

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

November 8, 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
Commissioner Harold Hanshew

STAFF PRESENT

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

PLEDGE OF ALLEGIANCE - BY INVITATION

Commissioner Harold Hanshew

PUBLIC FORUM

There was no public participation.

AGENDA

1. **APPROVE PLANNING COMMISSION REGULAR MEETING AGENDA OF NOVEMBER 8, 2017. (FOR POSSIBLE ACTION)**

ACTION: APPROVED

MOTION: Vice-Chairman Greer

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

NAYS: None

ABSTAIN: None

ABSENT: None

CONSENT AGENDA

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

ACTION: APPROVED

MOTION: Commissioner Lemmon

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

NAYS: None

ABSTAIN: Commissioner Hanshew

ABSENT: None

BUSINESS

3. **WAV-06-17 (60243) NORTH 5TH (PUBLIC HEARING). APPLICANT: SERGIO ARCIERI, NEVADA H.A.N.D., INC. REQUEST: A WAIVER IN AN R-4 (HIGH DENSITY RESIDENTIAL DISTRICT) TO REDUCE THE REQUIRED NUMBER OF PARKING SPACES. LOCATION: NORTHWEST CORNER OF NORTH 5TH STREET AND ROME BOULEVARD. (APN 124-22-701-009). (FOR POSSIBLE ACTION)**

This item was presented by Robert Eastman, Principal Planner.

Item No. 3, WAV-06-17, and Item No. 4, SPR-03-17, were related and briefed together, and voted upon separately.

Mr. Eastman advised Item No. 3, WAV-06-17, is a waiver request to reduce the required number of parking spaces for an associated apartment complex from 410 to 345 parking spaces.

Item No. 4, SPR-03-17, is a site plan review for the apartment complex.

Mr. Eastman referred to Item No. 3, WAV-06-17, and stated the applicant is required to provide a parking study that supports the reduction in the parking requirements and a compensating benefit. The reduction request is approximately 15.8% which requires one (1) compensating benefit.

The apartment complex is 176 units and is required to provide approximately 70,400 square feet of open space. The development has provided approximately 135,000 square feet of open space. Staff stated the compensating benefit is adequate to support the waiver. A parking study was submitted. After some negotiation and additions by the applicant's engineer, the parking study was approved by the City Traffic Engineer, and staff recommended approval of the waiver with the conditions listed, which included amenities that are added into the open space so that the open space provides more amenities for the residents than being open or non-usable decorative open space.

Item No. 4, SPR-03-17, is a development that consists of 176 units that is separated into eight (8) separate buildings. The buildings are generally three (3) stories in height. Some of the buildings are two (2) stories in height on the end with three (3) stories in the middle. There is a flat roof with pitched elements around the edges to give a pitched roof appearance. The buildings are wood framed, stuccoed with some decorative columns and wainscoting elements. From an architectural standpoint, the buildings comply with the multi-family design standards, but additional articulation and four-sided architecture is needed to fully comply. This is a minor change which can be addressed during the building permit process. The site provides adequate open space and landscaping, and staff recommended approval of both the waiver and site plan review.

The conditions for Item No. 3, WAV-06-17, 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 site plan shall provide a minimum of 134,982 square feet of open space. A minimum of 70% of the open space shall be for recreation purposes.
3. The open space provided for the apartments shall contain at a minimum two age appropriate play structures; two pools; 6 picnic tables (three must be covered by a shade ramada or gazebo); six BBQs; and turf open play areas (minimum of ½ acre).

Public Works:

4. The waiver is only for Phase One of the proposed development, any future phase is required to comply with all ordinance requirements. If the developer requests a parking reduction waiver for any future construction phase then the project in its entirety must be analyzed as part of the justifying study.

Robert Feibleman, Nevada H.A.N.D., Inc., 295 East Warm Springs Road, Suite #101, Las Vegas, agreed with staff recommended conditions.

Chairman Kraft opened the public hearing on Item No. 3, WAV-06-17.

Steve Shoaff, 5622 Midnight Breeze Street, North Las Vegas, requested clarification about the open space, perimeter landscaping, parking areas and ornamental landscaping. Mr. Shoaff asked for clarification about the 20 foot width not being counted toward required open space.

Mr. Eastman said the ordinance states that open space less than 20 feet in width does not count toward recreational or ornamental open space, with one exception. That exception is perimeter landscaping used in a single-family development if the perimeter landscaping is amenitized and that perimeter landscaping would count as part of the required open space for the residential community.

Chairman Kraft closed the public hearing on Item No. 3, WAV-06-17.

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Ewing

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

NAYS: None

ABSTAIN: None

ABSENT: None

4. **SPR-03-17 (60242) NORTH 5TH (PUBLIC HEARING). APPLICANT: SERGIO ARCIERI, NEVADA H.A.N.D., INC. REQUEST: A SITE PLAN REVIEW IN AN R-4 (HIGH DENSITY RESIDENTIAL DISTRICT) TO ALLOW 176 APARTMENT UNITS. LOCATION: NORTHWEST CORNER OF NORTH 5TH STREET AND ROME BOULEVARD. (APN 124-22-701-009). (FOR POSSIBLE ACTION)**

This item was presented by Robert Eastman, Principal Planner.

Item No. 3, WAV-06-17, and Item No. 4, SPR-03-17, were related and briefed together, and voted upon separately.

Mr. Eastman advised Item No. 3, WAV-06-17, is a waiver request to reduce the required number of parking spaces for an associated apartment complex from 410 to 345 parking spaces.

Item No. 4, SPR-03-17, is a site plan review for the apartment complex.

Mr. Eastman referred to Item No. 3, WAV-06-17, and stated the applicant is required to provide a parking study that supports the reduction in the parking requirements and a compensating benefit. The reduction request is approximately 15.8% which requires one (1) compensating benefit.

The apartment complex is 176 units and is required to provide approximately 70,400 square feet of open space. The development has provided approximately 135,000 square feet of open space. Staff stated the compensating benefit is adequate to support the waiver. A parking study was submitted. After some negotiation and additions by the applicant's engineer, the parking study was approved by the City Traffic Engineer, and staff recommended approval of the waiver with the conditions listed, which included amenities that are added into the open space so that the open space provides more amenities for the residents than being open or non-usable decorative open space.

