

**ACTION REPORT
CITY OF NORTH LAS VEGAS
PLANNING COMMISSION REGULAR MEETING**

April 14, 2021

BRIEFING

5:32 PM, Council Chamber, 2250 Las Vegas Boulevard North,
North Las Vegas, Nevada 89030
(Moved from the Caucus Room to better support social distancing)

CALL TO ORDER

6:01 PM, Council Chambers, 2250 Las Vegas Boulevard North,
North Las Vegas, Nevada 89030

PLEDGE OF ALLEGIANCE - BY INVITATION

Vice Chairman Warner

PUBLIC FORUM

Chair Kraft opened the public forum and, having no requests to speak, closed the public forum.

AGENDA

1. **APPROVE PLANNING COMMISSION REGULAR MEETING AGENDA OF APRIL 14, 2021. (FOR POSSIBLE ACTION)**

ACTION: APPROVED AS AMENDED; ITEM NO. 12 CONTINUED TO MAY 12, 2021

CONSENT AGENDA

2. **APPROVE PLANNING COMMISSION REGULAR MEETING MINUTES OF MARCH 10, 2021. (FOR POSSIBLE ACTION)**

ACTION: APPROVED

BUSINESS

3. SUP-16-2021 ONELUV (PUBLIC HEARING). APPLICANT: MARCUS ALLEN. REQUEST: A SPECIAL USE PERMIT IN AN M-2 (GENERAL INDUSTRIAL DISTRICT) TO ALLOW A NON-PROFIT CLUB LIQUOR LICENSE. LOCATION: 3432 NORTH BRUCE STREET. (APN 139-11-701-007). (FOR POSSIBLE ACTION)

ACTION: DENIED

4. AMP-02-2021 CENTENNIAL - GOLDFIELD (PUBLIC HEARING). APPLICANT: RICHMOND AMERICAN HOMES. REQUEST: AN AMENDMENT TO CHANGE THE LAND USE DESIGNATION FROM MIXED-USE COMMERCIAL TO SINGLE-FAMILY MEDIUM. LOCATION: SOUTHWEST CORNER OF CENTENNIAL PARKWAY AND GOLDFIELD STREET. (APN 124-27-502-011) (FOR POSSIBLE ACTION)

ACTION: APPROVED AMP-02-2021; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

5. ZN-05-2021 CENTENNIAL - GOLDFIELD (PUBLIC HEARING). APPLICANT: RICHMOND AMERICAN HOMES. REQUEST: A PROPERTY RECLASSIFICATION FROM C-1 (NEIGHBORHOOD COMMERCIAL DISTRICT) TO R-CL (SINGLE-FAMILY COMPACT LOT RESIDENTIAL DISTRICT). LOCATION: SOUTHWEST CORNER OF CENTENNIAL PARKWAY AND GOLDFIELD STREET. (APN 124-27-502-011) (FOR POSSIBLE ACTION)

ACTION: APPROVED ZN-05-2021; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

6. T-MAP-04-2021 CENTENNIAL - GOLDFIELD. APPLICANT: RICHMOND AMERICAN HOMES. REQUEST: A TENTATIVE MAP IN A C-1 (NEIGHBORHOOD COMMERCIAL DISTRICT), PROPOSED PROPERTY RECLASSIFICATION TO R-CL (SINGLE-FAMILY COMPACT LOT RESIDENTIAL DISTRICT), TO ALLOW A 50-LOT SINGLE-FAMILY SUBDIVISION. LOCATION: SOUTHWEST CORNER OF CENTENNIAL PARKWAY AND GOLDFIELD STREET. (APN 124-27-502-011) (FOR POSSIBLE ACTION)

ACTION: APPROVED T-MAP-04-2021 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 SHALL BE PROVIDED WITHIN THE OPEN SPACE AREAS; AT A MINIMUM THE FOLLOWING AMENITIES SHALL BE PROVIDED: SHADED RAMADA; OPEN PLAY AREA; AND DOG STATIONS.

