

9. **ZN-17-2021 FULLERTON COVE (PUBLIC HEARING). APPLICANT: RICHMOND AMERICAN HOMES OF NEVADA, LLC. REQUEST: A PROPERTY RECLASSIFICATION FROM MPC C-2 (MASTER PLAN COMMUNITY GENERAL COMMERCIAL DISTRICT) TO A PUD (PLANNED UNIT DEVELOPMENT DISTRICT), CONSISTING OF A 250-LOT, SINGLE-FAMILY SUBDIVISION. LOCATION: GENERALLY THE SOUTHWEST CORNER OF REVERE STREET AND CLARK COUNTY 215. (A PORTION OF APN 124-21-510-002) (WARD 4) (FOR POSSIBLE ACTION)**

*(Please see comments made in Item No. 8, DA-04-2021)*

**Jennifer Lazovich, 1980 Festival Plaza Drive, Suite 650, Las Vegas**, represented the applicant and provided clarification to the proposed development. She stated that the homes are proposed to be 1,400 – 2,800 square feet, with open spaces throughout the project in order to comply with planning and zoning codes.

Chairman Warner opened the public hearing.

**Beverly Miller, 7168 Anchor Terrace Street, Las Vegas**, asked whether her property existing block wall would be built against during development, and recommended landscaping be installed to divide the developments.

Having no further requests to speak, Chairman Warner closed the public hearing.

Responding to Mrs. Miller's questions and concerns, Ms. Lazovich stated that it is customary for developments to build against the existing block wall of an adjacent property. She stated that creating a dead space as proposed by Mrs. Miller could create a safety hazard for the community.

ACTION: APPROVED SUBJECT TO THE FOLLOWING CONDITIONS;  
FORWARDED 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 INCLUDING THE INSIGHT PARK HIGHLANDS DEVELOPMENT AGREEMENT.
2. PERIMETER LANDSCAPING AREA ALONG DORRELL LANE SHALL BE TWENTY-FOUR (24) FEET IN WIDTH WITH AN EIGHT (8) FOOT SIDEWALK CENTERED WITHIN THE LANDSCAPE AREA AND SHALL MATCH THE LANDSCAPING WITHIN THE VILLAGES OF TULE SPRINGS ALONG DORRELL LANE. THIS INCLUDES THE TREE AND SHRUB VARIETIES AND SPACING.
3. THE MEDIANS WITHIN THE PRIVATE STREETS SHALL BE LANDSCAPED WITH THE FIRST PHASE OF DEVELOPMENT.

4. THE SUBJECT PUD SHALL BE SUBJECT TO THE DEVELOPMENT STANDARDS OF THE R-CL, SINGLE FAMILY COMPACT LOT.
5. PEDESTRIAN CONNECTIONS SHALL BE ADDED TO THE EASEMENT/OPEN SPACE AREAS WHEN CUL-DE-SACS ABUT DORRELL LANE (COMMON ELEMENT L), ENTRY STREET (FERN BAY STREET) AND THE FUTURE COMMERCIAL DEVELOPMENT (COMMON ELEMENT E). PEDESTRIAN CONNECTIONS SHALL INCLUDE A PEDESTRIAN GATE AND A FIVE (5) FOOT WIDE SIDEWALK.
6. PEDESTRIAN CONNECTIONS SHALL BE ADDED TO THE EASEMENT/OPEN SPACE AREAS WHEN CUL-DE-SACS ABUT DORRELL LANE, AN ENTRY STREET AND THE FUTURE COMMERCIAL DEVELOPMENT. PEDESTRIAN CONNECTIONS SHALL INCLUDE A PEDESTRIAN GATE AND A FIVE (5) FOOT WIDE SIDEWALK.
7. 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.
8. APPROVAL OF A DRAINAGE STUDY IS REQUIRED PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS.
9. 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.
10. 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.
11. 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.

12. 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.
13. 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. DORRELL LANE (SIDEWALK)
  - b. REVERE STREET
14. THE PUBLIC STREET GEOMETRICS AND THICKNESS OF THE PAVEMENT SECTIONS WILL BE DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS.
15. ALL OFFSITE IMPROVEMENTS MUST BE COMPLETE PRIOR TO FINAL INSPECTION OF THE FIRST HOME/BUILDING.
16. 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.
17. THE PROPERTY OWNER IS REQUIRED TO GRANT ROADWAY EASEMENTS WHERE PUBLIC AND PRIVATE STREETS INTERSECT.
18. 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.

MOTION: Commissioner Calhoun

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

NAYS: None

ABSTAIN: None

ABSENT: None

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