

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

July 13, 2016

BRIEFING:

5:30 P.M.
Caucus Room, 2250 Las Vegas Boulevard, North
North Las Vegas, Nevada

CALL TO ORDER:

6:08 P.M.
Council Chambers, 2250 Las Vegas Boulevard, North
North Las Vegas, Nevada

WELCOME:

Chairman Kenneth Kraft

ROLL CALL:

Chairman Kenneth Kraft – Present
Commissioner Laura Perkins – Present
Commissioner Nelson Stone - Present
Commissioner Willard Ewing – Present via Telephone
Commissioner Randy Robison – Present via Telephone
Commissioner Al Greer – Present
Commissioner Rick Lemmon - Present

STAFF PRESENT:

Marc Jordan, Acting Director
Robert Eastman, Principal Planner
Bethany Rudd Sanchez, Chief Deputy City Attorney
Robert McLaughlin, Public Works/Manager
Curt Kroeker, Public Works/Engineering Associate
Julie Shields, Executive Secretary/Recording
Secretary

VERIFICATION:

Julie Shields, Recording Secretary

PLEDGE OF ALLEGIANCE:

Commissioner Stone

ELECTION OF PLANNING COMMISSION OFFICERS

(For possible action)

ACTION: KENNETH KRAFT ELECTED AS CHAIRMAN
ELECTION FOR VICE-CHAIRMAN CONTINUED TO AUGUST 10, 2016.

MOTION: Commissioner Stone

AYES: Chairman Kraft, Commissioners Perkins, Stone, Ewing, Robison, Greer
and Lemmon

NAYS: None

ABSTAIN: None

ABSENT: None

PUBLIC FORUM

There was no public participation.

AGENDA

1. **APPROVAL OF THE PLANNING COMMISSION MEETING AGENDA OF JULY 13, 2016 (FOR POSSIBLE ACTION)**

ACTION: APPROVED AS AMENDED; ITEM NO. 7 (VAC-07-16) WITHDRAWN BY
APPLICANT; ITEM NO. 8 (UN-40-16) CONTINUED TO AUGUST 10,
2016.

MOTION: Commissioner Perkins

AYES: Chairman Kraft, Commissioners Perkins, Stone, Ewing, Robison, Greer
and Lemmon

NAYS: None

ABSTAIN: None

ABSENT: None

CONSENT AGENDA

2. **APPROVAL OF THE PLANNING COMMISSION MEETING MINUTES OF JUNE 8, 2016 (FOR POSSIBLE ACTION)**

ACTION: APPROVED

MOTION: Commissioner Perkins
AYES: Chairman Kraft, Commissioners Perkins, Stone, Ewing, Robison, and Greer
NAYS: None
ABSTAIN: Commissioner Lemmon
ABSENT: None

NEW BUSINESS

3. **UN-43-16 (55060) FORT CHEYENNE TIRE SHOP (PUBLIC HEARING). AN APPLICATION SUBMITTED BY JAIME A. LOPEZ, ON BEHALF OF JAIME A. LOPEZ AND REFUGIO E. LOPEZ, PROPERTY OWNERS, FOR A SPECIAL USE PERMIT IN A C-2, GENERAL COMMERCIAL DISTRICT, TO ALLOW A TIRE SALES, REPAIR AND MOUNTING FACILITY. THE PROPERTY IS LOCATED AT 3248 AND 3250 CIVIC CENTER DRIVE. THE ASSESSOR'S PARCEL NUMBERS ARE 139-11-816-045 AND 139-11-816-046. (FOR POSSIBLE ACTION)**

This item was presented by Robert Eastman, Principal Planner.

The applicant proposed to construct a stand-alone building which is in compliance with the City's commercial design standards. The applicant is modifying the parking lot, and will add landscaping along the west side of the proposed building, along with landscape islands and diamonds within the parking lot. The use is compatible with the neighborhood and existing shopping center.

Staff recommends that additional diamonds should be added in the parking rows, as well as landscaped islands on the parking lanes to the east of the proposed building.

