avenue, Las Vegas,
and Chris Dingell appeared on behalf of the Clark County School District.

Mr. Lopeman advised the 35-foot tall, two story addition would contain 18 classrooms, and would be similar to the building that was approved at Craig Elementary School. The proposed site would be located in the northeast corner of the property. Parking would be expanded to improve pick-up and drop-off operations. The intention is to remove the existing classroom portables and replace them with the new building. The City of North Las Vegas Healthcare portable would remain.

Chairman Kraft opened the public hearing. Chairman Kraft closed the public hearing.

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL ACTION

MOTION: Commissioner Roundy

AYES: Chairman Kraft, Vice-Chairman Greer, Commissioners Ewing, Robison,
Lemmon, and Roundy

NAYS: None

ABSTAIN: None

ABSENT: Commissioner Hanshew

4. **UN-50-17 (59940) C.P. SQUIRES ELEMENTARY SCHOOL (PUBLIC HEARING). AN APPLICATION SUBMITTED BY CLARK COUNTY SCHOOL DISTRICT, ON BEHALF OF SCHOOL BOARD OF TRUSTEES, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN AN R-1, SINGLE-FAMILY LOW DENSITY DISTRICT (PROPOSED REZONING TO PSP, PUBLIC/SEMI-PUBLIC DISTRICT), TO ALLOW AN ADDITION TO AN EXISTING ELEMENTARY SCHOOL. THE PROPERTY IS LOCATED AT 1312 EAST TONOPAH AVENUE. THE ASSESSOR'S PARCEL NUMBER IS 139-23-704-003. (FOR POSSIBLE ACTION)**

This item was presented by Robert Eastman, Principal Planner.

Mr. Eastman stated the comments made by the applicant under Item No. 3, ZN-29-17,

were correct. Staff requested that trees be added as a landscape buffer between the new building and residential development, and are listed under Condition No. 2.

Staff recommended approval.

The conditions are:

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. Trees spaced 20 feet on center shall be planted in landscape buffer are between the new building and the adjacent residential area.

Public Works:

3. All known geologic hazards shall be shown on the site plan and the civil improvements plans. Subsequent identification of additional hazards may substantially alter the original site plan.
4. A drainage study for the project is required, however, due to the size of the addition, this development may be eligible for a drainage study waiver. Please contact the Public Works Development & Flood Control Division (Dan Le @ 702-633-1932).

John Lopeman, EthosThree Architecture, 8985 South Eastern Avenue, Las Vegas, and Chris Dingell appeared on behalf of the Clark County School District. Mr. Lopeman stated there were no objections to Condition No. 2.

Chairman Kraft opened the public hearing. Chairman Kraft closed the public hearing.

ACTION: APPROVED; FORWARD TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Lemmon

AYES: Chairman Kraft, Vice-Chairman Greer, Commissioners Ewing, Robison, Lemmon, and Roundy

NAYS: None

ABSTAIN: None

ABSENT: Commissioner Hanshew

5. **VN-04-17 (59881) WORKSHOP (PUBLIC HEARING). AN APPLICATION SUBMITTED BY AMBER DOUGHTY, PROPERTY OWNER, FOR A VARIANCE IN AN R-E, RANCH ESTATES DISTRICT, TO ALLOW AN ACCESSORY BUILDING WITH A HEIGHT OF 16 FEET, SIX (6) INCHES, WHERE THE PRINCIPAL DWELLING HAS A HEIGHT OF 11 FEET, SIX (6) INCHES. THE PROPERTY IS LOCATED AT 4017 SAN MATEO STREET. THE ASSESSOR'S PARCEL NUMBER IS 139-06-411-045. (FOR POSSIBLE ACTION)**

This item was presented by Robert Eastman, Principal Planner.

Item Nos. 5, VN-04-17 and 6, UN-46-17, were briefed together and voted upon separately.

Item No. 5, VN-04-17, is a request for a variance to allow an accessory building with a mean height of 16 feet 6 inches, where the principal building on the parcel is 11 feet 6 inches.

Item No. 6, UN-46-17, is a request for a special use permit to allow a 1,950 square foot accessory building, (a detached garage) to be allowed on the parcel. Under normal circumstances, only a 1,200 square foot building is the maximum size allowed.

The applicant proposed to add a large accessory garage to store personal vehicles and recreational vehicles (RV's) on this site. There is an existing accessory building that he plans to remove and replace with this much larger garage.

Mr. Eastman stated the applicant is going to develop this property and add a pool facility between the garage and the home.

The accessory building is supposed to be subordinate to the principal building. In this case, the single-family home is a large single-story home, and there is the concern regarding the variance. The maximum height peak is 19.5 feet, and the main height is 16.5 feet, which is taller than the principal building. Staff's concern is the height of the building would dominate the home and could dominate the neighborhood which consists of predominately single-story homes.

Mr. Eastman stated staff did not have an issue with the building and its size. The lot is over 20,000 square feet which makes the size of the building appropriate. Staff's concern is with the height of the building which could create a problem in the neighborhood. Staff is recommending approval of Item No. 6, UN-46-17, and recommends denial of the variance, Item No. 5, VN-04-17.

Dustin Arens, 4017 San Mateo Street, North Las Vegas, appeared on behalf of Amber Doughty. Mr. Arens said a nearby resident is building a garage that is 19 feet high and there have been no complaints about it. Mr. Arens said he needs a taller garage for his recreational vehicle (RV). The top of the door has to be 14 feet because

his RV is approximately 13 feet 10 inches in height. The building is needed to protect the RV from the sun and heat.

Chairman Kraft opened the public hearing on Item No. 5, VN-04-17. Chairman Kraft closed the public hearing on Item No. 5, VN-04-17.

Commissioner Ewing stated the RV is 13 feet 10 inches and the door is 14 feet, and a discussion was held regarding why the applicant requested a height of 20 feet. Mr. Arens said it could be shortened to 17 feet 10 inches.

Chairman Kraft asked for input regarding pitch. Mr. Eastman stated the applicant wanted to place a 3-12 pitch because he wanted to match the tile to the roof, which is not an unreasonable request.

Commissioner Robison discussed his concerns regarding the variance, use permit, and non-compliant uses. Mr. Robison asked staff for additional input. Mr. Eastman stated from staff's perspective it would be more important that the garage match the home from an aesthetic and architectural purpose.

Vice-Chairman Greer stated the house pitch was 11.5 feet at built height. Mr. Arens stated the peak height is 14 feet 7 inches on the house. Vice-Chairman Greer asked Mr. Arens if he went with the 3-12 pitch what the height would be, and Mr. Arens responded 17 feet 10 inches.

Mr. Eastman stated staff would need to modify the condition on the variance.

The amended conditions for Item No. 5, VN-04-17 are:

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 maximum allowable height for the accessory structure shall be 16 feet.

ACTION: APPROVED, AS AMENDED. CONDITION NO. 2 TO READ: THE MAXIMUM ALLOWABLE HEIGHT FOR THE ACCESSORY STRUCTURE SHALL BE 16 FEET

MOTION: Commissioner Ewing

AYES: Chairman Kraft, Vice-Chairman Greer, Commissioners Ewing, Robison, Lemmon, and Roundy

NAYS: None

ABSTAIN: None

ABSENT: Commissioner Hanshew

6. UN-46-17 (59831) WORKSHOP (PUBLIC HEARING). AN APPLICATION SUBMITTED BY AMBER DOUGHTY, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN AN R-E, RANCH ESTATES DISTRICT, TO ALLOW A 1,950 SQUARE FOOT ACCESSORY BUILDING (DETACHED GARAGE) WHERE 1,200 SQUARE FEET IS THE MAXIMUM AREA ALLOWED. THE PROPERTY IS LOCATED AT 4017 SAN MATEO STREET. THE ASSESSOR'S PARCEL NUMBER IS 139-06-411-045. (FOR POSSIBLE ACTION)

This item was presented by Robert Eastman, Principal Planner.

Item Nos. 5, VN-04-17 and 6, UN-46-17, were briefed together and voted upon separately.

Item No. 5, VN-04-17, is a request for a variance to allow an accessory building with a mean height of 16 feet 6 inches, where the principal building on the parcel is 11 feet 6 inches.

Item No. 6, UN- 46-17, is a request for a special use permit to allow a 1,950 square foot accessory building (a detached garage) to be allowed on the parcel. Under normal circumstances, only a 1,200 square foot building is the maximum size allowed.

The applicant proposed to add a large accessory garage to store personal vehicles and recreational vehicles (RV's) on this site. There is an existing accessory building that he plans to remove and replace with this much larger garage.

Mr. Eastman stated the applicant is going to develop this property and add a pool facility between the garage and the home.

The accessory building is supposed to be subordinate to the principal building. In this case, the single-family home is a large single-story home, and there is the concern regarding the variance. The maximum height peak is 19.5 feet, and the main height is 16.5 feet, which is taller than the principal building. Staff's concern is the height of the building would dominate the home and could dominate the neighborhood consisting of predominately single-story homes.

Mr. Eastman stated staff did not have an issue with the building and its size. The lot is over 20,000 square feet which makes the size of the building appropriate. Staff's concern is with the height of the building which could create a problem in the neighborhood. Staff is recommending approval of Item No. 6, UN-46-17, and recommends denial of the variance, Item No. 5, VN-04-17.