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 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.

4. APPROVAL OF A DRAINAGE STUDY IS REQUIRED PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS.

5. PROPOSED RESIDENTIAL DRIVEWAY SLOPES SHALL NOT EXCEED TWELVE PERCENT (12%).

6. ALL COMMON ELEMENTS SHALL BE LABELED AND ARE TO BE MAINTAINED BY THE HOME OWNERS' ASSOCIATION.

7. 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.

8. 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.

9. ALL DRIVEWAY GEOMETRICS SHALL BE IN COMPLIANCE WITH THE *UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS* DRAWING NUMBER 222.1.

10. 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.

11. THE PUBLIC STREET GEOMETRICS AND THICKNESS OF THE PAVEMENT SECTIONS WILL BE DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS.

12. THE PROPOSED STUB STREET AT THE WESTERLY END OF STREET B MUST BE REVISED TO COMPLY WITH THE *CITY OF NORTH LAS VEGAS MUNICIPAL CODE* SECTION 16.20.050.P WHICH STATES: TERMINAL STREETS, NOT TO EXCEED ONE HUNDRED FIFTY (150) FEET IN LENGTH, AS MEASURED FROM THE FACE-OF-CURB OF THE INTERSECTING STREET TO THE FACE-OF-CURB OF THE TERMINAL STREET, AND WITH A MAXIMUM OF FOUR FRONTING LOTS, SHALL TERMINATE IN A CUL-DE-SAC WITH A MINIMUM BACK-OF-CURB RADIUS OF TWENTY-FOUR (24) FEET.

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. GOLDFIELD STREET
- B. REGENA AVENUE
- C. CENTENNIAL PARKWAY (SIDEWALK)

14. 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.

7. [AMP-03-2021 NIGHTINGALE \(PUBLIC HEARING\). APPLICANT: DR HORTON, INC. REQUEST: AN AMENDMENT TO THE COMPREHENSIVE PLAN TO CHANGE THE LAND USE FROM COMMUNITY COMMERCIAL TO SINGLE-FAMILY MEDIUM. LOCATION: NORTHEAST CORNER OF LOSEE ROAD AND TROPICAL PARKWAY. \(APN 124-25-201-001 AND A PORTION OF 124-25-201-003\) \(FOR POSSIBLE ACTION\)](#)

ACTION: APPROVED AMP-03-2021; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

8. **ZN-07-2021 NIGHTINGALE (PUBLIC HEARING). APPLICANT: DR HORTON, INC. REQUEST: AN AMENDMENT TO AN EXISTING PUD (PLANNED UNIT DEVELOPMENT DISTRICT), TO ALLOW A 3.15 ACRE COMMERCIAL DEVELOPMENT; A 140-LOT SINGLE-FAMILY SUBDIVISION; AND A 246-UNIT MULTI-FAMILY DEVELOPMENT. LOCATION: NORTHEAST CORNER OF LOSEE ROAD AND TROPICAL PARKWAY. (APNS 124-25-201-001 AND 124-25-201-003) (FOR POSSIBLE ACTION)**

ACTION: APPROVED ZN-07-2021 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.
2. A FINAL DEVELOPMENT PLAN FOR THE 140-LOT SINGLE-FAMILY RESIDENTIAL IS REQUIRED.
3. A FINAL DEVELOPMENT PLAN FOR THE 246-LOT MULTI-FAMILY RESIDENTIAL IS REQUIRED.
4. A FINAL DEVELOPMENT PLAN FOR THE COMMERCIAL SITE IS REQUIRED.
5. 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.
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. 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.

9. THE PROPERTY OWNER IS REQUIRED TO GRANT ROADWAY EASEMENTS WHERE PUBLIC AND PRIVATE STREETS INTERSECT.

10. 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.

11. THE TWENTY-FOUR (24) FOOT WIDE PRIVATE DRIVES SHALL BE INCREASED TO TWENTY-EIGHT (28) FEET TO COMPLY WITH THE CITY OF NORTH LAS VEGAS PRIVATE STREETS POLICY.

