

2. T-MAP 18-2020 SHALL COMPLY WITH ALL CONDITIONS FOR ZN-27-2020.

MOTION: Commissioner Greer
AYES: Chairman Kraft, Vice Chairman Warner, Commissioners Berrett, Calhoun, Greer, Guymon and Riley
NAYS: None
ABSTAIN: None
ABSENT: None

5. **ZN-30-2020 LONE MOUNTAIN & SIMMONS NEC (PUBLIC HEARING). APPLICANT: AMH DEVELOPMENT WEST GC, LLC. REQUEST: A PROPERTY RECLASSIFICATION FROM A PUD (PLANNED UNIT DEVELOPMENT DISTRICT) TO AN R-CL (SINGLE-FAMILY COMPACT LOT RESIDENTIAL DISTRICT). LOCATION: GENERALLY THE NORTHEAST CORNER OF LONE MOUNTAIN ROAD AND SIMMONS STREET. (APN 124-32-810-014) (FOR POSSIBLE ACTION)**

Planning and Zoning Manager Eastman stated that Item Nos. 5 (ZN-30-2020) and 6 (T-MAP-19-2020) were related and would be presented together but voted on separately. He stated that ZN-30-2020 was a request to rezone a parcel from a PUD Planned Unit Development District to an R-CL Single-Family Compact Lot Residential District for approximately 11.62 acres at the northeast corner of Lone Mountain Road and Simmons Street. He noted that the parcel was part of a Planned Unit Development and originally a portion of the commercial component. The intent was to remove the parcel from the Planned Unit Development and develop it as a separate R-CL development containing the standard 3,200 square-foot lots. He stated the density was less than what was previously proposed in the Planned Unit Development. Staff recommended approval of both applications.

Robert Cunningham, Taney Engineering, 6030 South Jones Boulevard, Las Vegas, represented the applicant and noted that the property created a good completion of the area as one of the last undeveloped parcels and created a good transition from commercial to residential.

City Clerk Raynor stated in regards to mailed public hearing notices the City received one returned notice in support of these items and two in opposition to these items.

Chairman Kraft opened the public hearing.

Mary Savage and Robert Reimer, 2604 Bahama Point Avenue, North Las Vegas, was in support of the development but wanted to see the CCRs and HOA rules remain with the property.

Tonya Clarke, 5110 Tropical Rain Street, North Las Vegas, stated she supported the development with limitations such as maximum height of two-story buildings; limiting the number of lots per acre; minimum rentals of thirty days; and wrought iron fencing between the park and development.

James Clarke, 5110 Tropical Rain Street, North Las Vegas, stated he was in support of the development and requested that the CCRs remain with the property.

Having no additional requests to speak, Chairman Kraft closed the public hearing.

Mr. Cunningham stated that he would discuss the issues regarding the CCRs with the developer before the application moves forward to City Council for final consideration. He noted that he was unaware of the residents' desire to have them remain with the property.

Planning and Zoning Manager Eastman explained that the CCRs and HOA regulations were a private contract between the individual homeowner and the development. He noted that the City does not get involved with HOAs or the enforcement of any CC&Rs. He stressed it would be up to the developer and the adjacent Planned Unit Development to negotiate those items. In response to a question from Chairman Kraft, Planning and Zoning Manager Eastman noted that the building heights were limited to 35 feet, which are two-story homes.

Commissioner Berrett thanked the developer for the proposed development; he requested that the developer reach out and discuss the neighbors' concerns.

ACTION: APPROVED; FORWARD TO CITY COUNCIL FOR FINAL
CONSIDERATION

MOTION: Commissioner Berrett

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

NAYS: None

ABSTAIN: None

ABSENT: None