The conditions for Item No. 6, UN-46-17 are:

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 proposed accessory building shall not exceed the height of the principal building unless separate variance approval is granted.

Dustin Arens, 4017 San Mateo Street, North Las Vegas, appeared on behalf of Amber Doughty. Mr. Arens said a nearby resident is building a garage that is 19 feet high and there have been no complaints about it. Mr. Arens said he needs a taller garage for his recreational vehicle (RV). The top of the door has to be 14 feet because his RV is approximately 13 feet 10 inches in height. The building is needed to protect the RV from the sun and heat.

Chairman Kraft opened the public hearing on Item No. 5, VN-04-17. Chairman Kraft closed the public hearing on Item No. 5, VN-04-17.

Commissioner Ewing stated the RV is 13 feet 10 inches and the door is 14 feet, and a discussion was held regarding why the applicant requested a height of 20 feet. Mr. Arens said it could be shortened to 17 feet 10 inches.

Chairman Kraft asked for input regarding pitch. Mr. Eastman stated the applicant wanted to place a 3-12 pitch because he wants to match the tile to the roof, which is not an unreasonable request.

Commissioner Robison discussed his concerns regarding the variance, use permit, and non-compliant uses. Mr. Robison asked staff for additional input. Mr. Eastman stated from staff's perspective it would be more important that the garage match the home from an aesthetic and architectural purpose.

Vice-Chairman Greer stated the house pitch was 11.5 feet at built height. Mr. Arens stated the peak height is 14 feet 7 inches on the house. Vice-Chairman Greer asked Mr. Arens if he went with the 3-12 pitch what the height would be, and Mr. Arens responded 17 feet 10 inches.

Chairman Kraft opened the public hearing on Item No. 6, UN-46-17. Chairman Kraft closed the public hearing on Item No. 6, UN-46-17.

ACTION: APPROVED
MOTION: Vice-Chairman Greer
AYES: Chairman Kraft, Vice-Chairman Greer, Commissioners Ewing, Robison, Lemmon, and Roundy
NAYS: None
ABSTAIN: None
ABSENT: Commissioner Hanshew

7. **VN-03-17 (59770) TARVA LEE FENCE (PUBLIC HEARING). AN APPLICATION SUBMITTED BY TARVA LEE, ON BEHALF OF TARVA LEE REVOCABLE LIVING TRUST, PROPERTY OWNER, FOR A VARIANCE IN AN R-1, SINGLE-FAMILY LOW DENSITY DISTRICT, TO ALLOW A FOUR (4) FOOT, TEN (10) INCH FENCE WHERE FOUR (4) FEET IS THE MAXIMUM HEIGHT ALLOWED. THE PROPERTY IS LOCATED AT 4516 OCEAN BREEZE AVENUE. THE ASSESSOR'S PARCEL NUMBER IS 124-31-411-039. (FOR POSSIBLE ACTION)**

This item was heard first under Business.

This item was presented by Robert Eastman, Principal Planner.

The applicant requested a variance under the Americans with Disabilities Act (ADA) for a taller fence in the front yard than would normally be allowed. The applicant built a decorative wrought iron fence that has 100% visibility, with pilasters around the site. The applicant requested a variance based upon criteria using the Americans with Disabilities Act that requires a municipality provide reasonable accommodations for the applicant.

Mr. Eastman advised the applicant has a service animal, which must be with her in order for her to be able to use the front yard. The taller fence would keep the dog inside, while the standard 4-foot high fence would not.

Staff stated the accommodation was reasonable and recommended approval. The variance would not negatively impact the ordinance regarding variances. The applicant meets standards under the Americans with Disabilities Act

Staff recommended approval.

The conditions are:

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 maximum allowable height for the fence shall be 4 feet and 10 inches.

Tarva Lee, 4516 Ocean Breeze, North Las Vegas, applicant, appeared. Ms. Lee stated she lost her service dog last year and is in the process of applying for a replacement animal. Ms. Lee stated there is an investment of \$35,000 and three years of training service animals, and it is very difficult for someone who is not a veteran (like herself) to get this type of service animal. There are minimal requirements for a fence, both to keep the dog in and to keep the dog safe. The contractor told Ms. Lee that the

City code for the fence was five (5) feet. She believed to be in compliance at that time and found out after the fact that the fence was not in compliance with City code. Ms. Lee's doctor was present to assist her.

Chairman Kraft opened the public hearing. Chairman Kraft closed the public hearing.

ACTION: APPROVED

MOTION: Commissioner Robison

AYES: Chairman Kraft, Vice-Chairman Greer, Commissioners Ewing, Robison, Lemmon, and Roundy

NAYS: None

ABSTAIN: None

ABSENT: Commissioner Hanshew

8. **UN-51-17 (59942) ULTIMATE COLLISION REGENA (PUBLIC HEARING). AN APPLICATION SUBMITTED BY DWYER ENGINEERING, INC., ON BEHALF OF ULTIMATE CRC4 LLC, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN A C-2, GENERAL COMMERCIAL DISTRICT, TO ALLOW A VEHICLE, BOAT AND RV REPAIR FACILITY. THE PROPERTY IS LOCATED AT THE NORTHEAST CORNER OF NORTH 5TH STREET AND REGENA AVENUE. THE ASSESSOR'S PARCEL NUMBERS ARE 124-26-101-005, 124-26-101-006 AND 124-26-101-007. (FOR POSSIBLE ACTION)**

This item was presented by Robert Eastman, Principal Planner.

The applicant proposed to create a repair shop for auto body work and painting for passenger vehicles and personal trucks.

This subject site was recently zoned from C-1 to C-2 to allow them to apply for the use permit. The site has access from North 5th Street and from a gated entry on Regena Avenue. This site plan contains a large number of parking spaces -- 30 in the front for customer use and 184 in the back to store vehicles awaiting repair. The rear portion of the site is walled off and gated from the rest of the site. Architecturally, the building is a concrete tilt-up building with a glass front. The back is dominated by a number of large roll-up doors for use of the repair facility. The building is generally in conformance with the design standards. Additional enhancements are required to help break up the mass in the wall plane. Generally, design standards in the buildings require four sided architecture. The front of the building is acceptable, but some additional elements are needed to help break up the walls, especially toward the rear of the building. The site complies with the landscaping standards. They provide buffering landscape along North 5th Street and Regena Avenue. Additional buffering should be used adjacent to the east property line and adjacent to the church, to help buffer the site to the church and offset the auto repair facility.

Staff recommended that the item be approved with the conditions listed and one additional condition. Mr. Eastman said the applicant does not intend to repair large commercial trucks like semi-tractor trailers, boats or recreational vehicles.

The conditions are:

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. Ten feet of buffering landscaping shall be provided between the facility and the church to the east.
3. All exposed roof ladders shall be incorporated into the building.
4. Additional architectural element should be provided to the building to help break the perceived mass of the building and provide more visual interest.
5. All repairs shall be limited to passenger vehicles.

Public Works:

6. Approval of a drainage study is required prior to submittal of the civil improvement plans.
7. All known geologic hazards shall be shown on the civil improvement plans. Subsequent identification of additional hazards may substantially alter the original site plan.
8. 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. North 5th Street
 - b. Regena Avenue
9. North 5th Street shall be designed in accordance with the *City of North Las Vegas Uniform Standard Drawings for North 5th Street Improvements*.
10. All development along North 5th Street shall provide a twenty foot landscape and pedestrian access easement/common element adjacent to the right-of-way.
11. Sixty (60) foot minor residential collector streets shall be designed and constructed per the *City of North Las Vegas 60' Standard Street Section with Offset Sidewalk*.

12. Approval of a traffic study is required prior to submittal of the civil improvement plans. Please contact Traffic Engineering at 633-2676 to request a scope. A queuing analysis may be required.
13. 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.
14. All commercial driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Numbers 225 and 222.1.
15. The property owner is required to grant a roadway easement for commercial driveway(s).
16. All off-site improvements must be completed prior to final inspection of the first building.
17. 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.

David Dwyer, Dwyer Engineering, Inc., 7210 Smoke Ranch Road, Suite E, Las Vegas, appeared on behalf of the owner, and concurred with amended conditions.

Chairman Kraft opened the public hearing. Chairman Kraft opened the public hearing.

ACTION: APPROVED, AS AMENDED. A NEW CONDITION NO. 5 WAS ADDED UNDER PLANNING AND ZONING TO READ: ALL REPAIRS SHALL BE LIMITED TO PASSENGER VEHICLES. (ALL SUBSEQUENT CONDITIONS TO BE RENUMBERED)

MOTION: Commissioner Ewing

AYES: Chairman Kraft, Vice-Chairman Greer, Commissioners Ewing, Robison, Lemmon, and Roundy

NAYS: None

ABSTAIN: None

ABSENT: Commissioner Hanshew

9. **FDP-06-17 (59722) 5TH AND AZURE TOWNHOME APARTMENTS. AN APPLICATION SUBMITTED BY BECKER ENTERPRISES, ON BEHALF OF NEWPORT PARTNERS, LLC, PROPERTY OWNER, FOR A FINAL DEVELOPMENT PLAN REVIEW IN A PUD, PLANNED UNIT DEVELOPMENT DISTRICT, TO DEVELOP 80 MULTI-FAMILY DWELLING UNITS. THE PROPERTY IS LOCATED ON THE SOUTHWEST CORNER OF REGENA AVENUE AND NORTH 5TH STREET. THE ASSESSOR'S PARCEL NUMBERS ARE 124-27-504-002, 124-27-504-004 AND 124-27-504-006. (FOR POSSIBLE ACTION)**

This item was presented by Robert Eastman, Principal Planner.