Staff recommended approval subject to the following conditions:

Planning & Zoning:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. The parking lot adjacent to the use shall contain staggered landscape diamonds of 5 feet x 5 feet approximately every three parking spaces, and a six (6) foot wide landscape island at the end of each row. Each landscape diamond shall contain one, 24-inch box tree. All landscape islands shall contain two (2), 24-inch box trees. All planter areas shall contain 50% ground cover within two years of maturity.

Public Works:

3. All new projects and redevelopment projects must comply with current A.D.A requirements for public access, as required of the City by the Department of Justice.
 - a. Incidentally, of the two commercial driveways providing primary access to the applicant's project, one has already been upgraded by Dotty's Fort Cheyenne; the other, which provides left turn access for eastbound traffic on Cheyenne Ave (the driveway between Saginaw Financial at 2110 E Cheyenne and "Unknown" at 2212 E Cheyenne as shown on the site plan), shall be removed and replaced to meet current ADA standards. Coordination with NDOT is required prior to approval of the civil improvement plans.
4. Approval of a traffic study is required prior to submittal of the civil improvement plans. Please contact Traffic Engineering at 633-2676 to request a scope.
5. Appropriate mapping (currently in process) 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.
6. At the time of civil improvement plan submittal, the applicant shall provide a copy of the recorded CC&R's, REA or other form of legal documentation that provides cross access for this development.
7. 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.
8. Approval of a drainage study is required prior to submittal of the civil improvement plans.
9. NDOT concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
10. The applicant is responsible for acquiring any easements needed to construct the project. Additionally, the subsequent discovery of any existing easements not shown in this design may substantially alter the original site plan.

11. All off-site improvements must be completed prior to final inspection of the first building.

Dave Turner, Baughman and Turner, 1210 Hinson Street, Las Vegas, appeared on behalf of the applicant and agreed with staff recommendations. Their plan has been modified to reflect one diamond for every three parking stalls. They are receptive to completing the landscape modification that Dotty's did not.

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

Chairman Kraft re-opened the public hearing.

Steve Weiss, President, Cheyenne Square Association, 3248 Civic Center Drive, North Las Vegas, stated a tire shop was a good use. Members of the association were concerned about the relocation of the building and he was not sure how the property would be deeded off, and what the impact would be on the parking spaces allocated to Dotty's. There was an exclusion added to the title regarding auto repair for emissions testing and Mr. Weiss wanted to make sure that it was included.

Mr. Turner advised the building would be shifted to the east and to the south for improved visibility from Cheyenne Avenue. This would have no impact on Dotty's parking and would be creating additional parking spaces.

Chief Deputy City Attorney Rudd Sanchez advised the restriction would be enforced through covenants under the Covenants, Conditions & Restrictions (CC&R's). This is a private document and the City could not condition the application from a private document.

Chairman Kraft closed the public hearing.

Mr. Eastman added the mapping issue would be done administratively by the City with Public Works prior to the applicant filing all civil improvement plans and building permits. This would be taken care of prior to the building being built and the business opened. The use the applicant requested is for tire sales, tire mounting and not for auto service or repair. If there is a restriction on the existing use to not allow emissions testing that would be handled through their CC&R's between the applicant and association.

Chairman Kraft confirmed with Mr. Eastman that the emissions testing would not be allowed under the use permit. The mapping issue (addressed under Condition No. 5) would not have bearing on the use permit and is required before the applicant begins to construct the building.

ACTION: APPROVED; FORWARDED TO REDEVELOPMENT AGENCY FOR FINAL CONSIDERATION

MOTION: Commissioner Stone
AYES: Chairman Kraft, Commissioners Perkins, Stone, Ewing, Robison, Greer and Lemmon
NAYS: None
ABSTAIN: None
ABSENT: None

4. **UN-44-16 (55076) COS MOTORS (PUBLIC HEARING). AN APPLICATION SUBMITTED BY LUIS FAVELA, ON BEHALF OF ARCHIE'S PLACE LLC, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN AN M-2, GENERAL INDUSTRIAL DISTRICT, TO ALLOW A VEHICLE REPAIR FACILITY. THE PROPERTY IS LOCATED AT 4244 NORTH PECOS ROAD. THE ASSESSOR'S PARCEL NUMBER IS 140-06-317-003. (FOR POSSIBLE ACTION)**

This item was presented by Robert Eastman, Principal Planner.