Item No. 4, SPR-03-17, is a development that consists of 176 units that is separated into eight (8) separate buildings. The buildings are generally three (3) stories in height. Some of the buildings are two (2) stories in height on the end with three (3) stories in the middle. There is a flat roof with pitched elements around the edges to give a pitched roof appearance. The buildings are wood framed, stuccoed with some decorative columns and wainscoting elements. From an architectural standpoint, the buildings comply with the multi-family design standards, but additional articulation and four-sided architecture is needed to fully comply. This is a minor change which can be addressed during the building permit process. The site provides adequate open space and landscaping and staff recommended approval of both the waiver and site plan review.

Mr. Eastman requested an amendment to Condition No. 7 of the site plan review regarding the construction and dedication of streets and half streets. An additional comment is needed that states "For information only: Construction of the street improvements may be phased subject to the approval of the Director of Public Works.

The amended conditions for Item No. 4, SPR-03-17 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 open space / recreation area shall include age appropriate children's play structures containing EPDM resilient fall protection at the base and surrounding

the structure and a shade canopy shall be provided over the play structure.

3. The architectural plans for the buildings shall be modified to comply with the multi-family design standards, including the use of four-sided architecture and providing decorative elements to help break the plane of the building.
4. The submitted site plan shall be amended to comply with all conditions of WAV-06-17.

Public Works:

5. 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.
6. All driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.1.
7. Dedication and construction of the following streets and/or half streets is required per the *Master Plan of Streets and Highways* and/or *City of North Las Vegas Municipal Code* section 16.24.100:
 - a. North 5th Street
 - b. Rome Boulevard
 - c. Goldfield Street

For information only: Construction of the street improvements may be phased subject to approval of the Director of Public Works.

8. The public street geometrics and thickness of the pavement sections will be determined by the Department of Public Works.
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 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.
11. 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.

12. Cross access shall be provided between Phase 1 and Phase 2.
13. Approval of a drainage study is required prior to submittal of the civil improvement plans.

Chairman Kraft opened the public hearing on Item No. 4, SPR-03-17.

Steve Shoaff, 5622 Midnight Breeze Street, North Las Vegas, requested clarification about the open space, perimeter landscaping, parking areas and ornamental landscaping. Mr. Shoaff asked for clarification about the 20 foot width not being counted toward required open space.

Mr. Eastman said the ordinance states that open space less than 20 feet in width does not count toward recreational or ornamental open space, with one exception. That exception is perimeter landscaping used in a single-family development if the perimeter landscaping is amenitized and that perimeter landscaping would count as part of the required open space for the residential community.

Chairman Kraft closed the public hearing on Item No. 4, SPR-03-17.

ACTION: APPROVED AS AMENDED; CONDITION NO. 7 TO READ:

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. Rome Boulevard
- c. Goldfield Street

For information only: Construction of the street improvements may be phased subject to approval of the Director of Public Works.

MOTION: Vice-Chairman Greer

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

NAYS: None

ABSTAIN: None

ABSENT: None

5. **UN-55-17 (60257) WOODS GARAGE (PUBLIC HEARING). APPLICANT: KAHEA AND VICKI WOODS. REQUEST: A SPECIAL USE PERMIT IN AN R-1 (SINGLE-FAMILY LOW DENSITY DISTRICT) TO ALLOW AN 864 SQUARE FOOT ACCESSORY BUILDING (DETACHED GARAGE) WHERE 600 SQUARE FEET IS THE MAXIMUM AREA ALLOWED. LOCATION: 4430**

BUCK CREEK CIRCLE. (APN 139-07-111-022). (FOR POSSIBLE ACTION)

This item was presented by Robert Eastman, Principal Planner.

The proposed accessory building is approximately 14.5 feet in height and to the peak of the roof is 17 feet. The maximum accessory building size on a lot that is less than 15,000 square feet is 600 square feet. The proposed accessory building is in the rear of the yard and is used for storage of the applicant's personal vehicles.

When staff reviewed the site and the surrounding neighborhood, they discovered a number of homes that also contain accessory garages and buildings that seem to be in excess of 600 square feet in size. Most of these appeared to be constructed prior to the adoption of the changing code that limited the size of the garage. Staff believed the addition of this garage would not create a negative impact on the neighborhood. The proposed garage is secondary and subordinate and is an accessory structure to the principal house. The house is larger in both scope and area, and staff does not feel that the garage would create any negative impact on the existing lot. The proposed garage has the same architectural style as the principal home and 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. Reduce the driveway width a minimum of three (3) feet and provide additional landscaping within this area, to comply with the front yard landscaping requirements.

Public Works:

3. The finished floor elevation of the detached garage must match the finished floor elevation of the existing residence.

Kahea Woods, 4430 Buck Creek Circle, North Las Vegas, agreed with staff recommended conditions.

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, Roundy, and Hanshew

NAYS: None
ABSTAIN: None
ABSENT: None

6. T-1424 (60270) RANCHO MIRAGE UNIT 3. APPLICANT: TIOGA, INC./MARK SCHNIPPEL. REQUEST: A TENTATIVE MAP IN A PUD (PLANNED UNIT DEVELOPMENT DISTRICT) TO ALLOW A 49-LOT, SINGLE-FAMILY RESIDENTIAL SUBDIVISION. LOCATION: NORTH OF ANN ROAD AND APPROXIMATELY 770 FEET WEST OF COMMERCE STREET. (APNS 124-27-401-011 THROUGH 124-27-401-013, 124-27-410-050 THROUGH 124-27-410-052, 124-27-410-054 THROUGH 124-27-410-057, AND 124-27-410-087). (FOR POSSIBLE ACTION)

This item was presented by Robert Eastman, Principal Planner.

Mr. Eastman advised this is a 49-lot, single-family development that would be the final component of the Rancho Mirage Development that originally began in 1990. The proposed 49 lots range in size from approximately 4,500 square feet to 8,500 square feet. The area of the 49 lots is approximately seven (7) acres. The proposed tentative map joins all the street networks together into Rancho Mirage. The tentative map is generally in compliance; however, the lot that is slightly less than 4,500 square feet needs to be 4,500 square feet per the Planned Unit Development (PUD). Staff believes the applicant has adequate space and does not believe this should slow down this approval. This issue can be addressed during the final mapping process. As this is part of a PUD, a Final Development Plan will be required, and will come before the Planning Commission when the builders come forward to show the product that will be developed on the site.