Mr. Eastman advised the applicant proposed to develop 24, four-plex units. The applicant proposed 11,500 square feet in one large amenity lot which includes a pool and other recreational amenities.

The total amount of open space is approximately 35,670 square feet which complies with the required minimum. The buildings are in compliance with the multi-family design standards. The site plan is virtually identical to what was approved during the Planned Unit Development.

Staff recommended approval.

The conditions are:

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 final development plan shall comply with all conditions of approval for Ordinance No. 2766 (ZN-19-16).
3. Landscaping shall be provided and maintained within the right-of-way between the sidewalk and curb along Regena Avenue.

Public Works:

4. The final development plan shall comply with all conditions of approval for T-1384 and VAC-04-17.

Chris Thompson, RCI Engineering, 4325 Dean Martin Drive, Las Vegas, appeared on behalf of the applicant and concurred with staff recommendations.

ACTION: APPROVED
MOTION: Commissioner Lemmon
AYES: Chairman Kraft, Vice-Chairman Greer, Commissioners Ewing, Robison,
Lemmon, and Roundy
NAYS: None
ABSTAIN: None
ABSENT: Commissioner Hanshew

10. FDP-07-17 (59748) TAYLOR OFFICES. AN APPLICATION SUBMITTED BY ERASMO AND MARIA AYALA, PROPERTY OWNERS, FOR A FINAL DEVELOPMENT PLAN REVIEW IN A PUD, PLANNED UNIT DEVELOPMENT DISTRICT, TO DEVELOP A PROFESSIONAL OFFICE. THE PROPERTY IS LOCATED AT 2501 TAYLOR AVENUE. THE ASSESSOR'S PARCEL NUMBER IS 139-24-410-021. (FOR POSSIBLE ACTION)

This item was presented by Robert Eastman, Principal Planner.

The applicant proposed a significant change to the building from having a single-family home appearance to a professional office appearance. The site plan contains five (5) parking spaces and has buffering landscaping along Civic Center Drive. The building meets commercial design standards.

The site has a significant amount of landscaping. Originally, with the Planned Unit Development, the conditions of approval required a number of date palm trees, which the applicant provided. Mr. Eastman stated there were a number of power lines along Civic Center and staff requested a Mediterranean Fan Palm be used so it did not interfere with powerlines and would provide the palm look required.

Staff recommended approval. Staff also requested mature trees be planted not to exceed 15 feet in height in order to avoid power lines.

The conditions are:

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 final development plan shall comply with all conditions of approval for Ordinance No. 1962 (ZN-25-04) except as modified by FDP-07-17.
3. Eight 24" box *Chamaerops humilis*/Mediterranean Fan Palm Trees be planted instead of the required Date Palms along Civic Center Drive.
4. Only trees with a mature height of fifteen (15) or less may be planted under the electric utility lines along the southern and eastern property lines.

Public Works:

5. All new projects, including redevelopment projects, must comply with current A.D.A requirements for public access, as required of the City by the Department of Justice. Incidentally, the commercial driveway at this location shall be constructed in accordance with Clark County Area Uniform Standard Drawing number 224. Existing driveways not in compliance with the current standards shall be removed and replaced with a driveway per the stated standard drawing, subject to review and approval by the City Traffic Engineer.
6. This site may be eligible for a traffic study waiver. Please contact Traffic Engineering at 702-633-2200 to request a scope.

Oscar Okeefe, Architect, 2256 Savannah River, Henderson, appeared and concurred with staff recommended conditions.

ACTION: APPROVED
MOTION: Commissioner Roundy
AYES: Chairman Kraft, Vice-Chairman Greer, Commissioners Ewing, Robison, Lemmon, and Roundy
NAYS: None
ABSTAIN: None
ABSENT: Commissioners Hanshew

11. **SPR-02-15 (59903) DONNALOUISE APARTMENTS (PUBLIC HEARING). AN APPLICATION SUBMITTED BY SHARON BULLOCK / CDPCN, ON BEHALF OF DONNALOUISE LLC, PROPERTY OWNER, FOR AN AMENDMENT TO A PREVIOUSLY APPROVED SITE PLAN REVIEW IN AN R-3, MULTI-FAMILY RESIDENTIAL DISTRICT, TO MODIFY A CONDITION REGARDING PLAY STRUCTURE FALL PROTECTION AND SHADE RAMADA REQUIREMENTS. THE PROPERTY IS LOCATED AT 6225 DONNA STREET. THE ASSESSOR'S PARCEL NUMBER IS 124-26-103-004. (FOR POSSIBLE ACTION)**

This item was presented by Robert Eastman, Principal Planner.

Mr. Eastman stated when originally approved, the site plan had a condition of approval that required an Ethylene Propylene Diene Monomer (EPDM) resilient fall protection, picnic areas and a shade ramada. The applicant proposed to use a loose fill fall protection and they are requesting the shade ramada be removed. The applicant stated the site has shade generally in the courtyard and they are proposing to add umbrellas to the picnic tables which will provide additional shading.

Mr. Eastman advised the loose fill fall protection is less expensive, provides adequate fall protection; however, it requires more maintenance. The surface must be raked frequently to ensure there is adequate fill under the play equipment for fall protection.

Staff consulted with Parks and Recreation staff who advised loose fill is an acceptable material as long as the applicant is willing to maintain it.

Mr. Eastman advised with regard to the shade ramada, staff believed it to be better and is more necessary than just having umbrellas or no covering around the picnic tables. A shade ramada creates a better feel for the residents and is a more permanent structure and is easier to maintain. Staff believed temporary shade was harder to maintain and could be damaged, lost or removed and may not provide the residents with the long term amenity staff requested.

Staff recommended partial approval, and that Condition No. 2 be amended.

The amended conditions are:

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. SPR-02-15 conditions shall remain as originally approved with the exception of Condition No. 5 to be amended as follows: that at a minimum, one courtyard shall contain a play structure with appropriate fall protection, picnic areas and a shade ramada (10'X10') with solid shade cover. The second courtyard shall contain a pool, picnic facilities and other age appropriate amenities.

Sharon Bullock, CDPCN, 2009 Alta Drive, Las Vegas, appeared on behalf of the applicant. This is an affordable housing project, a tax credit development. There are two phases, and phase one is complete. The apartment complex opened August 1 and were 100% occupied within three weeks. Residents are paying \$531 for a one bedroom apartment, which includes utilities. Amenities such as a computer lab, community room, full kitchen and weight room are provided.

Ms. Bullock displayed the site map, discussed the courtyard and play areas and requested the ramadas be removed. Ms. Bullock stated maintenance is available seven (7) days per week to maintain the play and common areas.

Chairman Kraft opened the public hearing. Chairman Kraft closed the public hearing.

Commissioner Robison discussed the play area and fall protection material. Commissioner Robison asked how often the fall area would be maintained. Ms. Bullock stated it would be maintained daily and reiterated maintenance worked seven (7) days per week. Ms. Bullock advised this property has to be maintained for 50 years.

Commissioner Robison discussed the shade ramadas and asked if there would be one shade ramada over the entire area, or over each play area. Ms. Bullock requested further clarification from staff.

Mr. Eastman stated the original request was for one shade ramada and playground area for children. In the second building, a pool and additional recreational amenities would be provided; however, neither the second building nor the pool has been built.

Commissioner Ewing asked when the original site plan review took place. Ms. Bullock responded in 2015. Mr. Eastman confirmed March 11, 2015.

Chairman Kraft requested that staff clarify whether they were asking for an open trellis cover. Mr. Eastman stated [in part] the current condition reads at a minimum, one courtyard shall contain a play structure with EDPM resilient fall protection picnic areas and a shade ramada, and does not mention it would be a trellis ramada.

Tom Penn, Winston Henderson Architects, 8689 West Sahara Avenue, Suite 100, Las Vegas, was present and discussed the use of shade ramadas versus trellis ramada.

Commissioner Robison stated this is an amenity that was to be provided. Two picnic tables have umbrellas that are appropriate. The amenity of a covered ramada versus an open trellis is more than an umbrella over a picnic table. Commissioner Robison would encourage a shade ramada over the picnic table.

Vice-Chairman Greer stated he agreed a shaded ramada is preferable in order to provide better shade, and a better benefit for the overall concept for the courtyard.

Mr. Jordan stated staff does not review building plans, and in past approvals, a shade ramada is a solid cover. The applicant has asked to eliminate the fall protection and shade ramada.