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 NUMBERS 222.1 AND 222.

14. A RAISED MEDIAN SHALL BE INSTALLED ALONG TROPICAL PARKWAY TO A POINT 425 FEET EAST FROM THE CENTER OF THE TROPICAL PARKWAY AND LOSEE ROAD INTERSECTION.

15. 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. TROPICAL PARKWAY

B. AZURE AVENUE

C. MCCARRAN STREET

D. LOSEE ROAD (SIDEWALK, STREET LIGHTS)

16. THE PUBLIC STREET GEOMETRICS AND THICKNESS OF THE PAVEMENT SECTIONS WILL BE DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS.

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.

9. **T-MAP-05-2021 NIGHTINGALE. APPLICANT: DR HORTON, INC. REQUEST: A TENTATIVE MAP IN A PROPOSED, PUD (PLANNED UNIT DEVELOPMENT DISTRICT), TO ALLOW A 140-LOT SINGLE-FAMILY SUBDIVISION AND A 246-UNIT MULTI-FAMILY DEVELOPMENT. LOCATION: NORTHEAST CORNER OF LOSEE ROAD AND TROPICAL PARKWAY. (APN 124-25-201-001 AND A PORTION OF 124-25-201-003) (FOR POSSIBLE ACTION)**

ACTION: APPROVED T-MAP-05-2021 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. COMPLY WITH ALL CONDITIONS FOR ZN-07-2021.
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; SHADED PICNIC AREAS; AND DOG STATIONS.

10. SUP-13-2021 HOLLYWOOD HAIR & BEAUTY SALON (PUBLIC HEARING). APPLICANT: RAFAEL YOVANY PAIZ. REQUEST: A SPECIAL USE PERMIT IN A PUD (PLANNED UNIT DEVELOPMENT DISTRICT) TO ALLOW A PERSONAL SERVICE ESTABLISHMENT. LOCATION: 2500 FLOWER AVENUE. (APN 139-24-312-038) (FOR POSSIBLE ACTION)

ACTION: APPROVED SUP-13-2021 WITH 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. THE HAIR SALON SHALL BE LIMITED TO FIVE (5) STATIONS.

11. SUP-14-2021 LOSEE VEHICLE SALES (PUBLIC HEARING). APPLICANT MHJC TRUST. REQUEST: A SPECIAL USE PERMIT IN AN M-2 (GENERAL INDUSTRIAL DISTRICT) TO ALLOW A VEHICLE, BOAT, OR RECREATIONAL VEHICLE SALES, AND RENTAL LOT. LOCATION: 2238 LOSEE ROAD. (APNS 139-22-502-001 AND 139-22-510-014) (FOR POSSIBLE ACTION)

ACTION: APPROVED SUP-14-2021 WITH 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. THE VEHICLE OUTDOOR DISPLAY AREA IS LIMITED TO A MAXIMUM OF 25 VEHICLES, UNLESS AN ALTERNATIVE PARKING DISPLAY AND PARKING AREA IS PROVIDED TO AND APPROVED BY THE LAND DEVELOPMENT & COMMUNITY SERVICES DEPARTMENT.
3. THE TEMPORARY TRAILER SHALL BE CONVERTED TO REAL PROPERTY AND MEET THE INDUSTRIAL DESIGN STANDARDS OR BE REMOVED FROM THE SITE.
4. THE EXISTING RED AND GREY BUILDING SHALL BE PAINTED TO COMPLY WITH THE COLOR REQUIREMENTS OF THE INDUSTRIAL DESIGN STANDARDS.
5. REMOVE THE WEEDS; ADD TREES SPACED 20' ON CENTER; AND ADD SHRUBS TO ACHIEVE A MINIMUM OF 50% GROUND

COVERAGE TO THE PERIMETER LANDSCAPE AREAS ALONG
LOSEE ROAD.