The building was built prior to the adoption of the City's industrial design standards and therefore, is not in compliance. The applicant does not propose any changes to the exterior of the building, and changes are not warranted with this use permit.

The site has contained both vehicles sales and repairs facilities since 2010; the uses have not created negative impact on either the shopping center or surrounding properties.

Staff recommended approval subject to the following conditions:

Planning & Zoning:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. That all work shall be performed within the building.
3. All vehicles awaiting repairs shall be stored inside the facility.

Susan Claus, 4224 N. Pecos Road, Las Vegas, property owner, stated she did not want her property to be considered non-confirming. When it was built, it was according to standards at that time. They have continuously operated an automobile repair facility at this site since 2010. Ms. Claus stated the tenant was also present to answer any questions.

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

ACTION: APPROVED

MOTION: Commissioner Greer

AYES: Chairman Kraft, Commissioners Perkins, Stone, Ewing, Robison, Greer and Lemmon

NAYS: None

ABSTAIN: None

ABSENT: None

5. **UN-45-16 (55079) CIRCLE S FARMS (PUBLIC HEARING). AN APPLICATION SUBMITTED BY CIRCLE S FARMS, ON BEHALF OF KAPEX HOLDINGS LLC, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN AN M-2, GENERAL INDUSTRIAL DISTRICT, TO ALLOW THE STORAGE OF HAZARDOUS MATERIAL (SEVEN 2,000 GALLON PROPANE STORAGE TANKS FOR A TOTAL OF 14,000 GALLONS). THE PROPERTY IS LOCATED AT 11115 APEX RUBY COURT. THE ASSESSOR'S PARCEL NUMBER IS 103-15-010-021. (FOR POSSIBLE ACTION)**

This item was presented by Robert Eastman, Principal Planner.

The applicant has existing conditional use permits and is developing their medical marijuana cultivation and production facility. The applicant is requesting the ability to have seven, 2,000-gallon propane storage tanks to help power the electrical generation facility for the medical marijuana facility.

Mr. Eastman advised their conditional use permits and state licensing for the medical marijuana facility are in place. The site is classified as a less visible site within the Apex industrial area. The design meets industrial design standards for Apex. Public Works and the Fire Department recommend approval as long as the applicant is in compliance with the Fire Code.

Staff recommended approval subject to the following condition:

Planning & Zoning:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.

Richard Gallegos, 6725 S. Eastern Avenue, Las Vegas, appeared on behalf of the applicant, and concurred with staff recommendations.

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

Commissioner Perkins asked if the tanks would be removed once power becomes available at the site. Mr. Gallegos stated a substantial investment had been made in the generator, and the removal of them could be considered in the future. They are set up to go to conventional power when it makes sense to move forward.

Commissioner Stone asked about the noise generated by the capstone turbine and the impact to the neighborhood. Commissioner Stone asked how often the propane tanks would have to be refilled and how that would be done.

Mr. Gallegos advised they are researching the possibility of running an underground pipe site from Delta Liquid Energy directly to their facility.

Mr. Gallegos estimated the tanks would be refueled approximately every 10 days.

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Stone

AYES: Chairman Kraft, Commissioners Perkins, Stone, Ewing, Robison, Greer and Lemmon

NAYS: None

ABSTAIN: None

ABSENT: None

6. **UN-46-16 (55080) TAVERN AT CENTENNIAL & COMMERCE (PUBLIC HEARING). AN APPLICATION SUBMITTED BY CENTENNIAL COMMERCE LLC, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN A C-1, NEIGHBORHOOD COMMERCIAL DISTRICT, TO ALLOW AN ON-SALE (RESTRICTED GAMING) ESTABLISHMENT. THE PROPERTY IS LOCATED AT 281 WEST CENTENNIAL PARKWAY. THE ASSESSOR'S PARCEL NUMBER IS 124-27-502-007. (FOR POSSIBLE ACTION)**

This item was presented by Robert Eastman, Principal Planner.

