

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

9. **ZN-06-2022 TROPICAL LOSEE (PUBLIC HEARING). APPLICANT: HARMONY HOMES. REQUEST: A PROPERTY RECLASSIFICATION FROM A C-1 (NEIGHBORHOOD COMMERCIAL DISTRICT) TO A PUD (PLANNED UNIT DEVELOPMENT DISTRICT), CONSISTING OF A 196-LOT, MULTI-FAMILY (TOWNHOME) SUBDIVISION. LOCATION: SOUTHWEST CORNER OF LOSEE ROAD AND TROPICAL PARKWAY. (APN 124-26-701-009). WARD 2. (FOR POSSIBLE ACTION)**

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.
2. A FINAL DEVELOPMENT PLAN IS REQUIRED.
3. PEDESTRIAN CONNECTIONS SHALL BE ADDED TO THE EASEMENT/OPEN SPACE AREAS BETWEEN LOTS 12 AND 13 FOR ACCESS ONTO TROPICAL PARKWAY. PEDESTRIAN CONNECTIONS SHALL INCLUDE A PEDESTRIAN GATE AND A

FIVE (5) FOOT WIDE SIDEWALK.

4. PEDESTRIAN CONNECTIONS SHALL BE ADDED TO THE EASEMENT/OPEN SPACE AREAS BETWEEN LOTS 156 AND 157 AND 1 AND 196 FOR ACCESS ONTO LOSEE ROAD. PEDESTRIAN CONNECTIONS SHALL INCLUDE A PEDESTRIAN GATE AND A FIVE (5) FOOT WIDE SIDEWALK.
5. THE APPLICANT SHALL PROVIDE A SECONDARY ACCESS FOR EMERGENCY ACCESS REQUIREMENT.
6. THE FOLLOWING AMENITIES SHALL BE PROVIDED WITHIN THE OPEN SPACE AREAS: AGE APPROPRIATE PLAYGROUND EQUIPMENT WITH EPDM SURFACING; TURFED OPEN PLAY AREAS; SHADED PICNIC AREAS; AND DOG STATIONS.
7. SETBACKS FOR THE LOTS ARE AS FOLLOWS:
 - FRONT SETBACK (NOT INCLUDING PATIO) – 6 FEET
 - SIDE YARD SETBACK BUILDING (INTERIOR) – 0 FEET
 - BUILDING CORNER SETBACK – 4 FEET
 - REAR SETBACK – GARAGE – 5 FEET
8. 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.
9. APPROVAL OF A DRAINAGE STUDY IS REQUIRED PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS.
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. DEDICATION AND CONSTRUCTION OF THE FOLLOWING STREETS AND/OR HALF STREETS IS REQUIRED PER THE *MASTER PLAN OF STREETS AND HIGHWAYS AND/OR CITY OF NORTH LAS VEGAS MUNICIPAL CODE* SECTION 16.24.100:

A. LOSEE ROAD (SIDEWALK, STREETLIGHTS)
B. TROPICAL PKWY

12. THE PUBLIC STREET GEOMETRICS, WIDTH OF OVER-PAVE AND THICKNESS OF THE PAVEMENT SECTIONS WILL BE DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS.
13. THE PROPERTY OWNER IS REQUIRED TO GRANT ROADWAY EASEMENTS WHERE PUBLIC AND PRIVATE STREETS INTERSECT.
14. A REVOCABLE ENCROACHMENT PERMIT FOR LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY IS REQUIRED
15. THE PROPERTY OWNER IS REQUIRED TO GRANT A PUBLIC PEDESTRIAN ACCESS EASEMENT FOR SIDEWALK LOCATED WITHIN A COMMON ELEMENT WHEN THAT SIDEWALK IS PROVIDING PUBLIC ACCESS ADJACENT TO THE RIGHT-OF-WAY. (SHOWN AS A PEDESTRIAN ACCESS EASEMENT GRANTED ON THE MAP USUALLY FOR RESIDENTIAL SUBDIVISIONS; CONDO PROJECTS PROVIDE AS A SEPARATE DOCUMENT USING A SIDEWALK EASEMENT).
16. ALL COMMON ELEMENTS SHALL BE LABELED AND ARE TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
17. ALL OFF-SITE IMPROVEMENTS MUST BE COMPLETED PRIOR TO FINAL INSPECTION OF THE FIRST BUILDING.
18. PROPOSED RESIDENTIAL DRIVEWAY SLOPES SHALL NOT EXCEED TWELVE PERCENT (12%). 19. THIS DEVELOPMENT SHALL COMPLY WITH THE CNLV PRIVATE STREET POLICY FOR RESIDENTIAL DEVELOPMENT; HOWEVER, IN LIEU OF A FIVE FOOT WIDE SIDEWALK ON BOTH SIDES OF THE STREET, THE APPLICANT SHALL PROVIDE A SEVEN FOOT WIDE SIDEWALK WITHIN A

TWENTY FOOT WIDE (MINIMUM) COMMON ELEMENT THROUGHOUT THE DEVELOPMENT AND BETWEEN THE BUILDINGS. MODIFICATIONS TO THE PRELIMINARY DEVELOPMENT PLAN ARE REQUIRED TO ACHIEVE COMPLIANCE.

20. ALL DRY UTILITY FACILITIES SERVING THE UNITS, EXCEPT GAS, SHALL BE PLACED WITHIN A PUBLIC UTILITY EASEMENT OUTSIDE OF THE INTERNAL STREET PAVEMENT / CURB.
21. A FIVE FOOT WIDE PUBLIC UTILITY EASEMENT SHALL BE PROVIDED ADJACENT TO ALL STREETS.
22. THE APPLICANT SHALL PROVIDE AN EXHIBIT THAT CONFIRMS ADEQUATE GUEST PARKING IS PROVIDED AS REQUIRED BY THE CNLV PRIVATE STREETS POLICY.
23. A CONFORMING TENTATIVE MAP INCORPORATING THE CONDITIONS OF APPROVAL SHALL BE SUBMITTED FOR REVIEW AND APPROVAL TO THE DEPARTMENT OF PUBLIC WORKS AND LAND DEVELOPMENT & COMMUNITY SERVICES PRIOR TO SUBMITTAL OF THE PROJECT'S DRAINAGE STUDY.
24. 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.