6. REMOVE THE CHAIN LINK GATE AND REPLACE WITH A
WROUGHT IRON GATE TO MATCH THE EXISTING FENCE.

12. SUP-15-2021 MINI-STORAGE @ CENTENNIAL AND SIMMONS (PUBLIC HEARING). APPLICANT: ALLAY INVESTMENTS, LLC. REQUEST: A SPECIAL USE PERMIT IN A C-1 (NEIGHBORHOOD COMMERCIAL DISTRICT) TO ALLOW A MINI-WAREHOUSING ESTABLISHMENT. LOCATION: GENERALLY THE SOUTHEAST CORNER OF CENTENNIAL PARKWAY AND SIMMONS STREET. (APN 124-29-513-008) (FOR POSSIBLE ACTION)

ACTION: CONTINUED TO MAY 12, 2021

13. DA-02-2021 VALLEY VISTA PARCEL 1.1 (PUBLIC HEARING). APPLICANT: DR HORTON, INC. REQUEST: A MAJOR MODIFICATION TO THE VALLEY VISTA DEVELOPMENT AGREEMENT TO ADD AN APPROXIMATELY 21.3 ACRE PARCEL (PARCEL 1.1) AND AMEND THE LAND USE TO ALLOW AN APPROXIMATELY 16.5 ACRES OF HIGH DENSITY RESIDENTIAL AND 4.8 ACRES OF NEIGHBORHOOD COMMERCIAL. LOCATION: SOUTHEAST CORNER OF DECATUR BOULEVARD AND GRAND TETON DRIVE. (APN 124-18-110-001) (FOR POSSIBLE ACTION)

ACTION: APPROVED WITH THE FOLLOWING CONDITION; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION:

1. THE PERMITTED USE TABLE FOR PARCEL 1.1 SHALL BE
MODIFIED TO INCLUDE:

- CONVENIENCE FOOD STORE WITH GAS PUMPS
- CONVENIENCE FOOD RESTAURANT
- SUPPER CLUB

14. ZN-06-2021 VALLEY VISTA PARCEL 1.1 UNIT (PUBLIC HEARING). APPLICANT: DR HORTON, INC. REQUEST: A PROPERTY RECLASSIFICATION FROM MPC C-1 (MASTER PLANNED COMMUNITY NEIGHBORHOOD COMMERCIAL ZONE) TO MPC RZ-25 (MASTER PLANNED COMMUNITY RESIDENTIAL ZONE UP TO 25 DU/AC). LOCATION: SOUTHEAST CORNER OF DECATUR BOULEVARD AND GRAND TETON DRIVE. (A PORTION OF APN 124-18-110-001) (FOR POSSIBLE ACTION)

ACTION: APPROVED ZN-06-2021; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

15. T-MAP-06-2021 VALLEY VISTA PARCEL 1.1. APPLICANT: DR HORTON, INC. REQUEST: A TENTATIVE MAP IN AN MPC C-1 (MASTER PLANNED COMMUNITY NEIGHBORHOOD COMMERCIAL ZONE), PROPOSED PROPERTY RECLASSIFICATION TO MPC RZ-25 (MASTER PLANNED COMMUNITY RESIDENTIAL ZONE UP TO 25 DU/AC), TO ALLOW A 246-UNIT MULTI-FAMILY DEVELOPMENT. LOCATION: SOUTHEAST CORNER OF DECATUR BOULEVARD AND GRAND TETON DRIVE. (A PORTION OF APN 124-18-110-001) (FOR POSSIBLE ACTION)

ACTION: APPROVED T-MAP-06-2021 SUBJECT TO THE FOLLOWING CONDITIONS:

1. UNLESS EXPRESSLY, AUTHORIZED THROUGH A VARIANCE, WAIVER OR ANOTHER METHOD, DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES, INCLUDING THE PARK HIGHLANDS (VALLEY VISTA) DEVELOPMENT STANDARDS AND DESIGN GUIDELINES.
2. 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.