The tentative map is in compliance with both the PUD and the Zoning Ordinance and staff recommended approval.

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. All lots shall be a minimum of 4,500 square feet in size.
3. A Final Development Plan shall be reviewed and approved by the Planning Commission, prior to development of the single-family homes.

Public Works:

4. 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.
5. All driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.
6. 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. Shimmering Sands Avenue
 - b. Sun Mountain Avenue
 - c. Oasis Ridge Street
 - d. Park Royal Drive
 - e. Coral Sun Street
 - f. Bright Lights Avenue
7. The public street geometrics and thickness of the pavement sections will be determined by the Department of Public Works.
8. 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.
9. 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.
10. Approval of a drainage study is required prior to submittal of the civil improvement plans.
11. Appropriate subdivision mapping is required to complete this project. All mapping shall be in compliance with NRS Chapter 278 and the *City of North Las Vegas Municipal Code* and associated Master Plans in effect at the time of subdivision and/or parcel map approval. Conformance may require modifications to the site.
12. The property owner shall apply for a vacation of previously dedicated right-of-way that is no longer needed for this development (extension of Park Royal Drive east of Oasis Ridge Street).

13. All off-site improvements must be completed prior to final inspection of the first building.
14. All common elements shall be labeled and are to be maintained by the Home Owners Association.
15. 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.
16. All residential driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.
17. Proposed residential driveway slopes shall not exceed twelve percent (12%).
18. All Nevada Energy easements, appurtenances, lines and poles must be shown and shall be located entirely within the perimeter landscape area of this development. Distribution lines, existing or proposed, shall be placed underground if impacted by the proposed development of the parcel or if the pole impedes upon the proper ADA clearances for sidewalk. Under no circumstances will new down guy wires be permitted.
19. Approval of a drainage study is required prior to submittal of the civil improvement plans.
20. All known geologic hazards shall be shown on the preliminary development plan, tentative map and the civil improvement plans. Geological hazards such as fault lines or fissures affecting residential structures may substantially alter the tentative map layout and require the submission of a revised tentative map which must be approved by the City prior to final approval of the civil improvement plans. The footprint of proposed structures shall be plotted on all lots impacted by faults and/or fissures and a minimum width of five (5) feet shall be provided from the edge of any proposed structure to the nearest fault and/or fissure.
21. Compliance with the Fire Department requirements for dead end streets longer than 150' will require modifications to the site plan that may result in fewer lots.
22. 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 and the Department of Planning and Development prior to submittal of the final map and civil improvement plans.

Mark Schnippel, 8367 West Flamingo Road, Suite 100, Las Vegas, appeared and concurred with staff recommended conditions.

ACTION: APPROVED

MOTION: Commissioner Lemmon

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

NAYS: None

ABSTAIN: None

ABSENT: None

7. **T-1425 (60277) CRAIG & WALNUT. APPLICANT: AML DEVELOPMENT 3 LLC. REQUEST: A TENTATIVE MAP IN AN M-2 (GENERAL INDUSTRIAL DISTRICT) TO ALLOW A SINGLE-LOT COMMERCIAL SUBDIVISION. LOCATION: GENERALLY LOCATED EAST OF THE SOUTHEAST CORNER OF CRAIG ROAD AND WALNUT ROAD. (APN NOS. 140-06-601-005 AND 140-06-713-003). (FOR POSSIBLE ACTION)**

This item was presented by Robert Eastman, Principal Planner.

Mr. Eastman said this is a single lot that would occupy approximately 8.75 acres. The site is zoned M-2 and was rezoned M-2 in June of 2016. The proposed tentative map is in compliance with all ordinance requirements.

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.

Mark Warling, Civil Engineer, 10300 West Charleston Boulevard, Las Vegas, appeared on behalf of the applicant.

ACTION: APPROVED

MOTION: Commissioner Roundy

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

NAYS: None

ABSTAIN: None

ABSENT: None

8. **T-1426 (60301) VANTAGE DISTRIBUTION CENTER BUILDING 1. APPLICANT: DAMON JEFFREY. REQUEST: A TENTATIVE MAP IN AN M-2 (GENERAL INDUSTRIAL DISTRICT) TO ALLOW A SINGLE-LOT COMMERCIAL SUBDIVISION. LOCATION: NORTHEAST AND SOUTHEAST CORNERS OF THE EL CAMPO GRANDE AVENUE AND SLOAN LANE ALIGNMENT. (APN NOS. 123-27-301-010 AND 123-27-401-002). (FOR POSSIBLE ACTION)**

This item was presented by Robert Eastman, Principal Planner.

Mr. Eastman stated the site is approximately 76 acres. Previously, the Planning Commission approved a vacation of the El Campo Grande alignment, which was subsequently approved by City Council. The site is an industrial site and the proposed development is large box office warehouses.

Mr. Eastman advised the tentative map is in compliance, and 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.

Brent Parrish, 5740 South Arville Street #216, Las Vegas, appeared on behalf of the applicant and agreed with staff recommended conditions.

ACTION: APPROVED

MOTION: Vice-Chairman Greer

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

NAYS: None

ABSTAIN: None

ABSENT: None

9. **FDP-08-17 (60276) VEGAS TRADE VILLAGE. APPLICANT: JAMES LIU. REQUEST: A FINAL DEVELOPMENT PLAN IN AN M-2 (GENERAL INDUSTRIAL DISTRICT) TO DEVELOP A CONVENIENCE FOOD STORE WITH GAS PUMPS; CAR WASH; FAST FOOD RESTAURANT; BANK; AND APPROXIMATELY 18 LIVE/WORK (RETAIL, SHOWROOM, WAREHOUSE, AND ACCESSORY DWELLING UNITS). LOCATION: NORTHEAST CORNER OF CHEYENNE AVENUE AND COMMERCE STREET. (APN 139-10-801-001). (FOR POSSIBLE ACTION)**

This item was presented by Marc Jordan, Planning Manager.

Mr. Jordan stated both the living and work components comply with parking requirements. The applicants are also proposing 25 to 27 feet of landscaping next to Commerce Street, and 25 to 30 feet of landscaping next to Cheyenne Avenue. The landscaping next to Commerce Street would also include two (2) rows of offset trees planted within that area, which are specific requirements of the Development Agreement that governs the development of this property.