Mr. Eastman stated the applicant requested to re-start the use, which was originally approved in 2005; the site opened in 2008 and operated until 2011. Since that time, the site has been vacant and unoccupied by any use.

The applicant also requested waivers in the distance separation requirements. They are within 2,500 feet of an existing restricted gaming license (Buffalo Wild Wings). They are

also within 1,500 feet of a school (Sommerset Academy) and are 500 feet within existing residential.

Mr. Eastman stated because of the changes in the code during 2013, the applicant is able to request the waivers because of the unique circumstance that previously, it was a legally obtained use permit. It did operate legally and then ceased to operate. Since that time, no other intervening uses came into the facility.

Staff stated they did not believe re-starting this use would create any negative impact and stated the use and waivers were appropriate. The site is not fully developed. There is ample parking.

Staff recommended approval subject to the following condition:

Planning & Zoning:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.

George Garcia, 1055 Whitney Ranch Drive, Ste. 210, Henderson, appeared on behalf of the property owner. This property has been vacant for a period of time and his applicant is looking forward to bringing it back to life by bringing jobs and services to the neighborhood. A neighborhood meeting was held, and those in attendance supported the shopping center.

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

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Greer

AYES: Chairman Kraft, Commissioners Perkins, Stone, Ewing, Robison, Greer and Lemmon

NAYS: None

ABSTAIN: None

ABSENT: None

7. **VAC-07-16 (55066) CENTENNIAL AND VALLEY SOUTH (PUBLIC HEARING). AN APPLICATION SUBMITTED BY RICHMOND AMERICAN HOMES NEVADA INC., PROPERTY OWNER, TO VACATE A PORTION OF RIGHT-OF-WAY LOCATED AT THE SOUTHEAST CORNER OF CENTENNIAL PARKWAY AND VALLEY DRIVE INTERSECTION. THE ASSESSOR'S PARCEL NUMBER IS 124-30-610-004. (FOR POSSIBLE ACTION)**

ACTION: WITHDRAWN BY APPLICANT

MOTION: Commissioner Perkins

AYES: Chairman Kraft, Commissioners Perkins, Stone, Ewing, Robison, Greer and Lemmon

NAYS: None

ABSTAIN: None

ABSENT: None

8. **UN-40-16 (54847) GREEN BLOSSOM CULTIVATION (PUBLIC HEARING). AN APPLICATION SUBMITTED BY GREEN BLOSSOM, INC. ON BEHALF OF APEX HOLDING COMPANY, LLC, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN AN M-2, GENERAL INDUSTRIAL DISTRICT, TO ALLOW A CULTIVATION FACILITY FOR MEDICAL MARIJUANA. THE PROPERTY IS LOCATED AT 12215 APEX ISLAND COURT, LOT 7. THE ASSESSOR'S PARCEL NUMBER IS 103-14-010-018. (FOR POSSIBLE ACTION)**

ACTION: CONTINUED TO AUGUST 10, 2016

MOTION: Commissioner Perkins

AYES: Chairman Kraft, Commissioners Perkins, Stone, Ewing, Robison, Greer and Lemmon

NAYS: None

ABSTAIN: None

ABSENT: None

9. **UN-41-16 (55008) AMAZING THAI RESTAURANT (PUBLIC HEARING). AN APPLICATION SUBMITTED BY PALORD SMITH, ON BEHALF OF SIMMONS CENTRE, LLC, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN A C-1, NEIGHBORHOOD COMMERCIAL DISTRICT, TO ALLOW AN "ON-SALE" LIQUOR LICENSE (BEER, WINE, AND SPIRIT BASED PRODUCTS). THE PROPERTY IS LOCATED AT 3000 WEST ANN ROAD, SUITE 109. THE ASSESSOR'S PARCEL NUMBER IS 124-29-414-003. (FOR POSSIBLE ACTION)**

This item was presented by Marc Jordan, Acting Director.