3. APPROVAL OF A DRAINAGE STUDY IS REQUIRED PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS.

4. PROPOSED RESIDENTIAL DRIVEWAY SLOPES SHALL NOT EXCEED TWELVE PERCENT (12%).

5. ALL COMMON ELEMENTS SHALL BE LABELED AND ARE TO BE MAINTAINED BY THE HOME OWNERS' ASSOCIATION.

6. 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.

7. 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.

8. ALL DRIVEWAY GEOMETRICS SHALL BE IN COMPLIANCE WITH THE *UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS* DRAWING NUMBER 222.1.

9. 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.

10. THE PUBLIC STREET GEOMETRICS AND THICKNESS OF THE PAVEMENT SECTIONS WILL BE DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS.

11. 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. DECATUR BOULEVARD

B. GRAND TETON DRIVE

12. 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.

16. AMP-01-2021 CENTENNIAL - PECOS (PUBLIC HEARING). APPLICANT: RICHMOND AMERICAN HOMES. REQUEST: AN AMENDMENT TO CHANGE THE LAND USE DESIGNATION FROM COMMUNITY COMMERCIAL TO SINGLE-FAMILY MEDIUM. LOCATION: SOUTHWEST CORNER OF CENTENNIAL PARKWAY AND PECOS ROAD. (APN 124-25-501-007) (FOR POSSIBLE ACTION)

ACTION: APPROVED AMP-01-2021; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

17. ZN-04-2021 CENTENNIAL - PECOS (PUBLIC HEARING). APPLICANT: RICHMOND AMERICAN HOMES. REQUEST: A PROPERTY RECLASSIFICATION FROM C-1 (NEIGHBORHOOD COMMERCIAL DISTRICT) TO R-CL (SINGLE-FAMILY COMPACT LOT RESIDENTIAL DISTRICT). LOCATION: SOUTHWEST CORNER OF CENTENNIAL PARKWAY AND PECOS ROAD. (APN 124-25-501-007) (FOR POSSIBLE ACTION)

ACTION: APPROVED ZN-04-2021; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION:

18. T-MAP-03-2021 CENTENNIAL - PECOS. APPLICANT: RICHMOND AMERICAN HOMES. REQUEST: A TENTATIVE MAP IN A C-1 (NEIGHBORHOOD COMMERCIAL DISTRICT), PROPOSED PROPERTY RECLASSIFICATION TO R-CL (SINGLE-FAMILY COMPACT LOT RESIDENTIAL DISTRICT), TO ALLOW A 102-LOT SINGLE-FAMILY SUBDIVISION. LOCATION: SOUTHWEST CORNER OF CENTENNIAL PARKWAY AND PECOS ROAD. (APN 124-25-501-007) (FOR POSSIBLE ACTION)

ACTION: APPROVED T-MAP-03-2021 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 WITHIN THE OPEN SPACE SHALL INCLUDE: OPEN

TURF AREA; TOT-LOT WITH APPROPRIATE EPMD SURFACING; TRASH RECEPTACLES; SHADE TREES; BENCHES; PICNIC/BARBEQUE AREA; AND PET WASTE STATIONS OR AS APPROVED BY THE PLANNING AND ZONING DIVISION.

3. LANDSCAPING ALONG PALMER ROAD SHALL BE (20) FEET OF LANDSCAPING INCLUDING THE FIVE (5) FOOT SIDEWALK TO MATCH EXISTING LANDSCAPING TO THE SOUTH.

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. PROPOSED RESIDENTIAL DRIVEWAY SLOPES SHALL NOT EXCEED TWELVE PERCENT (12%).

7. ALL COMMON ELEMENTS SHALL BE LABELED AND ARE TO BE MAINTAINED BY THE HOME OWNERS' ASSOCIATION.

8. 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.

9. 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.

10. ALL DRIVEWAY GEOMETRICS SHALL BE IN COMPLIANCE WITH THE *UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS* DRAWING NUMBER 222.1.