Mr. Jordan stated the convenience store, car wash and bank would consist of a stucco exterior. There are other architectural features that are included such as stone tiles on the bank and a band of stucco around portions of the bank. The live/work units would consist of a stucco finish and would have a French limestone, black forest wainscoting. There are metal trellis awnings proposed for the upper story windows and metal canopy proposed by the front entrance. The roof would consist of a standing seam metal roof.

The applicant is in compliance with the Development Agreement. There is only one minor change. Originally, it was shown on the Development Plan that the bank would be located on the corner. The convenience store, car wash and fast food restaurant would be located east of the bank. The applicant has since flipped them. Now the car wash and convenience store are located at the corner. Staff considered that to be a minor change to the Development Agreement. Staff had no objections to that change as it does not change any of the land uses that were approved as part of the Development Agreement.

In reviewing this specific development, it has been noticed that there is a mezzanine level that is proposed within the accessory dwelling unit area and there is a specific condition on the Development Agreement that the dwelling unit cannot exceed 800 square feet in size. Staff had no objections to the mezzanine level because by the International Residential Code, it does not exceed one third of the floor space; therefore, it does not constitute a third floor. The applicant indicated that area is going to be used for storage. Staff had no objections to this being used for storage, but it cannot be converted to living space. The applicant also proposed an outdoor balcony that has a depth of about four (4) feet. According to the Development Agreement, they are allowed to have an exterior area as long as it is for aesthetic or garden purposes only, and because it only has a depth of four (4) feet, staff believed they are still in compliance with the Development Agreement. Staff had no objections.

Mr. Jordan discussed other requirements such as 90,000 square feet of pedestrian priority areas, and stated this particular area has a little over 7,500 square feet of pedestrian priority, but when fully developed, they should comply with 90,000 square feet in the long term development of this property.

The site plan also shows that there are trees spaced about 25 feet on center within the pedestrian priority areas. Staff would require them to be spaced at 20 feet on center

and would consider that to be a minor change to the plan. This could be reviewed when they file for a building permit. Staff also expected that other trees within the development be spaced at 20 feet on center. There are some other minor landscaping issues such as providing the foundational landscaping and landscape diamonds within the parking lot.

The Planning Commission had approved a two (2) lot commercial subdivision map for this property and prior to obtaining the occupancy permits for the live/work units, the applicant would need to complete any appropriate mapping for that particular development since it is a for sale type product.

Staff had no objections and 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. That all lands, areas, uses, and open spaces are to be developed and maintained per the Development Agreement for the Huanghai Project (*Vegas Trade Village*) approved by the City Council on October 21, 2014 per Ordinance 2731, and later amended by the City Council on March 1, 2017, per Ordinance 2805.
3. The mezzanine area may only be utilized as storage. Any use or conversion of this area as living space shall be prohibited.
4. Trees within the pedestrian priority areas, and other interior landscaped areas shall be spaced at 20 feet on center.
5. Six feet of foundational landscaping shall be provided in front of the convenience food store, fast food restaurant, and bank. Furthermore, landscaped diamonds shall be provided for every three parking spaces for parking rows that front each other.
6. Pedestrian linkages (walkways) through the parking lot or drive aisles, shall utilize pavers, bricks, or stamped concrete to distinguish the pedestrian linkages (walkways) from the driving surface.
7. The gas canopy shall match the convenience food store in design, using similar materials and colors.

Yihong Liu, 1669 Horizon Ridge Parkway, Suite 120, Henderson, appeared on behalf of the applicant, and agreed with staff recommended conditions.

Commissioner Robison asked the Republic Services Representative to return to the podium to clarify comments made earlier.

Liz Dell, Kaempfer Crowell, 1980 Festival Plaza Drive, Las Vegas, appeared on behalf of Republic Services. Ms. Dell stated as long as this applicant complied with all of the terms the Development Agreement, she had no objections to the project.

ACTION: APPROVED

MOTION: Commissioner Robison

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

NAYS: None

ABSTAIN: None

ABSENT: None

10. **VN-05-17 (59983) PARK PLACE RV & BOAT (PUBLIC HEARING). APPLICANT: FRANK DELUCA. REQUEST: A VARIANCE IN A C-2 (GENERAL COMMERCIAL DISTRICT) TO ALLOW A 10-FOOT SETBACK ADJACENT TO A RESIDENTIAL DISTRICT WHERE 30 FEET IS REQUIRED. LOCATION: APPROXIMATELY 290 FEET SOUTH OF ANN ROAD AND APPROXIMATELY 270 FEET EAST OF DECATUR BOULEVARD. (APN 124-31-101-007). (FOR POSSIBLE ACTION)**

This item was presented by Marc Jordan, Planning Manager.

Mr. Jordan stated that Item No. 10, VN-05-17, and Item No. 11, UN-52-17, were related and briefed together, and voted upon separately. Both applications were submitted by Frank DeLuca.

Item No. 10, VN-05-17, is a variance to request a 10-foot set back adjacent to a residential district where 30 feet is required. This property is located approximately 290 feet south of Ann Road and approximately 270 feet east of Decatur Boulevard. The applicant indicated he is proposing to develop the site as a boat and RV storage facility. The applicant also indicated there is a drainage channel on the southern property line where he has requested the variance. The applicant indicated the site is higher in elevation by several feet from the adjacent residential, and the residents would not be able to see the canopies beyond the property line wall. This property is rectangular in shape, and is approximately five (5) acres, and has a width of approximately 700 feet and depth of approximately 355 feet. Therefore, there are no exceptional or extraordinary circumstances of this property that would warrant support from staff.

Staff reviewed commercial developments to the east and west, and the buffering along the southern property line where residential is located. Staff is recommending the applicant provide 20 feet of landscape buffering. Staff is supporting a 20-foot setback where 30 feet is required, not the 10-foot setback that the applicant requested. This would allow the applicant to develop their property in a similar manner to the adjoining properties. It would also require the applicant to put in a proper landscape buffer to help screen their proposed use from the adjacent residential to the south.

Staff recommended approval of the variance for a 20-foot setback, and not the 10 feet as requested by the applicant.

Mr. Jordan referred to Item No. 11, UN-52-17, a special use permit for an automobile, boat and RV storage facility. Staff had no objections. The applicant indicated there would be approximately 252 covered parking spaces, and those covered parking spaces would range in depth of 20 feet to 42 feet in length. Staff believed by supporting the variance in part only, the applicant would have to make some minor adjustments to some of the covered parking spaces and re-adjust how deep some of them would be to be able to make up the additional 10 feet.