ACTION: APPROVED AS AMENDED; CONDITION NO. 2 TO READ: SPR-02-15 CONDITIONS SHALL REMAIN AS ORIGINALLY APPROVED WITH THE EXCEPTION OF CONDITION NO. 5 TO BE AMENDED AS FOLLOWS: THAT AT A MINIMUM, ONE COURTYARD SHALL CONTAIN A PLAY STRUCTURE WITH APPROPRIATE FALL PROTECTION, PICNIC AREAS AND A SHADE RAMADA (10'X10') WITH SOLID SHADE COVER. THE SECOND COURTYARD SHALL CONTAIN A POOL, PICNIC FACILITIES AND OTHER AGE APPROPRIATE AMENITIES

MOTION: Vice-Chairman Greer

AYES: Chairman Kraft, Vice-Chairman Greer, Commissioners Ewing, Robison, Lemmon, and Roundy

NAYS: None

ABSTAIN: None

ABSENT: Commissioner Hanshew

12. **T-1422 (59808) AMBER OWL – EAST (PARK HIGHLANDS PARCEL 3.3). AN APPLICATION SUBMITTED BY DR HORTON INC., ATTENTION: JOE GENOVESE, ON BEHALF OF AMBER OWL HOLDINGS, LLC, PROPERTY OWNER, FOR APPROVAL OF A TENTATIVE MAP IN AN MPC RZ10, MASTER PLANNED COMMUNITY RESIDENTIAL UP TO 10 DU/AC DISTRICT, TO ALLOW 372-DUPLEX UNITS. THE PROPERTY IS LOCATED ON THE SOUTHWEST CORNER OF THE AVIARY WAY AND FARM ROAD ALIGNMENT. THE ASSESSOR’S PARCEL NUMBER IS 124-18-310-003. (FOR POSSIBLE ACTION)**

This item was presented by Robert Eastman, Principal Planner.

Mr. Eastman advised the site is approximately 36.5 acres. The applicant proposed 97 duplexes, which contain 194 dwelling units and 178 small lot homes. Typical lots sizes are approximately 2,600 square feet. The duplexes share a common driveway and have a single-car garage and small rear yard – 10 to 30 feet in depth.

The six pack homes also share a common driveway and have very small setbacks and relatively no yard. The applicant is required to provide 300 feet of open space per unit, which is split between active and passive uses.

The applicant proposed 159,000 square feet where 111,000 square feet is proposed. The applicant meets open space requirements. The homes comply with residential design standards. They are in compliance with Park Highlands Design Standards. Staff recommends approval. The streets are relatively small and are in compliance.

The conditions are:

Planning and Zoning:

1. Unless expressly, authorized through a variance, waiver or another method, development shall comply with all applicable codes and ordinances, including the Park Highlands Development Standards and Design Guidelines.
2. The “active open space” area shall be redesigned to provide a mini-park as required in the Design Standards. Amenities within the mini-park are subject to review and approval by the Director of Land Development and Community Services, or their designee.

Public Works:

3. All known geologic hazards shall be shown on the preliminary development plan, conforming 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.
4. The approved master sewer and water network analysis must be updated prior to submitting the civil improvement plans.
 5. Approval of a drainage study that conforms to the Overall Master Conceptual Drainage Study is required.
 6. Approval of this Tentative Map shall not be construed to be approval of any flood control/storm drain facilities shown. Approval of any drainage concepts, easement widths or facilities are contingent upon the approval of the Technical Drainage Study for the development.
 7. Approval of a traffic study and queuing analysis is required. prior to submittal of the civil improvement plans. Please contact Traffic Engineering at 633-2676 to request a scope.
 8. Regarding intersections within residential subdivisions, the center lines of streets which are not in alignment shall be offset at least one hundred (100) feet, as measured from centerline to centerline. The applicant has proposed a twenty-five (25) foot offset between intersections, consequently, modifications to the site plan are required to comply with this condition.
 9. Per the Park Highlands Development Agreement, Section 2.07(a) "Developer shall furnish a phasing plan to the City providing for the orderly construction of Offsite Improvements to be constructed by Developer within and in support of the Master Planned Community." The subject phasing plan shall be submitted to the Department of Public Works for review and approval prior to submitting civil improvement plans for this project.
 10. All supporting off-site street improvements within the Park Highlands development, as shown on the phasing plan, must be substantially complete prior to final inspection of the first building.
 11. The public street geometrics, width of over-pave and thickness of the pavement sections will be determined by the Department of Public Works.
 12. Interior streets in excess of five hundred (500) feet shall conform to the minimum curvilinear street requirements as outlined in *City of North Las Vegas Municipal Code* section 16.20.050.

For information only:

“Curvilinear street” means a street in excess of five hundred (500) feet which has at least twenty-five (25) feet of lateral deviation from a straight course. For every five hundred (500) feet of additional street length, there is at least twenty-five (25) feet of lateral deviation per five hundred (500) foot street segment. (Ord. 1568 § 1 (part), 2001).

13. 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.
14. All residential driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.
15. Proposed residential driveway slopes shall not exceed twelve percent (12%).
16. 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.
17. Three (3) copies of a conforming tentative map incorporating the conditions of approval shall be submitted for review and approval to the Department of Public Works prior to submittal of the final map and civil improvement plans.

Robert Gronauer, Kaempfer Crowell, 1980 Festival Plaza Drive, Las Vegas,
appeared on behalf of D.R. Horton.

ACTION: APPROVED

MOTION: Commissioner Lemmon

AYES: Chairman Kraft, Vice-Chairman Greer, Commissioners Ewing, Robison,
Lemmon, and Roundy

NAYS: None

ABSTAIN: None

ABSENT: Commissioner Hanshew

13. **SPR-02-17 (59597) DEER SPRINGS AND NORTH 5TH (PUBLIC HEARING). AN APPLICATION SUBMITTED BY LV VALLEY HOLDINGS LLC, ON BEHALF OF DEER SPRINGS WAY LAND SITE LLC, PROPERTY OWNER, FOR A SITE PLAN REVIEW IN A C-2, GENERAL COMMERCIAL DISTRICT, TO ALLOW AN APPROXIMATE 124,900 SQUARE FOOT RETAIL CENTER CONTAINING MINI-WAREHOUSING, CONVENIENCE FOOD STORE, CAR WASH, RESTAURANT, AND VARIOUS RETAIL PADS. THE PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF DORRELL LANE AND NORTH FIFTH STREET. THE ASSESSOR'S PARCEL NUMBER IS 124-22-601-005. (FOR POSSIBLE ACTION)**

Item Nos. 13-16 were presented by Marc Jordan, Planning Manager. Each item was voted upon separately.

Mr. Jordan referred to Item No. 13, SPR-02-17, and stated according to the site plan, the mini warehousing facility would be located along the western property line and is approximately 91,000 square feet and contains 552 storage units. This building is 28 feet in height, and at one point up to a maximum of 35 feet in height.

The convenience store with gas pumps and associated car wash is located at the corner of Dorrell Lane and North Fifth Street. Its associated item, the convenience store, is approximately 3,900 square feet and contains six (6) fueling islands. The carwash that is associated with it is approximately 1,500 square feet and has 10 queuing spaces before the actual carwash.

There are five (5) retail pads that range between 4,000-7,000 square feet. A proposed restaurant is 2,500 square feet. There are three (3) entrances from Dorrell Lane, North Fifth Street and Deer Springs Way. Mr. Jordan reviewed locations for landscaping throughout the proposed site, including the required buffering from residential to the north of the site.

All buildings comply with the commercial design guidelines. The site itself also complies with the commercial design guidelines with one minor exception – the site plan did not show the applicant had the required foundational landscaping in front of and next to the buildings. When staff reviewed the site plan, there is ample room to make adjustments to apply the landscaping when they file the building permit.

The applicant complies with the parking requirements for both the mini-warehousing and retail component of this retail commercial center.

Staff recommended approval of Item Nos. 13, SPR-02-17; 14, UN-40-17; 15, UN-41-17; and 16, UN-42-17. The applicant did not supply elevations for Item No. 15, which can be reviewed when they file for the building permit.

The conditions for Item No. 13, SPR-02-17 are:

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. Landscaping, with a minimum depth of six (6) feet shall be provided adjacent to the entrance of each building. Furthermore, a minimum three (3) feet of landscaping shall be provided next to the building where pedestrian sidewalks are installed.
3. The applicant shall comply with all conditions of approval for the associated tentative map, T-1415.

Tony Celeste, Kaempfer Crowell, 1980 Festival Plaza Drive, Las Vegas, appeared on behalf of the applicant. Mr. Celeste advised in May 2017, a request for an amendment to the master plan for a zone change to C-2 was approved by the Planning Commission and was subsequently approved by City Council. The site was previously zoned for R-4 and there was no interest in multi-family development. There is now a lot of commercial along the corridor. Mr. Celeste stated residential is to the north and west of the site, and the applicant stated one third of the site is a mini-storage facility which is the least intense commercial uses. Mr. Celeste reviewed the request for use permits and their respective locations. Mr. Celeste agreed with staff recommended conditions.

Chairman Kraft opened the public hearing on Item No. 13, SPR-02-17.

Joy Nacidnales, 105 Logan Pond Way, North Las Vegas, appeared and spoke in opposition to these items. Ms. Nacidnales did not see the need for this gas station as there were existing gas stations and convenience stores at Centennial Way and Losee Road. There is also a storage facility on Centennial Way. The police are called often because there are issues with teenagers coming into the community. She was concerned about additional people coming into the area. Ms. Nacidnales requested the item be continued so that she could have time to discuss with her neighbors.

Chairman Kraft closed the public hearing on Item No. 13, SPR-02-17.

Mr. Celeste stated they held neighborhood meetings in March 2017 which was prior to the zone change request and a second meeting was held on September 25, 2017 to show the site plan. Both were sparsely attended, and those who were in attendance were generally supportive. Mr. Celeste said some of the end users are Town Storage, Terrible Herbst Chevron, Sherman Williams and restaurants.

Chairman Kraft stated this was a solid project and would enhance the area and increase property values.

