

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

20. **ZN-40-19 R5DC (PUBLIC HEARING). APPLICANT: R5 DEVELOPMENT, LLC. REQUEST: AN AMENDMENT TO AN EXISTING PUD (PLANNED UNIT DEVELOPMENT DISTRICT) TO ALLOW A VEHICLE WASHING ESTABLISHMENT. LOCATION: NORTHWEST CORNER OF LOSEE ROAD AND LONE MOUNTAIN ROAD. (124-35-803-009). WARD 2. (FOR POSSIBLE ACTION) (CONTINUED MARCH 9, 2022)**

ACTION: APPROVED SUBJECT TO THE FOLLOWING AMENDED CONDITIONS. THE CONDITIONS BELOW ARE THE SAME CONDITIONS ORIGINALLY APPROVED WITH ORDINANCE 3010 (ZN-40-19) WITH A NEW CONDITION #4 AND A MODIFICATION TO CONDITION #5.

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1. UNLESS EXPRESSLY AUTHORIZED THROUGH A VARIANCE, WAIVER OR ANOTHER APPROVED METHOD, THIS DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
2. THE TOTAL NUMBER OF LOTS SHALL NOT EXCEED 51.
3. 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; SHADED RAMADA AREA; PICNIC AREAS AND BARBEQUES; AND DOG STATIONS.
4. A CONVENIENCE STORE WITH GAS PUMPS AND SINGLE-BAY CARWASH ARE PERMITTED USES WITHIN THE PLANNED UNIT DEVELOPMENT.
5. A FINAL DEVELOPMENT PLAN IS REQUIRED TO BE SUBMITTED AND APPROVED BY PLANNING COMMISSION DEMONSTRATING COMPLIANCE WITH ALL REQUIREMENTS OF THE PLANNING UNIT DEVELOPMENT.
6. 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.
7. APPROVAL OF A DRAINAGE STUDY IS REQUIRED PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS.
8. PROPOSED RESIDENTIAL DRIVEWAY SLOPES SHALL NOT EXCEED TWELVE PERCENT (12%).
9. ALL COMMON ELEMENTS SHALL BE LABELED AND ARE TO BE MAINTAINED BY THE HOME OWNERS' ASSOCIATION.

10. THE PROPERTY OWNER IS REQUIRED TO GRANT A PEDESTRIAN ACCESS EASEMENT FOR SIDEWALK LOCATED WITHIN A COMMON ELEMENT WHEN THAT SIDEWALK IS PROVIDING PUBLIC ACCESS ADJACENT TO THE RIGHT-OF-WAY.
11. 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.
12. 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.
13. ALL DRIVEWAY GEOMETRICS SHALL BE IN COMPLIANCE WITH THE *UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS* DRAWING NUMBER 222.1 AND 222.
14. 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. LONE MOUNTAIN ROAD
 - B. LOSEE ROAD (SIDEWALK, STREET LIGHTS)
15. THE PUBLIC STREET GEOMETRICS AND THICKNESS OF THE PAVEMENT SECTIONS WILL BE DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS.
16. RIGHT OF WAY DEDICATION AND CONSTRUCTION OF A BUS TURN-OUT WITH EXCLUSIVE RIGHT TURN LANE IS REQUIRED ON LONE MOUNTAIN ROAD PER THE *UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS* DRAWING NUMBER 234.4.

17. 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.

18. 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.

19. APPROPRIATE SUBDIVISION AND/OR PARCEL MAPPING 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.

20. ALL OFF-SITE IMPROVEMENTS MUST BE COMPLETED PRIOR TO FINAL INSPECTION OF THE FIRST BUILDING.