Mr. Jordan advised there is an office care-taker's facility on the site with an attached garage. There is a secondary emergency access into this facility, as well. The site plan indicates that there will also be air and water stations, a dump station, rinse station, propane storage tank and several fenced storage locations.

The applicant indicated there is a cell tower facility on this property which is not considered with this particular application, and is a separate process because it is a permitted use. The applicant would need to demonstrate to staff when they build the facility, that it meets all the requirements for a cellular facility. The applicant also indicated a desire to put a corrugated metal fence on the north property line with a combination retaining wall and an 8-foot corrugated fence on the western property line, and increase the height of the wall next to the southern property line.

Mr. Jordan said corrugated metal as a fencing material is not an appropriate material in this particular case. The zoning orders are clear that the applicant needs to have a masonry screen wall around this property. This is a commercial location and outside storage is not a permitted use in a commercial location. Staff requests the applicant remove the outside storage areas.

Staff had no objections to the special use permit and recommended approval.

Mr. Jordan requested one amendment to Item No. 11, UN-52-17, Condition No 3.

The conditions for Item No. 10, VN-05-17 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. A minimum 20-foot setback shall be provided between the canopies and the southern property line.
3. A minimum 20 feet of landscaping shall be provided next to the southern property line and landscaping shall be installed according to the requirements of the Zoning Ordinance.

Dave Brown, 9910 West Cheyenne Avenue, Suite #110, Las Vegas, appeared on behalf of the applicant, and concurred with staff recommended conditions. Mr. Brown stated they will revise the site plan to reflect their conditions.

Chairman Kraft opened the public hearing on Item No. 10, VN-05-17. Chairman Kraft closed the public hearing on Item No. 10, VN-05-17.

Commissioner Ewing expressed concern over the trailer being blind sighted in some areas when trying to park. Mr. Brown responded he would advise the design consultant of his concerns.

ACTION: APPROVED

MOTION: Commissioner Robison

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

NAYS: None

ABSTAIN: None

ABSENT: None

11. **UN-52-17 (59955) PARK PLACE RV & BOAT (PUBLIC HEARING). APPLICANT: FRANK DELUCA. REQUEST: A SPECIAL USE PERMIT IN A C-2 (GENERAL COMMERCIAL DISTRICT) TO ALLOW AN AUTOMOBILE, BOAT, AND RV STORAGE FACILITY. LOCATION: APPROXIMATELY 290 FEET SOUTH OF ANN ROAD AND APPROXIMATELY 270 FEET EAST OF DECATUR BOULEVARD. (APN 124-31-101-007). (FOR POSSIBLE ACTION)**

This item was presented by Marc Jordan, Planning Manager.

Mr. Jordan stated that Item No. 10, VN-05-17, and Item No. 11, UN-52-17, were related and briefed together, and voted upon separately. Both applications were submitted by Frank DeLuca.

Item No. 10, VN-05-17, is a variance to request a 10-foot set back adjacent to a residential district where 30 feet is required. This property is located approximately 290 feet south of Ann Road and approximately 270 feet east of Decatur Boulevard. The applicant indicated he is proposing to develop the site as a boat and RV storage facility. The applicant also indicated there is a drainage channel on the southern property line where he has requested the variance. The applicant indicated the site is higher in elevation by several feet from the adjacent residential, and the residents would not be able to see the canopies beyond the property line wall. This property is rectangular in shape, and is approximately five (5) acres, and has a width of approximately 700 feet and depth of approximately 355 feet. Therefore, there are no exceptional or extraordinary circumstances of this property that would warrant support from staff.

Staff reviewed commercial developments to the east and west, and the buffering along the southern property line where residential is located. Staff is recommending the applicant provide 20 feet of landscape buffering. Staff is supporting a 20-foot setback where 30 feet is required, not the 10-foot setback that the applicant requested. This would allow the applicant to develop their property in a similar manner to the adjoining properties. It would also require the applicant to put in a proper landscape buffer to help screen their proposed use from the adjacent residential to the south.

Staff recommended approval of the variance for a 20-foot setback, and not the 10 feet as requested by the applicant.

Mr. Jordan referred to Item No. 11, UN-52-17, a special use permit for an automobile, boat and RV storage facility. Staff had no objections. The applicant indicated there would be approximately 252 covered parking spaces, and those covered parking spaces would range in depth of 20 feet to 42 feet in length. Staff believed by supporting the variance in part only, the applicant would have to make some minor adjustments to some of the covered parking spaces and re-adjust how deep some of them would be to be able to make up the additional 10 feet.

Mr. Jordan advised there is an office care-taker's facility on the site with an attached garage. There is a secondary emergency access into this facility, as well. The site plan indicates that there will also be air and water stations, a dump station, rinse station, propane storage tank and several fenced storage locations.

The applicant indicated there is a cell tower facility on this property which is not considered with this particular application, and is a separate process because it is a permitted use. The applicant would need to demonstrate to staff when they build the facility, that it meets all the requirements for a cellular facility. The applicant also indicated a desire to put a corrugated metal fence on the north property line with a combination retaining wall and an 8-foot corrugated fence on the western property line, and increase the height of the wall next to the southern property line.

Mr. Jordan said corrugated metal as a fencing material is not an appropriate material in this particular case. The zoning orders are clear that the applicant needs to have a masonry screen wall around this property. This is a commercial location and outside storage is not a permitted use in a commercial location. Staff requests the applicant remove the outside storage areas.

Staff had no objections to the special use permit and recommended approval.

Mr. Jordan requested one amendment to Item No. 11, UN-52-17, Condition No 3.

Mr. Jordan stated Mr. Brown is aware of the amendment to Condition No. 3, to which a second sentence is added to state, Exception: wrought iron fencing may be used directly behind any existing building abutting the property line.

Chairman Kraft opened the public hearing on Item No. 11, UN-52-17. Chairman Kraft closed the public hearing on Item No. 11, UN-52-17.

The amended conditions for Item No. 11, UN-52-17 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. Should the associated request (VN-04-17) to reduce the required setback on the south property line not be approved by the Planning Commission, the applicant shall amend the site plan as necessary to demonstrate compliance with all appropriate setbacks. However, should the associated variance be approved, the applicant shall demonstrate compliance with all conditions of approval for VN-04-17.
3. Perimeter walls shall be constructed with decorative block, utilizing split face block with 20 percent contrasting block. Exception: Wrought iron fencing may be used directly behind any existing building abutting the property line.
4. Storage shall be limited to automobiles, boats, or recreational vehicles. The outside storage of other goods or materials shall be prohibited.