ACTION: APPROVED

MOTION: Commissioner Ewing

AYES: Chairman Kraft, Vice-Chairman Greer, Commissioners Ewing, Robison, Lemmon, and Roundy

NAYS: None

ABSTAIN: None

ABSENT: Commissioner Hanshew

14. **UN-40-17 (59600) DEER SPRINGS AND NORTH 5TH (PUBLIC HEARING). AN APPLICATION SUBMITTED BY LV VALLEY HOLDINGS LLC, ON BEHALF OF DEER SPRINGS WAY LAND SITE LLC, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN A C-2, GENERAL COMMERCIAL DISTRICT, TO ALLOW A MINI-WAREHOUSING ESTABLISHMENT. THE PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF DORRELL LANE AND NORTH FIFTH STREET. THE ASSESSOR'S PARCEL NUMBER IS 124-22-601-005. (FOR POSSIBLE ACTION)**

Item Nos. 13-16 were presented by Marc Jordan, Planning Manager. Each item was voted upon separately.

Mr. Jordan referred to Item No. 13, SPR-02-17, and stated according to the site plan, the mini warehousing facility would be located along the western property line and is approximately 91,000 square feet and contains 552 storage units. This building is 28 feet in height, and at one point up to a maximum of 35 feet in height.

The convenience store with gas pumps and associated car wash is located at the corner of Dorrell Lane and North Fifth Street. Its associated item, the convenience store, is approximately 3,900 square feet and contains six (6) fueling islands. The carwash that is associated with it is approximately 1,500 square feet and has 10 queuing spaces before the actual carwash.

There are five (5) retail pads that range between 4,000-7,000 square feet. A proposed restaurant is 2,500 square feet. There are three (3) entrances from Dorrell Lane, North Fifth Street and Deer Springs Way. Mr. Jordan reviewed locations for landscaping throughout the proposed site, including the required buffering from residential to the north of the site.

All buildings comply with the commercial design guidelines. The site itself also complies with the commercial design guidelines with one minor exception – the site plan did not show the applicant had the required foundational landscaping in front of and next to the buildings. When staff reviewed the site plan, there is ample room to make adjustments to apply the landscaping when they file the building permit.

The applicant complies with the parking requirements for both the mini-warehousing and retail component of this retail commercial center.

Staff recommended approval of Item Nos. 13, SPR-02-17; 14, UN-40-17; 15, UN-41-17; and 16, UN-42-17. The applicant did not supply elevations for Item No. 15, which can be reviewed when they file for the building permit.

The conditions for Item No. 14, UN-40-17 are:

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. Development of the site shall comply with all conditions of approval for SPR-02-17.

Tony Celeste, Kaempfer Crowell, 1980 Festival Plaza Drive, Las Vegas, appeared on behalf of the applicant. Mr. Celeste advised in May 2017, a request for an amendment to the master plan for a zone change to C-2 was approved by the Planning Commission and was subsequently approved by City Council. The site was previously zoned for R-4 and there was no interest in multi-family development. There is now a lot of commercial along the corridor. Mr. Celeste stated residential is to the north and west of the site, and the applicant stated one third of the site is a mini-storage facility which is the least intense commercial uses. Mr. Celeste reviewed the request for use permits and their respective locations. Mr. Celeste agreed with staff recommended conditions.

Chairman Kraft opened the public hearing on Item No. 14, UN-40-17.

Joy Nacidnales, 105 Logan Pond Way, North Las Vegas, appeared and spoke in opposition to these items. Ms. Nacidnales did not see the need for this gas station as there were existing gas stations and convenience stores at Centennial Way and Losee Road. There is also a storage facility on Centennial Way. The police are called often because there are issues with teenagers coming into the community. She was concerned about additional people coming into the area. Ms. Nacidnales requested the item be continued so that she could have time to discuss with her neighbors.

Chairman Kraft closed the public hearing on Item No. 14, UN-40-17.

Mr. Celeste stated they held neighborhood meetings in March 2017 which was prior to the zone change request and a second meeting was held on September 25, 2017 to show the site plan. Both were sparsely attended, and those who were in attendance were generally supportive. Mr. Celeste said some of the end users are Town Storage, Terrible Herbst Chevron, Sherman Williams and restaurants.

Chairman Kraft stated this was a solid project and would enhance the area and increase property values.

ACTION: APPROVED
MOTION: Vice-Chairman Greer
AYES: Chairman Kraft, Vice-Chairman Greer, Commissioners Ewing, Robison,
Lemmon, and Roundy
NAYS: None
ABSTAIN: None
ABSENT: Commissioner Hanshew

15. UN-41-17 (59601) DEER SPRINGS AND NORTH 5TH (PUBLIC HEARING). AN APPLICATION SUBMITTED BY LV VALLEY HOLDINGS LLC, ON BEHALF OF DEER SPRINGS WAY LAND SITE LLC, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN A C-2, GENERAL COMMERCIAL DISTRICT, TO ALLOW A CONVENIENCE FOOD STORE WITH GAS PUMPS. THE PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF DORRELL LANE AND NORTH FIFTH STREET. THE ASSESSOR'S PARCEL NUMBER IS 124-22-601-005. (FOR POSSIBLE ACTION)

Item Nos. 13-16 were presented by Marc Jordan, Planning Manager. Each item was voted upon separately.

Mr. Jordan referred to Item No. 13, SPR-02-17, and stated according to the site plan, the mini warehousing facility would be located along the western property line and is approximately 91,000 square feet and contains 552 storage units. This building is 28 feet in height, and at one point up to a maximum of 35 feet in height.

The convenience store with gas pumps and associated car wash is located at the corner of Dorrell Lane and North Fifth Street. Its associated item, the convenience store, is approximately 3,900 square feet and contains six (6) fueling islands. The carwash that is associated with it is approximately 1,500 square feet and has 10 queuing spaces before the actual carwash.

There are five (5) retail pads that range between 4,000-7,000 square feet. A proposed restaurant is 2,500 square feet. There are three (3) entrances from Dorrell Lane, North Fifth Street and Deer Springs Way. Mr. Jordan reviewed locations for landscaping throughout the proposed site, including the required buffering from residential to the north of the site.

All buildings comply with the commercial design guidelines. The site itself also complies with the commercial design guidelines with one minor exception – the site plan did not show the applicant had the required foundational landscaping in front of and next to the buildings. When staff reviewed the site plan, there is ample room to make adjustments to apply the landscaping when they file the building permit.

The applicant complies with the parking requirements for both the mini-warehousing and retail component of this retail commercial center.

Staff recommended approval of Item Nos. 13, SPR-02-17; 14, UN-40-17; 15, UN-41-17; and 16, UN-42-17. The applicant did not supply elevations for Item No. 15, which can be reviewed when they file for the building permit.

The conditions for Item No. 15, UN-41-17 are:

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. Development of the site shall comply with all conditions of approval for SPR-02-17.
3. The gas canopy shall match the convenience food store in design, materials, and colors.

Tony Celeste, Kaempfer Crowell, 1980 Festival Plaza Drive, Las Vegas, appeared on behalf of the applicant. Mr. Celeste advised in May 2017, a request for an amendment to the master plan for a zone change to C-2 was approved by the Planning Commission and was subsequently approved by City Council. The site was previously zoned for R-4 and there was no interest in multi-family development. There is now a lot of commercial along the corridor. Mr. Celeste stated residential is to the north and west of the site, and the applicant stated one third of the site is a mini-storage facility which is the least intense commercial uses. Mr. Celeste reviewed the request for use permits and their respective locations. Mr. Celeste agreed with staff recommended conditions.

Chairman Kraft opened the public hearing on Item No. 15, UN-41-17.

Joy Nacidnales, 105 Logan Pond Way, North Las Vegas, appeared and spoke in opposition to these items. Ms. Nacidnales did not see the need for this gas station as there were existing gas stations and convenience stores at Centennial Way and Losee Road. There is also a storage facility on Centennial Way. The police are called often because there are issues with teenagers coming into the community. She was concerned about additional people coming into the area. Ms. Nacidnales requested the item be continued so that she could have time to discuss with her neighbors.

Chairman Kraft closed the public hearing on Item No. 15, UN-41-17.

Mr. Celeste stated they held neighborhood meetings in March 2017 which was prior to the zone change request and a second meeting was held on September 25, 2017 to show the site plan. Both were sparsely attended, and those who were in attendance were generally supportive. Mr. Celeste said some of the end users are Town Storage, Terrible Herbst Chevron, Sherman Williams and restaurants.

Chairman Kraft stated this was a solid project and would enhance the area and increase property values.

ACTION: APPROVED
MOTION: Commissioner Lemmon
AYES: Chairman Kraft, Vice-Chairman Greer, Commissioners Ewing, Robison,
Lemmon, and Roundy
NAYS: None
ABSTAIN: None
ABSENT: Commissioner Hanshew

16. UN-42-17 (59624) DEER SPRINGS AND NORTH 5TH (PUBLIC HEARING). AN APPLICATION SUBMITTED BY LV VALLEY HOLDINGS LLC, ON BEHALF OF DEER SPRINGS WAY LAND SITE LLC, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN A C-2, GENERAL COMMERCIAL DISTRICT, TO ALLOW A VEHICLE WASHING ESTABLISHMENT. THE PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF DORRELL LANE AND NORTH FIFTH STREET. THE ASSESSOR'S PARCEL NUMBER IS 124-22-601-005. (FOR POSSIBLE ACTION)

Item Nos. 13-16 were presented by Marc Jordan, Planning Manager. Each item was voted upon separately.