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. THE PUBLIC STREET GEOMETRICS AND THICKNESS OF THE PAVEMENT SECTIONS WILL BE DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS.

13. THE PROPOSED DRIVEWAY ON PECOS ROAD SHALL BE RIGHT IN – RIGHT OUT ONLY.

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. CENTENNIAL PARKWAY

B. PECOS ROAD

15. 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.

19. [UN-21-19 \(PZ67475\) CENTENNIAL & LAMB RETAIL CENTER \(PUBLIC HEARING\). APPLICANT: LEWIS INVESTMENT COMPANY OF NEVADA, LLC. REQUEST: AN EXTENSION OF TIME FOR A SPECIAL USE PERMIT IN A C-2 \(GENERAL COMMERCIAL DISTRICT\) TO ALLOW A CONVENIENCE FOOD STORE WITH GAS PUMPS. LOCATION: SOUTHWEST CORNER OF CENTENNIAL PARKWAY AND LAMB BOULEVARD. \(APN 123-30-516-001\) \(FOR POSSIBLE ACTION\)](#)

ACTION: APPROVED UN 21-19 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 BUILDING PERMIT MAY ONLY BE ISSUED FOR THE VEHICLE WASHING ESTABLISHMENT IN CONJUNCTION WITH A BUILDING PERMIT ISSUED FOR THE ASSOCIATED CONVENIENCE FOOD STORE.

3. BUILDING ELEVATIONS SHALL MEET THE COMMERCIAL DESIGN STANDARDS INCLUDING THE SCREENING OF ROOF TOP EQUIPMENT AND REQUIRED FOUNDATION LANDSCAPING.

4. A TWENTY-FOOT LANDSCAPE BUFFER IS REQUIRED AT THE SOUTH AND WEST PROPERTY LINE ADJACENT TO THE DEVELOPED RESIDENTIAL.

5. THE PERIMETER SIDEWALK AND LANDSCAPING SHALL COMPLY WITH CODE REQUIREMENTS, INCLUDING PROVIDING A MINIMUM OF 20 FEET OF LANDSCAPING, INCLUDING THE FIVE-FOOT-WIDE SIDEWALK.

6. THE TRASH ENCLOSURE EXTERIOR FINISH SHALL MATCH THE PRINCIPAL BUILDING, CONTAIN A ROOF AND A LANDSCAPED ISLAND IS REQUIRED AT THE END OF THE TRASH ENCLOSURE.

7. SIGNAGE FOR BOTH THE BUILDING AND GAS CANOPY SHALL BE IN COMPLIANCE WITH TITLE 17 REQUIREMENTS.

8. ALL KNOWN GEOLOGIC HAZARD SHALL BE SHOWN ON THE CIVIL IMPROVEMENT PLANS. SUBSEQUENT IDENTIFICATION OF ADDITIONAL HAZARDS MAY SUBSTANTIALLY ALTER PROPOSED SITE PLANS NOT CONTAINING THIS INFORMATION.

9. APPROVAL OF A DRAINAGE STUDY IS REQUIRED PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS.

10. 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 THE NORTH LAS VEGAS MUNICIPAL CODE SECTION 17.24.040. CONFORMANCE MAY REQUIRE MODIFICATIONS TO THE SITE.

11. ALL DRIVEWAY GEOMETRICS SHALL BE IN COMPLIANCE WITH THE UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS DRAWING NUMBER 222.1 AND 225.

12. THE PROPERTY OWNER IS REQUIRED TO GRANT A

ROADWAY EASEMENT FOR COMMERCIAL DRIVEWAYS.

