

Chairman Kraft opened the public hearing and having no callers or written comments, he closed the public hearing.

ACTION: APPROVED SUBJECT TO THE FOLLOWING CONDITION:

1. UNLESS EXPRESSLY AUTHORIZED THROUGH A VARIANCE, WAIVER OR ANOTHER APPROVED METHOD, THIS DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.

MOTION: Commissioner Calhoun

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

NAYS: None

ABSTAIN: None

ABSENT: None

18. **ZN-18-2020 GARLAND GROVE (PUBLIC HEARING). APPLICANT: RICHMOND AMERICAN HOMES OF NEVADA, LLC. REQUEST: A PROPERTY RECLASSIFICATION FROM C-2 (GENERAL COMMERCIAL DISTRICT) TO R-CL (SINGLE-FAMILY COMPACT LOT RESIDENTIAL DISTRICT). LOCATION: EAST OF CLAYTON STREET, APPROXIMATELY 580 FEET NORTH OF CRAIG ROAD. (A PORTION OF APN 139-04-201-017) (FOR POSSIBLE ACTION)**

Principal Planner Michaels noted that Item No. 18, ZN-18-2020, Item No. 19, T-Map-12-2020, were related and would be presented together and voted on separately. She stated that the applicant requested reclassification of the subject site from a C-2 General Commercial District to an R-CL Single-Family Compact Lot Residential District on approximately 12.34 acres located east of Clayton Street and approximately 580 feet north of Craig Road. The Comprehensive Plan Land Use designation of the site is Mixed-Use Neighborhood and Mixed-Use Commercial. She noted that the purpose of the reclassification to R-CL is to provide for the development of an 87-lot single-family subdivision and the land use supports the request. She stated that the tentative map showed 3,600 square foot lots. The applicant proposed one access drive located from Clayton Street and a secondary emergency access to the site located within common element "H" which is required by the Fire Code. She noted that the applicant has provided 35,805 square feet of open space. The proposed tentative map is consistent with the land use and proposed zoning and staff recommended approval subject to conditions.

Jennifer Lazovich, Kaempfer Crowell, 1980 Festival Plaza Drive, Las Vegas, represented the applicant and was available for questions.

Chairman Kraft opened the public hearing and having no callers or written comments, he closed the public hearing.

ACTION: APPROVED; FORWARD TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Greer

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

NAYS: None

ABSTAIN: None

ABSENT: None

19. **T-MAP-12-2020 GARLAND GROVE. APPLICANT: RICHMOND AMERICAN HOMES OF NEVADA, LLC. REQUEST: A TENTATIVE MAP IN A C-2 (GENERAL COMMERCIAL DISTRICT), PROPOSED PROPERTY RECLASSIFICATION TO R-CL (SINGLE-FAMILY COMPACT LOT RESIDENTIAL DISTRICT), TO ALLOW AN 87-LOT, SINGLE-FAMILY SUBDIVISION. LOCATION: EAST OF CLAYTON STREET, APPROXIMATELY 580 FEET NORTH OF CRAIG ROAD. (A PORTION OF APN 139-04-201-017) (FOR POSSIBLE ACTION)**

Please refer to comments in Item No. 18, ZN-18-2020.

Jennifer Lazovich, Kaempfer Crowell, 1980 Festival Plaza Drive, Las Vegas, represented the applicant and was available for questions.

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. AMENITIES TO INCLUDE: OPEN TURF AREA; TOT-LOT WITH APPROPRIATE EPMD SURFACING; TRASH RECEPTACLES; SHADE TREES; BENCHES; PICNIC/BARBEQUE AREA; AND PET WASTE STATIONS OR CHANGES AS APPROVED BY THE PLANNING DIVISION.
3. 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