Mr. Jordan referred to Item No. 13, SPR-02-17, and stated according to the site plan, the mini warehousing facility would be located along the western property line and is approximately 91,000 square feet and contains 552 storage units. This building is 28 feet in height, and at one point up to a maximum of 35 feet in height.

The convenience store with gas pumps and associated car wash is located at the corner of Dorrell Lane and North Fifth Street. Its associated item, the convenience store, is approximately 3,900 square feet and contains six (6) fueling islands. The carwash that is associated with it is approximately 1,500 square feet and has 10 queuing spaces before the actual carwash.

There are five (5) retail pads that range between 4,000-7,000 square feet. A proposed restaurant is 2,500 square feet. There are three (3) entrances from Dorrell Lane, North Fifth Street and Deer Springs Way. Mr. Jordan reviewed locations for landscaping throughout the proposed site, including the required buffering from residential to the north of the site.

All buildings comply with the commercial design guidelines. The site itself also complies with the commercial design guidelines with one minor exception – the site plan did not show the applicant had the required foundational landscaping in front of and next to the buildings. When staff reviewed the site plan, there is ample room to make adjustments to apply the landscaping when they file the building permit.

The applicant complies with the parking requirements for both the mini-warehousing and retail component of this retail commercial center.

Staff recommended approval of Item Nos. 13, SPR-02-17; 14, UN-40-17; 15, UN-41-17; and 16, UN-42-17. The applicant did not supply elevations for Item No. 15, which can be reviewed when they file for the building permit.

The conditions on Item No. 16, UN-42-17 are:

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. Development of the site shall comply with all conditions of approval for SPR-02-17.
3. A building permit may only be issued for the vehicle washing establishment in conjunction with a building permit issued for the associated convenience food store (UN-41-17).

Tony Celeste, Kaempfer Crowell, 1980 Festival Plaza Drive, Las Vegas, appeared on behalf of the applicant. Mr. Celeste advised in May 2017, a request for an amendment to the master plan for a zone change to C-2 was approved by the Planning Commission and was subsequently approved by City Council. The site was previously zoned for R-4 and there was no interest in multi-family development. There is now a lot of commercial along the corridor. Mr. Celeste stated residential is to the north and west of the site, and the applicant stated one third of the site is a mini-storage facility which is the least intense commercial uses. Mr. Celeste reviewed the request for use permits and their respective locations. Mr. Celeste agreed with staff recommended conditions.

Chairman Kraft opened the public hearing on Item No. 16, UN-42-17.

Joy Nacidnales, 105 Logan Pond Way, North Las Vegas, appeared and spoke in opposition to these items. Ms. Nacidnales did not see the need for this gas station as there were existing gas stations and convenience stores at Centennial Way and Losee Road. There is also a storage facility on Centennial Way. The police are called often because there are issues with teenagers coming into the community. She was concerned about additional people coming into the area. Ms. Nacidnales requested the item be continued so that she could have time to discuss with her neighbors.

Chairman Kraft closed the public hearing on Item No. 16, UN-42-17.

Mr. Celeste stated they held neighborhood meetings in March 2017 which was prior to the zone change request and a second meeting was held on September 25, 2017 to show the site plan. Both were sparsely attended, and those who were in attendance were generally supportive. Mr. Celeste said some of the end users are Town Storage, Terrible Herbst Chevron, Sherman Williams and restaurants.

Chairman Kraft stated this was a solid project and would enhance the area and increase property values.

Commissioner Robison asked staff regarding the condition between the convenience store and the car wash. Mr. Jordan stated there is a condition that states in order to build a car wash, staff requires the applicant to pull a building permit for the convenience store. The car wash is accessory to the convenience store. There are two accessory uses -- Fuel sales (gas canopy) and car wash.

The applicant concurred with the conditions.

ACTION: APPROVED
MOTION: Commissioner Robison
AYES: Chairman Kraft, Vice-Chairman Greer, Commissioners Ewing, Robison, Lemmon, and Roundy
NAYS: None
ABSTAIN: None
ABSENT: Commissioner Hanshew

17. **UN-45-17 (59803) ONE MAIN FINANCIAL OF AMERICA (PUBLIC HEARING). AN APPLICATION SUBMITTED BY ONE MAIN FINANCIAL OF AMERICA, INC., ON BEHALF OF DSVEGAS II, LLC, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN A C-2, GENERAL COMMERCIAL DISTRICT, TO ALLOW A FINANCIAL INSTITUTION. THE PROPERTY IS LOCATED AT 740 EAST DORRELL LANE, SUITE 120. THE ASSESSOR'S PARCEL NUMBER IS 124-23-110-002. (FOR POSSIBLE ACTION)**

This item was presented by Marc Jordan, Planning Manager.

The applicant indicated in their Letter of Intent that they are a consumer loan company, offering personal financing related sales operations. All loans are secured by collateral and all loans need to meet the full underwriting criteria. The applicant stated their annual interest percentage rate is no more than 36% APR, and the minimum loan term is seven (7) months and the typical loan term is between two (2) and five (5) years.

Staff was unclear if this was a short-term or pay day type lending institution – less than a one year loan, with a greater than 40% APR interest rate. The applicant indicated they are not a short-term or pay day institution.

The conditions are:

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. Approval of a traffic study or traffic study waiver is required. Please contact Traffic Engineering at 702-633-2676 to request a scope.

Randy Spector (phonetic), 5724 Steeplechase Court, Rancho Cucamonga, CA, Regional Vice-President, One Main Financial of America, Inc., appeared on behalf of the applicant. Mr. Spector stated there are 1,700 branches throughout the United States (44 states). There are 2.2 million customers. The majority of branches employ four or five people who are involved in the community.

Chairman Kraft opened the public hearing. Chairman Kraft closed the public hearing.

ACTION: APPROVED

MOTION: Commissioner Roundy

AYES: Chairman Kraft, Vice-Chairman Greer, Commissioners Ewing, Robison, Lemmon, and Roundy

NAYS: None

ABSTAIN: None

ABSENT: Commissioner Hanshew

18. **UN-47-17 (59894) PETER PIPER PIZZA #1267 (PUBLIC HEARING). AN APPLICATION SUBMITTED BY PETER PIPER, INC., ON BEHALF OF RETAIL CENTER PARTNERS LTD, C/O ALLISON LYNCH, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN A C-2, GENERAL COMMERCIAL DISTRICT, TO ALLOW AN "ON-SALE" LIQUOR LICENSE (BEER, WINE, AND SPIRIT BASED PRODUCTS) IN CONJUNCTION WITH A RESTAURANT. THE PROPERTY IS LOCATED AT 1915 WEST CRAIG ROAD, SUITES 1 AND 2. THE ASSESSOR'S PARCEL NUMBER IS 139-04-311-005. (FOR POSSIBLE ACTION)**

This item was presented by Marc Jordan, Planning Manager.

Mr. Jordan advised the applicant is currently processing building permits for tenant improvements. The restaurant is 7,700 square feet. According to the applicant's Letter of Intent, the proposed on-sale of beer and wine products would allow parents to enjoy these services while they dine with their children. The applicant submitted a survey that verifies they meet the separation requirements of 400 feet from a school, park, day care or church and the use is appropriate.

Staff recommended approval.

The condition is:

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.

Ryan Saxe, Kolesar & Leatham, 400 South Rampart Boulevard, Suite 400, Las Vegas, appeared on behalf of the applicant.

Chairman Kraft opened the public hearing. Chairman Kraft closed the public hearing.

ACTION: APPROVED

MOTION: Commissioner Ewing

AYES: Chairman Kraft, Vice-Chairman Greer, Commissioners Ewing, Robison, Lemmon, and Roundy

NAYS: None

ABSTAIN: None

ABSENT: Commissioner Hanshew

19. **UN-48-17 (59908) TOMMY'S CAR WASH (PUBLIC HEARING). AN APPLICATION SUBMITTED BY MICHAEL CABRAL, ON BEHALF OF KHUSROW ROOHANI FAMILY TRUST, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN A C-2, GENERAL COMMERCIAL DISTRICT, TO ALLOW A VEHICLE WASHING ESTABLISHMENT. THE PROPERTY IS LOCATED SOUTH OF ANN ROAD, APPROXIMATELY 1,000 FEET EAST OF DECATUR BOULEVARD. THE ASSESSOR'S PARCEL NUMBER IS 124-31-101-014. (FOR POSSIBLE ACTION)**

This item was presented by Marc Jordan, Planning Manager.

Mr. Jordan stated according to the applicant's Letter of Intent, the proposed car wash would be fully automated and wash 210 cars per hour. According to the site plan, the facility is a little over 4,700 square feet. Access to the site would be by shared driveways that are currently existing. There are 18 vacuum islands and 6 (six) parking spaces for a total of 24 parking spaces, where 22 are required. There are 18 queuing spaces before the entrance to the car wash. The applicant proposes 20 feet of landscaping next to Ann Road and along the perimeter and entrance to the facility.

Staff recommended approval. Staff recommended metal panels be painted with a textured paint to be in line with commercial design guidelines.

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. Textured paint shall be used on the aluminum panels at the entrance and exit of the building that are proposed to be painted in cardinal red and sunset red.

