

7. **ZN-15-2022 KAVISON HOMES (PUBLIC HEARING). APPLICANT: KAVISON HOMES, LLC. REQUEST: A PROPERTY RECLASSIFICATION FROM R-1 (SINGLE-FAMILY LOW DENSITY DISTRICT) AND R-E (RANCH ESTATES DISTRICT) TO A PUD / PID (PLANNED UNIT DEVELOPMENT / PLANNED INFILL DEVELOPMENT DISTRICT), CONSISTING OF A 27-LOT, SINGLE-FAMILY SUBDIVISION. LOCATION: SOUTHEAST CORNER OF SIMMONS STREET AND SAN MIGUEL AVENUE. (APNS 139-05-801-001 AND 139-05-801-003) WARD 4. (FOR POSSIBLE ACTION)**

ACTION: APPROVED WITH CONDITIONS:

***Planning and Zoning:***

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. The maximum density shall be 6.6 dwelling units per acre.
3. The common open space shall include, at a minimum, the following amenities:
  - a. a tot-lot with EPDM surfacing
  - b. an open play turf area
  - c. a barbeque area
  - d. a shaded ramada
  - e. benches
  - f. lighting
  - g. dog station areas

***Public Works:***

4. 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.

5. Approval of a drainage study is required prior to submittal of the civil improvement plans.
6. 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.
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. Proposed residential driveway slopes shall not exceed twelve percent (12%).
9. All residential driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.
10. 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. Simmons St (sidewalk/streetlights)
  - b. San Miguel Ave (sidewalk)
11. All off-site improvements must be completed prior to final inspection of the first building.
12. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Simmons Street.
13. 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.
14. A revocable encroachment permit for landscaping within the public right of way is required, if applicable.
15. All common elements shall be labeled and are to be maintained by the Homeowner Association.
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.