

9. **ZN-27-2020 ORCHARD CANYON (PUBLIC HEARING). APPLICANT: RICHMOND AMERICAN HOMES. REQUEST: A PROPERTY RECLASSIFICATION FROM A C-2 (GENERAL COMMERCIAL DISTRICT) TO A PUD (PLANNED UNIT DEVELOPMENT DISTRICT), CONSISTING OF AN APPROXIMATE 19 ACRE, 98-LOT, SINGLE-FAMILY SUBDIVISION AND A 9.6 ACRE COMMERCIAL DEVELOPMENT CONTAINING A CONVENIENCE FOOD STORE WITH GAS PUMPS. LOCATION: NORTHWEST CORNER OF TROPICAL PARKWAY AND LAMB BOULEVARD. (APNS 123-30-601-013, 123-30-601-014 AND 123-30-601-015) (FOR POSSIBLE ACTION)**

(Please refer to comments in Item No. 8, AMP-16-2020)

Chairman Kraft opened the public hearing and having no requests to speak, closed the public hearing.

ACTION: APPROVED SUBJECT TO THE FOLLOWING CONDITIONS; FORWARD TO CITY COUNCIL FOR FINAL CONSIDERATION

1. UNLESS EXPRESSLY AUTHORIZED THROUGH A VARIANCE, WAIVER OR ANOTHER APPROVED METHOD, THIS DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
2. AMENITIES SHALL BE PROVIDED WITHIN THE OPEN SPACE AREAS; AT A MINIMUM THE FOLLOWING AMENITIES SHALL BE PROVIDED: AGE APPROPRIATE PLAYGROUND EQUIPMENT WITH EPDM SURFACING; TURFED OPEN PLAY AREAS; SHADED PICNIC AREAS; AND DOG STATIONS.
3. FINAL DEVELOPMENT PLANS ARE REQUIRED FOR THE RESIDENTIAL AND COMMERCIAL.
4. C-2, GENERAL COMMERCIAL DISTRICT USES FOR THE COMMERCIAL PORTION OF THE PUD, PLANNED UNIT DEVELOPMENT ARE ALLOWED WITH A FINAL DEVELOPMENT PLAN.
5. 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.

6. APPROVAL OF A DRAINAGE STUDY IS REQUIRED PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS.
7. THE STREET NAMES SHALL BE IN ACCORDANCE WITH THE NORTH LAS VEGAS STREET NAMING AND ADDRESS ASSIGNMENT STANDARDS, AND MUST BE APPROVED BY THE CITY OF LAS VEGAS CENTRAL FIRE ALARM OFFICE.
8. THE PROPERTY OWNER IS REQUIRED TO GRANT ROADWAY EASEMENTS WHERE PUBLIC AND PRIVATE STREETS INTERSECT.
9. THE PROPERTY OWNER IS REQUIRED TO GRANT A PUBLIC PEDESTRIAN ACCESS EASEMENT FOR SIDEWALK LOCATED WITHIN A COMMON ELEMENT, OR ON PRIVATE PROPERTY, WHEN THAT SIDEWALK IS PROVIDING PUBLIC ACCESS ADJACENT TO THE RIGHT-OF-WAY.
10. 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.
11. ALL DRIVEWAY GEOMETRICS SHALL BE IN COMPLIANCE WITH THE *UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS* DRAWING NUMBERS 222.1 AND 222.

12. DEDICATION AND CONSTRUCTION OF THE FOLLOWING STREETS AND/OR HALF STREETS IS REQUIRED PER THE *MASTER PLAN OF STREETS AND/OR HIGHWAYS AND CITY OF NORTH LAS VEGAS MUNICIPAL CODE* SECTION 16.24.100:
 - a. LAMB BOULEVARD (SIDEWALK)
 - b. AZURE AVENUE
 - c. TROPICAL BOULEVARD
13. THE PUBLIC STREET GEOMETRICS AND THICKNESS OF THE PAVEMENT SECTIONS WILL BE DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS.
14. 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.
15. 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.
16. ALL OFFSITE IMPROVEMENTS MUST BE COMPLETE PRIOR TO FINAL INSPECTION OF THE FIRST HOME/BUILDING.

MOTION: Commissioner Guymon

AYES: Chairman Kraft, Vice Chairman Warner, Commissioners Berrett, Calhoun, Greer, Guymon and Riley

NAYS: None

ABSTAIN: None

ABSENT: None