Public Works:

5. 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.
6. Approval of a drainage study is required prior to submittal of the civil improvement plans.

7. Approval of a traffic study is required prior to submittal of the civil improvement plans. Please contact Traffic Engineering at 633-2676 to request a scope.
8. 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.

ACTION: APPROVED AS AMENDED; CONDITION NO. 3 TO READ:

PERIMETER WALLS SHALL BE CONSTRUCTED WITH DECORATIVE BLOCK, UTILIZING SPLIT FACE BLOCK WITH 20 PERCENT CONTRASTING BLOCK. EXCEPTION: WROUGHT IRON FENCING MAY BE USED DIRECTLY BEHIND ANY EXISTING BUILDING ABUTTING THE PROPERTY LINE

MOTION: Vice-Chairman Greer

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

NAYS: None

ABSTAIN: None

ABSENT: None

12. **UN-53-17 (60000) RV STORAGE (PUBLIC HEARING). APPLICANT: BEAUDEE CORP. REQUEST: A SPECIAL USE PERMIT IN A C-2 (GENERAL COMMERCIAL DISTRICT) TO ALLOW AN AUTOMOBILE, BOAT, AND RV STORAGE FACILITY. LOCATION: NORTH OF CRAIG ROAD, APPROXIMATELY 450 FEET EAST OF NORTH 5TH STREET. (APN 139-02-214-004). (FOR POSSIBLE ACTION)**

This this item was presented by Marc Jordan, Planning Manager.

Items No. 12, UN-53-17, and Item No. 13, UN-54-17, are related and briefed together, and voted upon separately.

Mr. Jordan advised the applications were submitted by Beaudée Corporation. Item No. 12, UN-53-17, is a request for a special use permit in a C-2 District that would allow an automobile, boat and recreational vehicle (RV) storage facility. This property is located north of Craig Road, approximately 450 feet east of North 5th Street.

The applicant indicated this is an expansion to the existing mini warehousing facility. There are approximately 50 covered parking spaces that would also range in length between 20 and 30 feet. The applicant is proposing a block wall around the facility and indicated the wall will have a similar appearance as the proposed carwash that is

related. The wall would consist of a tan-colored, sand-textured stucco finish that would have split face block at the base of the wall with a split rib concrete masonry unit at the upper portion of the wall. There will also be an aluminum trim and metal coping on the wall, and the applicant is also proposing 15 feet of landscaping next to Craig Road.

Staff had no objections to the design of the wall since the applicant was attempting to be compatible with the proposed carwash. Staff requested the applicant follow the design theme with the wall along the drainage channel.

Mr. Jordan referred to landscaping, and said the applicant proposed a carport canopy that would be set back from the front property line by 15 feet, where a 20-foot setback is required. Staff requests that the applicant move the wall back another five (5) feet to ensure the canopy meets the setback requirements of the zoning ordinance. Staff requests the applicant amend their site plan to reduce the covered parking length.

Staff had no objections to that application and recommended approval.

Mr. Jordan discussed related Item No. 13, UN-54-17, regarding the car wash.

The applicant proposed to have approximately 18 vehicle queuing spaces and also proposed the proper landscaping in front and additional landscape areas within the parking rows and next to the wall where the RV parking is proposed. The building is approximately 28 feet in height. The primary materials would be insulated glass on the sides and aluminum metal panels surrounding the building. There is also split face block, architectural block and precast stone at various places, and also other metal architectural features located within the building.

Staff had no objections to the design of the building, or to the materials. Staff requested that the entrance to the building is primarily aluminum, and that the applicant uses a textured type material under the paint to give it a simulated look of stucco.

Staff had no objection to Item No. 13, UN-54-17, and recommended approval.

The conditions for Item No. 12, UN-53-17, 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. Twenty feet of landscaping shall be provided between the perimeter wall and Craig Road.
3. The wall shall substantially conform to the wall elevations submitted as part of this application with one exception. The wall along the drainage channel shall be designed to match the existing wall used by the mini-warehousing facility.

Public Works:

4. 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.
5. All driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.1 and 225.
6. The property owner is required to grant a roadway easement for commercial driveways.
7. The easternmost access location (RV storage outbound) shall have its gate located in close proximity to the sidewalk in order to prevent errant vehicles turning into this location.
8. 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.
9. 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.
10. 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.
11. Approval of a drainage study is required prior to submittal of the civil improvement plans.

Lucy Stewart, 1930 Village Center Circle, Las Vegas, appeared on behalf of Storage One. Ms. Stewart agreed with staff recommended conditions.

Chairman Kraft opened the public hearing on Item No. 12, UN-53-17. Chairman Kraft closed the public hearing on Item No. 12, UN-53-17.

ACTION: APPROVED

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

13. UN-54-17 (60001) CAR WASH (PUBLIC HEARING). APPLICANT: BEAUDEE CORP. REQUEST: A SPECIAL USE PERMIT IN A C-2 (GENERAL COMMERCIAL DISTRICT) TO ALLOW A VEHICLE WASHING ESTABLISHMENT. LOCATION: NORTH OF CRAIG ROAD, APPROXIMATELY 450 FEET EAST OF NORTH 5TH STREET. (APN 139-02-214-004). (FOR POSSIBLE ACTION)

This this item was presented by Marc Jordan, Planning Manager.

Items No. 12, UN-53-17, and Item No. 13, UN-54-17, are related and briefed together, and voted upon separately.

Mr. Jordan advised the applications were submitted by Beaudée Corporation. Item No. 12, UN-53-17, is a request for a special use permit in a C-2 District that would allow an automobile, boat and recreational vehicle (RV) storage facility. This property is located north of Craig Road, approximately 450 feet east of North 5th Street.

The applicant indicated this is an expansion to the existing mini warehousing facility. There are approximately 50 covered parking spaces that would also range in length between 20 and 30 feet. The applicant is proposing a block wall around the facility and indicated the wall will have a similar appearance as the proposed carwash that is related. The wall would consist of a tan-colored, sand-textured stucco finish that would have split face block at the base of the wall with a split rib concrete masonry unit at the upper portion of the wall. There will also be an aluminum trim and metal coping on the wall, and the applicant is also proposing 15 feet of landscaping next to Craig Road.