The applicant received a business license for the restaurant from the City in May 2016, and would like to add the sale of beer and wine.

Normally, they are required to provide a survey that shows they meet the 400-foot separation requirements from schools, parks, churches and day care centers; or, they

can provide a notarized statement. The applicant indicated the applicant complies with all requirements except the day care center.

Mr. Jordan advised there is a Kids Campus located within the 400-foot separation. The applicant indicated it was approximately 140 feet away; however, staff estimates it to be 260 feet away. The proposed restaurant is on the west side of Simmons Street and the Kids Campus is on the east side, just north of the site. Simmons Street is a 100-foot right-of-way, with no mid-crossing. Staff believed it to be an adequate barrier.

Staff recommended approval subject to the following condition:

Planning & Zoning:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.

(Inaudible), 9590 Grapeland Avenue, Las Vegas, appeared to request approval. The representative stated another Thai restaurant was across the street in the same lot as the Kids Campus, and had a full liquor license. Denial of this item would hurt their business.

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

ACTION: APPROVED

MOTION: Commissioner Lemmon

AYES: Chairman Kraft, Commissioners Perkins, Stone, Ewing, Robison, Greer and Lemmon

NAYS: None

ABSTAIN: None

ABSENT: None

10. **UN-42-16 (55020) LAS VEGAS FREIGHTLINER (PUBLIC HEARING). AN APPLICATION SUBMITTED BY LAS VEGAS FREIGHTLINER, ON BEHALF OF REDGATE PARTNERS LLC, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN AN M-2, GENERAL INDUSTRIAL DISTRICT, TO ALLOW A VEHICLE REPAIR FACILITY (VEHICLE REPAIR AND VEHICLE BODY SHOP). THE PROPERTY IS LOCATED AT 3701 FREIGHTLINER DRIVE. THE ASSESSOR'S PARCEL NUMBER IS 139-01-502-005. (FOR POSSIBLE ACTION)**

This item was presented by Marc Jordan, Acting Director.

In 2001, the City issued a business license for new vehicle sales and since that time the applicant operated vehicles sales and performed repair and body work. The site is developed with three buildings. Service is performed in the center building and body work is proposed in the third building.

Mr. Jordan advised when the applicant needed some type of DMV approval and came to the City, staff discovered they did not have a use permit. This is a formality that requires a use permit.

Staff recommended approval subject to the following condition:

Planning & Zoning:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.

Brian Chapman, General Manager/Las Vegas Freightliner, 3701 Freightliner Drive, North Las Vegas, appeared to answer questions.

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

ACTION: APPROVED

MOTION: Commissioner Perkins

AYES: Chairman Kraft, Commissioners Perkins, Stone, Ewing, Robison, Greer and Lemmon

NAYS: None

ABSTAIN: None

ABSENT: None

11. **VAC-06-16 (54803) LOPEZ-DAVYN RIDGE (PUBLIC HEARING). AN APPLICATION SUBMITTED BY JAIME LOPEZ, ON BEHALF OF JAIME A. LOPEZ AND REFUGIO E. LOPEZ, PROPERTY OWNERS, TO VACATE EXCESS RIGHT-OF-WAY LOCATED OFF BLUEBERRY PEAK LANE AND EAST OF TRUE SPRING PLACE. THE ASSESSOR'S PARCEL NUMBER IS 139-07-610-087. (FOR POSSIBLE ACTION)**

This item was presented by Marc Jordan, Acting Director.

Mr. Jordan advised this is an excess right-of-way that was leftover due to mapping issues. This is part of the International Village residential area that was mapped during the 1940's. Since that time, new development has occurred (Davyn Ridge) and they

have re-mapped and re-zoned some of the properties, and re-aligned some of the streets.

Staff had no objections to the vacation and recommended approval subject to the following condition:

Public Works:

1. Should the Order of Vacation not record within two years from the approval date, the vacation shall be deemed null and void.