Public Works:

3. All known geologic hazards shall be shown on the site plan and the civil improvement plans. Subsequent identification of additional hazards may substantially alter the original site plan.
4. Approval of a drainage study is required prior to submittal of the civil improvement plans.
5. 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.
6. The size and number of access points and their locations are subject to review and approval by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in *North Las Vegas Municipal Code* section 17.24.040. Conformance may require modifications to the site plan.
7. All driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements (USD)* Drawing Numbers 222.1 and 225. The access location on Ann Road shall utilize the existing pavement to provide the throat depth as required by USD 222.1. Conformance will require modifications to the site plan.
8. If not already existing, the property owner is required to grant a roadway easement for commercial driveway(s).

Pete (inaudible) 7485 West Azure Drive, Las Vegas, appeared on behalf of the applicant, and concurred with staff recommendations. The applicant will be conducting a traffic study.

Commissioner Lemmon confirmed with the representative that this was an automated car wash and he responded yes, and it was belt-driven.

ACTION: APPROVED

MOTION: Commissioner Lemmon

AYES: Chairman Kraft, Vice-Chairman Greer, Commissioners Ewing, Robison, Lemmon, and Roundy

NAYS: None

ABSTAIN: None

ABSENT: Commissioner Hanshew

20. UN-49-17 (59914) MLK CAR WASH (PUBLIC HEARING). AN APPLICATION SUBMITTED BY M2REO HOLDINGS, LLC, ON BEHALF OF NEVSUR INC., PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN A C-1, NEIGHBORHOOD COMMERCIAL DISTRICT, TO ALLOW A VEHICLE WASHING ESTABLISHMENT. THE PROPERTY IS LOCATED WEST OF MARTIN L. KING BOULEVARD, AND APPROXIMATELY 175 FEET NORTH OF CHEYENNE AVENUE. THE ASSESSOR'S PARCEL NUMBER IS 139-09-401-012. (FOR POSSIBLE ACTION)

This item was presented by Marc Jordan, Planning Manager.

The applicant advised Mr. Jordan the car wash was automated and they intended to employ two (2) or three (3) people. The hours of operation are from 7:00 a.m. to 9:00 p.m., daily. The proposed facility is approximately 4,500 square feet. There are 17 vacuum islands and four (4) standard parking spaces for a total of 21 parking spaces. There are 11 queuing spaces before their facility.

Mr. Jordan stated the applicant proposed 10-12 feet of landscaping along the northern and western property lines, respectively. Landscape buffers are required to be twenty feet (20) wide and would need to be shown when they file for a building permit. Additional landscaped islands are shown at the parking rows and at the entrance to the facility.

Mr. Jordan said the property to the north and west is zoned and developed as residential. Staff expressed concern about the noises associated with the car wash and requested that the applicant provide two (2) rows of offset trees to be planted along the northern and western property lines.

The applicant requested that a height of 35 feet be approved for the building, and staff recommended it be reduced to 24 feet. Staff has recently discussed this with the representative who then requested 28 feet. Staff had no objections to this adjustment.

Mr. Jordan stated the large rings on the side of the building would be considered as signage to the building. When the applicant files for a building permit, they will have to scale the rings back not to exceed 15% of the wall space.

Staff recommended approval as amended.

The amended (and renumbered) conditions are:

Planning and Zoning:

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances
2. All signage for the subject site, including wall signage shall comply with Title 17 requirements.

3. The maximum height for any portion of the building shall not exceed 28 feet.
4. A twenty (20) foot landscaped buffer shall be provided along the north and west property lines. In addition, two (2) offset rows of trees shall be provided at 10 feet on center.
5. Hours of operation shall be limited to 7:00 a.m. to 9:00 p.m.

Public Works:

6. All known geologic hazards shall be shown on the site plan and the civil improvement plans. Subsequent identification of additional hazards may substantially alter the original site plan.
7. Approval of a drainage study is required prior to submittal of the civil improvement plans.
8. 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.
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. All driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Numbers 225 and 222.1.
11. The property owner is required to grant a roadway easement for commercial driveway(s).
12. The site's access to Martin L. King Boulevard shall be via the existing access location unless otherwise approved by the Director of Public Works
13. All Nevada Energy easements, appurtenances, lines and poles must be shown and shall be located entirely within the perimeter landscape area of this development. Distribution lines, existing or proposed, shall be placed underground if impacted by the proposed development of the parcel or if the pole impedes upon the proper ADA clearances for sidewalk. Under no circumstances will new down guy wires be permitted.

Gamie Knisely, GK3 Architecture, 2111 Edgewood Avenue, Las Vegas, stated this was a good use for the site and was compatible with the existing Arco AM/PM. The applicant was agreeable with all conditions except for Condition No. 13, regarding the secondary driveway access. They felt it was important for the traffic of the site to have the second access point, and requested Condition No. 13 be removed.

Chairman Kraft opened the public hearing. Chairman Kraft closed the public hearing.

Commissioner Robison referred to the secondary access. Ms. Knisely said there was an existing shared access point to the south. The second access point the applicant was requesting is to the north.

Commissioner Robison asked if the rings were an architectural feature, and the applicant stated they were aesthetic and did not object to the change.

Commissioner Ewing asked staff to discuss Condition No. 13. Tim Reesman, Sr. Engineer/Public Works Department, stated the City ordinance mandates 150 feet be maintained between right-in and right-out entrances. The entrance would not be secondary access, but a third access point for this site. The two shared access points that already exist are the two main access points to the site. The second access site is located on Cheyenne Avenue. Mr. Reesman stated the third access point was not needed.

Commissioner Robison did not support an additional access around Cheyenne Avenue. Mr. Reesman stated this introduces additional conflict points to Martin L. King Boulevard and increases safety risks to the traveling public.

Mr. Jordan stated they recommended a change to Condition No. 13.

ACTION: APPROVED, AS AMENDED. CONDITION NO. 3 TO BE DELETED.
CONDITION NO. 4 TO READ: THE MAXIMUM HEIGHT FOR ANY PORTION OF THE BUILDING SHALL NOT EXCEED 28 FEET;
CONDITION NO. 13 TO READ: THE SITE'S ACCESS TO MARTIN L. KING BOULEVARD SHALL BE VIA THE EXISTING ACCESS LOCATION UNLESS OTHERWISE APPROVED BY THE DIRECTOR OF PUBLIC WORKS

MOTION: Commissioner Robison

AYES: Chairman Kraft, Vice-Chairman Greer, Commissioners Ewing, Robison, Lemmon, and Roundy

NAYS: None

ABSTAIN: None

ABSENT: Commissioner Hanshew

21. VAC-13-17 (59909) IGLESIA DE DIOS (PUBLIC HEARING). AN APPLICATION SUBMITTED BY IGLESIA DE DIOS NORTH LAS VEGAS, PROPERTY OWNER, TO VACATE A ROADWAY EASEMENT. THE PROPERTY IS LOCATED EAST OF COMMERCE STREET, APPROXIMATELY 300 FEET NORTH OF CRAIG ROAD. THE ASSESSOR'S PARCEL NUMBER IS 139-03-610-002. (FOR POSSIBLE ACTION)

This item was presented by Marc Jordan, Planning Manager.

Mr. Jordan stated there was an existing roadway easement that has already been granted as part of a final map. The roadway does not conform to the new layout of the proposed development.

On February 11, 2015, the Planning Commission approved a Special Use Permit that allows the church on the site.

The applicant has already filed for building permits, which are currently being reviewed. On the original approval, the applicant showed there would be four (4) driveways to this property. Since that time, the applicant revised the site plans and are now proposing only three (3) driveways. The roadway easements that are proposed to be deleted or vacated are located directly in front of the church and are not conducive to the development of the site.

Staff had no objections and recommended approval.

Roman Garcia, Garcia Engineering, 8048 Thunder Bluff Street, Las Vegas, appeared on behalf of the applicant.

Chairman Kraft opened the public hearing. Chairman Kraft closed the public hearing.

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Vice-Chairman Greer

AYES: Chairman Kraft, Vice-Chairman Greer, Commissioners Ewing, Robison, Lemmon, and Roundy

NAYS: None

ABSTAIN: None

ABSENT: Commissioner Hanshew

22. **VAC-14-17 (59948) ANN AND BRUCE (PUBLIC HEARING). AN APPLICATION SUBMITTED BY RICHMOND AMERICAN HOMES OF NEVADA, INC., ON BEHALF OF R B LAS VEGAS LAND VENTURES 2, PROPERTY OWNER, TO VACATE PORTIONS OF RIGHT-OF-WAY NEXT TO ANN ROAD. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF ANN ROAD AND BRUCE STREET. THE ASSESSOR'S PARCEL NUMBERS ARE 124-35-501-001, 124-35-501-004 THROUGH 124-35-501-007, 124-35-501-009 AND 124-35-501-010. (FOR POSSIBLE ACTION)**

Commissioner Robison exited Council Chambers at approximately 8:10 p.m.

This item was presented by Marc Jordan, Planning Manager.

Mr. Jordan stated that two (2) areas would eliminate a conflict between the existing right-of-way for a bus turnout and the proposed right-of-way for a bus turnout.

The two (2) accompanying items the applicant has filed for are to amend the existing Planned Unit Development (PUD). The revisions would include a new site design, lot count, and density reduction. The applicant would rededicate what is necessary.

Staff had no objections and recommended approval.