Staff had no objections to the design of the wall since the applicant was attempting to be compatible with the proposed carwash. Staff requested the applicant follow the design theme with the wall along the drainage channel.

Mr. Jordan referred to landscaping, and said the applicant proposed a carport canopy that would be set back from the front property line by 15 feet, where a 20-foot setback is required. Staff requests that the applicant move the wall back another five (5) feet to ensure the canopy meets the setback requirements of the zoning ordinance. Staff requests the applicant amend their site plan to reduce the covered parking length.

Staff had no objections to that application and recommended approval.

Mr. Jordan discussed related Item No. 13, UN-54-17, regarding the car wash.

The applicant proposed to have approximately 18 vehicle queuing spaces and also proposed the proper landscaping in front and additional landscape areas within the parking rows and next to the wall where the RV parking is proposed. The building is approximately 28 feet in height. The primary materials would be insulated glass on the sides and aluminum metal panels surrounding the building. There is also split face block, architectural block and precast stone at various places, and also other metal architectural features located within the building.

Staff had no objections to the design of the building, or to the materials. Staff requested that the entrance to the building is primarily aluminum, and that the applicant uses a textured type material under the paint to give it a simulated look of stucco.

Staff had no objections to Item No. 13, UN-54-17, and recommended approval.

The conditions for Item No. 13, UN-54-17 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. Textured paint shall be used on the aluminum panels at the entrance and exit of the building that are proposed to be painted red.

Public Works:

3. 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.
4. All driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.1 and 225.
5. The property owner is required to grant a roadway easement for commercial driveways.
6. The easternmost access location (RV storage outbound) shall have its gate located in close proximity to the sidewalk in order to prevent errant vehicles turning into this location.
7. 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.

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. 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.

Chairman Kraft opened the public hearing on Item No. 13, UN-54-17. Chairman Kraft closed the public hearing on Item No. 13, UN-54-17.

ACTION: APPROVED

MOTION: Commissioner Hanshew

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

NAYS: None

ABSTAIN: None

ABSENT: None

14. **UN-56-17 (60271) SPEEDWAY RELOCATION (PUBLIC HEARING). APPLICANT: NV ENERGY DBA NEVADA POWER. REQUEST: A SPECIAL USE PERMIT IN AN M-2 (GENERAL INDUSTRIAL DISTRICT) TO ALLOW THE RELOCATION OF ELECTRICAL POWER TRANSMISSION POLES AND LINES. LOCATION: SOUTHWEST CORNER OF CENTENNIAL PARKWAY AND HOLLYWOOD BOULEVARD (6335 N HOLLYWOOD BOULEVARD). (APN 123-27-501-002). (FOR POSSIBLE ACTION)**

This item was presented by Marc Jordan, Planning Manager.

Mr. Jordan stated the current alignment of the poles started at the corner of Centennial Parkway and Hollywood Boulevard and ran in a southwestern direction toward Azure Avenue.

The applicant proposed to relocate the 69 KV transmission poles and lines to run parallel to Hollywood Boulevard, and then parallel to Azure Avenue and reconnect to the current alignment going south. The poles range in height between 82 to 92 feet. They are also proposing temporary poles to be installed along Centennial Parkway, Shatz Street and a portion of Azure Avenue. These poles will be removed once they get the permanent poles in place.

Staff is processing building permits for this property on which they are proposing two (2) buildings. Staff stated one request was received for building that is approximately 390,000 square feet and is located on the northerly side of this parcel. The applicant is also proposing a second building in the future that would be approximately 330,000 square feet in size and that would be located directly south of the building that is proposing construction right now. The current alignment of the poles prohibit the development of the site as the property owner desires.

Staff had no objections to the relocation of the lines and 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.

Public Works:

2. The applicant shall coordinate with the property owner of APN 123-27-501-002, currently Speedway Venture LLC.
3. The applicant is responsible for the acquisition of any easements needed to complete the project.

Mark Sullivan, NV Energy, P.O. Box 98910, MS #9, Las Vegas, reviewed the Staff Report and agreed with staff recommended conditions.

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

ACTION: APPROVED

MOTION: Commissioner Lemmon

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

NAYS: None

ABSTAIN: None

ABSENT: None

15. **VAC-15-17 (60045) CRAIG AND I-15 (PUBLIC HEARING). APPLICANT: BURKE CONSTRUCTION GROUP. REQUEST: TO VACATE A ROADWAY EASEMENT. LOCATION: NORTH OF CORPORATE CENTER DRIVE, APPROXIMATELY 300 FEET WEST OF PECOS ROAD. (APN 139-01-711-002). (FOR POSSIBLE ACTION)**

This item was presented by Marc Jordan, Planning Manager.

Mr. Jordan stated the property is located north of Corporate Center Drive and is approximately 300 feet west of Pecos Road, and the easement is located slightly west from that location.

The applicant asked to vacate this easement, which was previously granted. The existing driveway will be replaced by a new driveway located slightly east of the current location. Staff is processing a Building Permit for this site which is approximately 130,000 square feet. The applicant proposed to relocate the driveway to line up with an existing driveway across the street from this location. Staff had no objections and recommended approval.

Anthony Deleon, 6030 South Jones Boulevard, Las Vegas, appeared on behalf of the applicant, and agreed with staff recommended conditions.

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

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Hanshew

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

NAYS: None

ABSTAIN: None

ABSENT: None

16. ZOA-05-17 (60278) MEDICAL AND RECREATIONAL MARIJUANA (PUBLIC HEARING). APPLICANT: CITY OF NORTH LAS VEGAS. REQUEST: AN AMENDMENT TO TITLE 17 (ZONING ORDINANCE) AMENDING THE MEDICAL MARIJUANA ESTABLISHMENT PROVISIONS AND ADDING PROVISIONS FOR RETAIL MARIJUANA, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO. (FOR POSSIBLE ACTION)

This item was presented by Marc Jordan, Planning Manager.

Mr. Jordan stated this request is for an amendment to Title 17 regarding medical marijuana establishments, and is also regarding retail establishments commonly known as recreational marijuana establishments. The proposed ordinance is removing the word "medical". Whether or not the establishment is medical or recreational, all would be treated as a marijuana establishment. Staff did not propose to add any additional distance separation requirements.