Dave Turner, Baughman and Turner, 1210 Hinson Street, Las Vegas, appeared on behalf of the applicant and concurred with staff recommendations.

Chairman Kraft opened the public hearing.

Justin Rogers, Thoroughbred Management, 2555 W. Cheyenne Avenue, North Las Vegas, asked about the notification process for the easement and advised the homeowners association was not notified in the same manner as the public utilities.

Chief Deputy City Attorney Rudd Sanchez responded the City must notify the utility companies directly that there is a vacation of right-of-way. The statute is specific as to who the City notifies and does not state homeowners associations must be notified.

Chairman Kraft closed the public hearing.

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Stone

AYES: Chairman Kraft, Commissioners Perkins, Stone, Ewing, Robison, Greer and Lemmon

NAYS: None

ABSTAIN: None

ABSENT: None

12. **T-1383 (55026) CENTENNIAL/LAMB. AN APPLICATION SUBMITTED BY LEWIS INVESTMENT COMPANY NV LLC, PROPERTY OWNER, FOR APPROVAL OF A TENTATIVE MAP IN A C-2, GENERAL COMMERCIAL DISTRICT, TO ALLOW A ONE LOT COMMERCIAL SUBDIVISION. THE PROPERTY IS LOCATED AT 4205 EAST CENTENNIAL PARKWAY. THE ASSESSOR'S PARCEL NUMBER IS 123-30-501-008. (FOR POSSIBLE ACTION)**

This item was presented by Marc Jordan, Acting Director.

Mr. Jordan advised there is an existing Gaming Enterprise District established on this property and also an approved Special Use Permit for a casino and hotel. This was done in 2003 and was extended several times, and is still active. If the applicant no longer desires to develop a casino and hotel on the property, they still have commercial property and this tentative map is appropriate.

Staff recommended approval subject to the following conditions:

Planning & Zoning:

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.

Public Works:

2. All known geologic hazards shall be shown on the civil improvement plans. Subsequent identification of additional hazards may substantially alter proposed site plans not containing this information.
3. Approval of a drainage study is required prior to submittal of the civil improvement plans.
4. The public street geometrics, width of over-pave and thickness of the pavement sections will be determined by the Department of Public Works.
5. The size and number of driveways and their locations are subject to review and approval by the City Traffic Engineer and must meet the standards set forth in *North Las Vegas Municipal Code* section 17.24.040 and *Clark County Area Uniform Standard Drawing* number 222.1, including throat depths. Conformance may require modifications to the site plan.
6. Commercial driveways are to be constructed in accordance with *Clark County Area Uniform Standard Drawing* numbers 222.1, including throat depths, and 225, with minimum widths of 32 feet as measured from lip of gutter to lip of gutter.
7. The property owner is required to grant a roadway easement for commercial driveway(s).
8. 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. Centennial Parkway
 - b. Azure Avenue
9. 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.

Jennifer Lewis, Lewis Investment Co., 5240 S. Polaris Avenue, Las Vegas,
concurring with staff recommendations.

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

ACTION: APPROVED

MOTION: Commissioner Perkins

AYES: Chairman Kraft, Commissioners Perkins, Stone, Ewing, Robison, Greer
and Lemmon

NAYS: None

ABSTAIN: None

ABSENT: None

PUBLIC FORUM

There was no public participation.

DIRECTOR'S BUSINESS

Mr. Jordan congratulated Chairman Kraft and expressed appreciation to former Chairman Ewing for his service. Mr. Jordan welcomed Commissioner Rick Lemmon to the Planning Commission.

Mr. Jordan reported that Councilman Barron was appointed as Mayor Pro Tempore during the July 1, 2016 City Council meeting.

CHAIRMAN'S BUSINESS

Chairman Kraft thanked everyone and welcomed Commissioner Rick Lemmon to the Planning Commission.

ADJOURNMENT

The meeting adjourned at 7:00 p.m.

APPROVED: July 13, 2016

/s/ Kenneth Kraft
Kenneth Kraft, Chairman

/s/ Julie Shields
Julie Shields, Recording Secretary

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