The conditions are:

Public Works:

1. The areas being vacated are subject to modification based upon a detailed analysis of the site during the civil improvement plan review and/or map review process.
2. The vacation shall record concurrently with the associated final map. Should the Order of Vacation not record within two years from the approval date, the vacation shall be deemed null and void.

Robert Gronauer, Kaempfer Crowell, 1980 Festival Plaza Drive, Las Vegas, appeared on behalf of the applicant.

Chairman Kraft opened the public hearing. Chairman Kraft closed the public hearing.

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION
MOTION: Commissioner Lemmon
AYES: Chairman Kraft, Vice-Chairman Greer, Commissioners Ewing, Lemmon, and Roundy
NAYS: None
ABSTAIN: Commissioner Robison
ABSENT: Commissioner Hanshew

23. **ZN-30-17 (59946) ANN AND BRUCE (PUBLIC HEARING). AN APPLICATION SUBMITTED BY RICHMOND AMERICAN HOMES OF NEVADA, INC. ON BEHALF OF R B LAS VEGAS LAND VENTURES 2, PROPERTY OWNER, AMENDING AN EXISTING PUD, PLANNED UNIT DEVELOPMENT DISTRICT (ORDINANCES 2195 AND 2667), ORIGINALLY CONSISTING OF 105 SINGLE-FAMILY LOTS, AND NOW CONSISTING OF 88 SINGLE-FAMILY LOTS. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF ANN ROAD AND BRUCE STREET. THE ASSESSOR'S PARCEL NUMBERS ARE 124-35-501-001, 124-35-501-004 THROUGH 124-35-501-007, 124-35-501-009 AND 124-35-501-010. (FOR POSSIBLE ACTION)**

This item was presented by Marc Jordan, Planning Manager.

Item Nos. 23, ZN-30-17 and 24, T-1423 were briefed together, and voted upon separately.

Commissioner Robison re-entered Council Chambers at approximately 8:15 p.m.

Mr. Jordan stated the original development began with 105, single-family lots (5.30 dwelling units per acre) and the applicants are now proposing 88, single-family lots (4.45 dwelling units per acre). The typical lot size is 50 feet by 105 feet. The applicant is proposing 74,000 square feet of open space where 52,800 square feet is required. The open space is divided into six (6) common elements – the largest element is 24,000 square feet and is located within the center of the development. The remaining elements are located in five (5) locations within the interior of the development and along the perimeter streets.

The applicant held a neighborhood meeting, with eight (8) people in attendance, who supported the proposed development. The applicant indicated only single-story homes would be offered for sale within this development. The comprehensive plan for this area is single-family low density, and allows between 4.5 and 6.0 dwelling units per acre. This is consistent with the surrounding development and serves as a good transition from the development to the east, which is approximately 6.34 dwelling units per acre. The developments to the west, south and southwest range between 3.96 and 4.8 dwelling units per acre and are consistent with those developments.

There is one (1) primary access into this development. The site plan shows there are two (2) cul-de-sacs. Staff recommends one (1) of the cul-de-sacs be configured to provide the secondary emergency access that would be required.

Staff had no objections and recommended approval for both the amendment to the PUD and the associated tentative map.

The conditions are:

Planning and Zoning:

1. Unless expressly, authorized through a variance, waiver, or another method, development shall comply with all applicable codes and ordinances.
2. The number of single-family lots shall not exceed 88.
3. Setbacks shall comply with the requirements established for the R-CL District.
4. Open space and perimeter landscaped amenities shall be shown with the associated Final Development Plans. Furthermore, at a minimum, the following amenities shall be provided:
 - (1) One, covered tot lot with play structure for children and EDM resilient fall protection or one shaded ramada with a minimum dimension of 12' X 12', or a splash pad.
 - (2) Open play turf area.
 - (3) Picnic tables, benches, dog stations, and bar-b-que area(s).
 - (4) Perimeter landscaped areas shall contain benches and dog stations.
5. Perimeter sidewalks shall be centered within the perimeter landscaping.
6. Pedestrian access shall be provided from the two cul-de-sacs to Bruce Street.

Public Works:

7. All known geologic hazards must 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 building locations and require the submission of revised maps/plans requiring approval 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.

8. Approval of a drainage study is required prior to submittal of the civil improvement plans.
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. Ann Road
 - b. Bruce Street
 - c. Hammer Lane
10. Right-of-way dedication and construction of a bus turn-out is required on Ann Road near Bruce Street per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 234.1.
11. Right-of-way dedication and construction of a flared intersection, including a right turn lane, is required at Bruce Street and Ann Road per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 201.1.
12. 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.
13. The public street geometrics, width of over-pave and thickness of the pavement sections will be determined by the Department of Public Works.
14. The entrance street security gate geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.1.
15. All residential driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.
16. 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.
17. The size and number of driveways 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.

18. Proposed residential driveway slopes shall not exceed twelve percent (12%).
19. All common elements shall be labeled and are to be maintained by the Home Owners Association.
20. 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.
21. The property owner is required to grant a pedestrian access easement for sidewalk located within a common element when that sidewalk is providing public access adjacent to the right-of-way.
22. A revocable encroachment permit for landscaping within the public right of way is required.
23. All off-site improvements must be completed prior to final inspection of the first building.
24. 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.

Robert Gronauer, Kaempfer Crowell, 1980 Festival Plaza Drive, Las Vegas, appeared on behalf of the applicant. Mr. Gronauer reiterated this request reduced the density that was already approved, in addition to the development of single-family homes. A neighborhood meeting was held and they received support from neighbors. Mr. Gronauer advised they exceed the open space requirements.

Chairman Kraft opened the public hearing. Chairman Kraft closed the public hearing.

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Robison

AYES: Chairman Kraft, Vice-Chairman Greer, Commissioners Ewing, Robison, Lemmon, and Roundy

NAYS: None

ABSTAIN: None

ABSENT: Commissioner Hanshew

- 24. T-1423 (59947) ANN AND BRUCE. AN APPLICATION SUBMITTED BY RICHMOND AMERICAN HOMES OF NEVADA, INC. ON BEHALF OF R B LAS VEGAS LAND VENTURES 2, PROPERTY OWNER, FOR APPROVAL OF A TENTATIVE MAP IN A PUD, PLANNED UNIT DEVELOPMENT DISTRICT, TO ALLOW AN 88-LOT, SINGLE-FAMILY RESIDENTIAL SUBDIVISION. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF ANN ROAD AND BRUCE STREET. THE ASSESSOR'S PARCEL NUMBERS ARE 124-35-501-001, 124-35-501-004 THROUGH 124-35-501-007, 124-35-501-009 AND 124-35-501-010. (FOR POSSIBLE ACTION)**

This item was presented by Marc Jordan, Planning Manager.

Item Nos. 23, ZN-30-17 and 24, T-1423 were briefed together, and voted upon separately.

Commissioner Robison re-entered Council Chambers at approximately 8:15 p.m.

Mr. Jordan stated the original development began with 105, single-family lots (5.30 dwelling units per acre) and the applicants are now proposing 88, single-family lots (4.45 dwelling units per acre). The typical lot size is 50 feet by 105 feet. The applicant is proposing 74,000 square feet of open space where 52,800 square feet is required. The open space is divided into six (6) common elements – the largest element is 24,000 square feet and is located within the center of the development. The remaining elements are located in five (5) locations within the interior of the development and along the perimeter streets.

The applicant held a neighborhood meeting, with eight (8) people in attendance, who supported the proposed development. The applicant indicated only single-story homes would be offered for sale within this development. The comprehensive plan for this area is single-family low density, and allows between 4.5 and 6.0 dwelling units per acre. This is consistent with the surrounding development and serves as a good transition from the development to the east, which is approximately 6.34 dwelling units per acre. The developments to the west, south and southwest range between 3.96 and 4.8 dwelling units per acre and are consistent with those developments.

There is one (1) primary access into this development. The site plan shows there are two (2) cul-de-sacs. Staff recommends one (1) of the cul-de-sacs be configured to provide the secondary emergency access that would be required.

Staff had no objections and recommended approval for both the amendment to the PUD and the associated tentative map.

The conditions are:

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 tentative map shall become null and void should the City Council not approve the associated request (ZN-30-17). However, should the associated item be approved, development of the subject site shall comply with all conditions of approval for ZN-30-17.

Robert Gronauer, Kaempfer Crowell, 1980 Festival Plaza Drive, Las Vegas, appeared on behalf of the applicant. Mr. Gronauer reiterated this request reduced the density that was already approved, in addition to the development of single-family homes. A neighborhood meeting was held and they received support from neighbors. Mr. Gronauer advised they exceed the open space requirements.

ACTION: APPROVED

MOTION: Commissioner Roundy

AYES: Chairman Kraft, Vice-Chairman Greer, Commissioners Ewing, Robison, Lemmon, and Roundy

NAYS: None

ABSTAIN: None

ABSENT: Commissioner Hanshew

STAFF ITEMS

Director Melesio provided the Planning Commission with a 2018 Outlook of the Land Development and Community Services Department. Director Melesio highlighted trends for the Building and Fire Safety, Business License, Code Enforcement and Graffiti, and Planning and Zoning divisions.

COMMISSION ITEMS

There were no items to report.

PUBLIC FORUM

There was no public participation.

ADJOURNMENT

The meeting adjourned at 8:27 p.m.

APPROVED: November 8, 2017

Kenneth L. Kraft, Chairman

Julie Shields, Recording Secretary

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