Mr. Jordan said there were also minor amendments to the definition section because the legislature had approved provisions for recreational marijuana. Previously, staff referred to NRS 453A regarding medical establishments. Staff amended the definition

section to not only refer to NRS 453A but also 453D which covers recreational establishments.

Staff added a requirement that addresses dual licensing where an existing establishment has a license for medical marijuana, and the applicant wants to add recreational, too. In the event there was a use that they need to be separated from, it does not prohibit them from adding recreational to their use simply because they are already operating as a medical establishment.

Staff added the requirement that when people apply for a special use permit, they would need to show they have also applied with the state for that particular type of use.

Mr. Jordan stated these requests for amendments were consistent with the Special Joint City Council and Planning Commission Meeting held September 21, 2017 and staff recommended approval.

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

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Roundy

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

NAYS: None

ABSTAIN: None

ABSENT: None

17. ZOA-06-17 (60279) RV PARKING (PUBLIC HEARING). APPLICANT: CITY OF NORTH LAS VEGAS. REQUEST: AN AMENDMENT TO TITLE 17 (ZONING ORDINANCE) TO ALLOW MOTOR HOMES, VEHICLES OR RECREATIONAL VEHICLES TO BE PARKED UPON RESIDENTIAL PROPERTIES, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO. (FOR POSSIBLE ACTION)

This item was presented by Marc Jordan, Planning Manager.

Mr. Jordan stated this amendment addressed allowing motor vehicle homes or recreational homes to be parked upon residential property. This item was discussed during the September 21, 2017 Special Joint City Council and Planning Commission Meeting, and staff received direction to move forward with this ordinance.

This amendment essentially requires any property owner who desires to park recreational vehicles (RVs) or an additional vehicle on their side yards to apply for a

conditional use permit. Staff would establish a set of criteria that the applicant would need to demonstrate they meet in order to receive approval.

Mr. Jordan said the conditional use permit would be reviewed by Planning, Public Works and the Utilities Departments. In some cases, there are L curbs that Planning staff would want Public Works to review; i.e. whether or not they would actually allow a person to drive over an L curb or if they would have to make a pan type driveway within that area. Sometimes utility boxes within those areas are not necessarily rated for the weight of a vehicle, and Utilities staff would have to review them to make a determination on whether or not those boxes had to be reinforced.

Staff have other types of requirements that have been placed on the applicant such as the width between the house and the perimeter wall, primarily so that someone does not back into their neighbor's house or wall. Staff asked that one of the conditions be that the applicant provide (if RV parking is not on the garage side) a curved driveway that would go back to their side yard on the opposite side. Staff also has a condition that would require them to provide paver strips for the vehicle to drive on. There are other requirements such as not violating sight visibility zones and staff also added a condition that the applicant must receive concurrence from the abutting property owner as part of their request to gain staff approval. Staff recommended approval.

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

Commissioner Ewing discussed the requirement to receive approval from neighbors, and thought there should be some way for the applicant to appeal if the neighbor was resistant. Mr. Jordan stated this was a proposed ordinance and the Planning Commission could remove the requirement entirely or modify the language.

Commissioner Robison felt an unfair burden would be placed upon the RV owner to meet a list of criteria, in addition to receiving the approval from their neighbor, which could potentially create an adversarial environment.

Mr. Jordan stated there was a provision to park RV's on the garage side of the home. Staff has received a number of complaints regarding those who park their RV's on the opposite side of the garage. This has since become a nuisance which generates the need for Code Enforcement staff to visit the site.

Chairman Kraft re-opened the public hearing.

Larry Hamilton 5920 Bull Boat Court, North Las Vegas, stated at this time he was able to park [his RV] on the same side as his garage and there were no restrictions. He has a 25-foot wide yard and a 12-foot gate on the opposite side of his garage, which is where D R Horton built it and is also where he wanted to put his driveway. Previously, there were no restrictions. Mr. Hamilton stated in addition to meeting the city's requirements, he had to go before his homeowners association and also receive his neighbor's approval.

Chairman Kraft closed the public hearing.

Chairman Kraft asked staff if the city currently required residents who want to add RV parking to their home to come before the city for a conditional use permit, and Mr. Jordan responded no. Chairman Kraft asked if the zoning ordinance amendment were to pass would it require them to come before the city and Mr. Jordan responded yes.

Chief Deputy City Attorney Rudd Sanchez stated there could be three possible actions regarding this zoning ordinance amendment:

- 1) Leave the draft ordinance as submitted to the Planning Commission.
- 2) Remove the provision that the applicant must receive permission from their abutting neighbor.
- 3) Create an appeal process which would require a special use permit.

Chairman Kraft asked what the difference in fees were between conditional and special use permits. Mr. Jordan advised that the cost of the filing fee for a conditional use permit is \$100.00, and the filing fee for a special use permit is \$700.00.

Vice-Chairman Greer asked if the homeowner meets the requirements and the neighbor still objects, should the financial burden rest with the neighbor.

Chief Deputy City Attorney Rudd Sanchez stated the person who wants to make the improvement on the property would have to apply for the permit.

Mr. Jordan requested Section 2, C3b, xiii be removed from draft Ordinance No. 2850.

ACTION: APPROVED AS AMENDED; DRAFT ORDINANCE NO. 2850 SECTION 2, C3b, xiii DELETED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Ewing

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

NAYS: None

ABSTAIN: None

ABSENT: None

STAFF ITEMS

Director Melesio presented a Certificate of Appreciation to Chief Deputy City Attorney Bethany Rudd Sanchez, and thanked her for her outstanding service and dedication to the City and Planning Commission during the past 11 years, and wished her well in her new position.

COMMISSION ITEMS

Chairman Kraft acknowledged Chief Deputy City Attorney Bethany Rudd Sanchez and thanked her for her assistance and friendship, and wished her well in her new position.

PUBLIC FORUM

Steve Shoaff, 5622 Midnight Breeze Street, North Las Vegas, Steve Shoaff, 5622 Midnight Breeze Street, North Las Vegas, discussed the lack of a park for Rancho Mirage Unit 3 (T-1424) and also the smaller sidewalks that were approved in Rancho Mirage because of the Planned Unit Development.

ADJOURNMENT

The meeting adjourned at 7:37 p.m.

APPROVED: December 13, 2017

Kenneth L. Kraft, Chairman

Julie Shields, Recording Secretary