

AGENDA

1. APPROVE PLANNING COMMISSION REGULAR MEETING AGENDA OF FEBRUARY 10, 2021. (FOR POSSIBLE ACTION)

ACTION: APPROVED

MOTION: Commissioner Greer

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

NAYS: None

ABSTAIN: None

ABSENT: Vice Chairman Warner

CONSENT AGENDA

2. APPROVE PLANNING COMMISSION REGULAR MEETING MINUTES OF JANUARY 13, 2021. (FOR POSSIBLE ACTION)

ACTION: APPROVED

MOTION: Commissioner Calhoun

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

NAYS: None

ABSTAIN: None

ABSENT: Vice Chairman Warner

Commissioner Warner arrived at 6:07 p.m.

BUSINESS

3. ZN-29-2020 BINION 50 EAST (PUBLIC HEARING). APPLICANT: PN II, INC. REQUEST: A PROPERTY RECLASSIFICATION FROM AN R-CL (SINGLE-FAMILY COMPACT LOT RESIDENTIAL DISTRICT) TO A PUD (PLANNED UNIT DEVELOPMENT DISTRICT), CONSISTING OF A 170-LOT SINGLE-FAMILY SUBDIVISION. LOCATION: NORTHWEST CORNER OF LOSEE ROAD AND DEER SPRINGS WAY. (APNS 124-23-501-010 AND 124-23-601-020) (FOR POSSIBLE ACTION)

Planning and Zoning Manager Eastman stated that Item Nos. 3 (ZN-29-2020) and 4 (T-MAP-18-2020) were related and would be presented together but voted on separately.

He stated that ZN-29-2020 was a request to rezone a parcel from an R-CL Single-Family Compact Lot Residential District to a PUD Planned Unit Development District to allow a 170-lot single-family subdivision. He noted the intent was to change the overall density slightly and increase it by removing some homes that were original proposed for larger lots and adding smaller lots. The smaller lots would be located closer to Losee Road and near the central park site. He stated that the smaller lots would provide more housing diversity to the overall Pulte development and increase the density. Staff recommended approval of both applications.

Bob Gronauer, Kaempfer Crowell, 1980 Festival Plaza Drive, Las Vegas, represented the applicant, Pulte Homes and stated the proposed development is part of a larger development. He noted that a product change was made on the development on the eastern portion of Losee Road. He thanked staff for their efforts and requested approval of the application.

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. 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.
3. APPROVAL OF A DRAINAGE STUDY IS REQUIRED PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS.

4. 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.
5. THE PROPERTY OWNER IS REQUIRED TO GRANT ROADWAY EASEMENTS WHERE PUBLIC AND PRIVATE STREETS INTERSECT.
6. 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.
7. 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.
8. 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.
9. 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. LOSEE ROAD
 - b. DEER SPRINGS WAY
10. THE PUBLIC STREET GEOMETRICS AND THICKNESS OF THE PAVEMENT SECTIONS WILL BE DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS.

11. 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.
12. APPROVAL OF A TRAFFIC STUDY IS REQUIRED PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS. PLEASE CONTACT TRAFFIC ENGINEERING AT 633-2676 TO REQUEST A SCOPE. A QUEUING ANALYSIS MAY BE REQUIRED.
13. ALL OFFSITE IMPROVEMENTS MUST BE COMPLETE PRIOR TO FINAL INSPECTION OF THE FIRST HOME.

MOTION: Commissioner Greer

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

NAYS: None

ABSTAIN: None

ABSENT: None

4. **T-MAP-18-2020 BINION 50 EAST. APPLICANT: PN II, INC. REQUEST: A TENTATIVE MAP IN AN R-CL (SINGLE-FAMILY COMPACT LOT RESIDENTIAL DISTRICT), PROPOSED PROPERTY RECLASSIFICATION TO A PUD (PLANNED UNIT DEVELOPMENT DISTRICT), TO ALLOW A 170-LOT, SINGLE-FAMILY SUBDIVISION. LOCATION: NORTHWEST CORNER OF LOSEE ROAD AND DEER SPRINGS WAY. (APNS 124-23-501-010 AND 124-23-601-020) (FOR POSSIBLE ACTION)**

(Please refer to comments in Item No. 3, ZN-29-2020)

ACTION: APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. UNLESS EXPRESSLY AUTHORIZED THROUGH A VARIANCE, WAIVER OR ANOTHER APPROVED METHOD, THIS DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.