13. THE PROPOSED ACCESS ON CENTENNIAL PARKWAY SHALL BE RIGHT-IN-RIGHT OUT ONLY.

14. DEDICATION AND CONSTRUCTION OF THE FOLLOWING STREET AND/OR HALF STREET IS REQUIRED PER THE MASTER PLAN OF STREETS AND/OR HIGHWAYS AND CITY OF NORTH LAS VEGAS MUNICIPAL CODE SECTION 16.24.100:

A. A. CENTENNIAL PARKWAY

B. LAMB BOULEVARD (SIDEWALK)

15. THE DEVELOPER MUST PROVIDE A COPY OF THE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS THAT WILL ESTABLISH THE PROVISIONS FOR CROSS ACCESS, SURFACE AND /OR UNDERGROUND DRAINAGE FACILITIES, UTILITIES CROSSING PROPERTY LINES, AND THE DEVELOPMENT AND MAINTENANCE OF THE PROPERTY IMPROVEMENTS.

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 WIRE BE PERMITTED.

17. 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.

20. UN-20-19 (PZ67473) CENTENNIAL & LAMB RETAIL CENTER (PUBLIC HEARING). APPLICANT: LEWIS INVESTMENT COMPANY OF NEVADA, LLC. REQUEST: AN EXTENSION OF TIME FOR A SPECIAL USE PERMIT IN A C-2 (GENERAL COMMERCIAL DISTRICT) TO ALLOW A VEHICLE WASHING ESTABLISHMENT. LOCATION: SOUTHWEST CORNER OF CENTENNIAL PARKWAY AND LAMB BOULEVARD. (APN 123-30-516-001) (FOR POSSIBLE ACTION)

ACTION: APPROVED UN-20-19 SUBJECT TO THE FOLLOWING RENUMBERED 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 BUILDING PERMIT MAY ONLY BE ISSUED FOR THE VEHICLE WASHING ESTABLISHMENT IN CONJUNCTION WITH A BUILDING PERMIT ISSUED FOR THE ASSOCIATED CONVENIENCE STORE. FURTHERMORE, THE APPLICANT SHALL COMPLY WITH ALL CONDITIONS OF APPROVAL FOR UN-21-19.
3. ALL KNOWN GEOLOGIC HAZARD SHALL BE SHOWN ON THE CIVIL IMPROVEMENT PLANS. SUBSEQUENT IDENTIFICATION OF ADDITIONAL HAZARDS MAY SUBSTANTIALLY ALTER PROPOSED SITE PLANS NOT CONTAINING THIS INFORMATION.
4. APPROVAL OF A DRAINAGE STUDY IS REQUIRED PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS.
5. 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 THE NORTH LAS VEGAS MUNICIPAL CODE SECTION 17.24.040. CONFORMANCE MAY REQUIRE MODIFICATIONS TO THE SITE.
6. ALL DRIVEWAY GEOMETRICS SHALL BE IN COMPLIANCE WITH THE UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS DRAWING NUMBER 222.1 AND 225.
7. THE PROPERTY OWNER IS REQUIRED TO GRANT A ROADWAY EASEMENT FOR COMMERCIAL DRIVEWAYS.

8. THE PROPOSED ACCESS ON CENTENNIAL PARKWAY SHALL BE RIGHT-IN-RIGHT OUT ONLY.

9. DEDICATION AND CONSTRUCTION OF THE FOLLOWING STREET AND/OR HALF STREET IS REQUIRED PER THE MASTER PLAN OF STREETS AND/OR HIGHWAYS AND CITY OF NORTH LAS VEGAS MUNICIPAL CODE SECTION 16.24.100:

A. CENTENNIAL PARKWAY

B. LAMB BOULEVARD (SIDEWALK)

10. THE DEVELOPER MUST PROVIDE A COPY OF THE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS THAT WILL ESTABLISH THE PROVISIONS FOR CROSS ACCESS, SURFACE AND /OR UNDERGROUND DRAINAGE FACILITIES, UTILITIES CROSSING PROPERTY LINES, AND THE DEVELOPMENT AND MAINTENANCE OF THE PROPERTY IMPROVEMENTS.

11. 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 WIRE BE PERMITTED.

12. 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.

21. UN-22-19 (PZ67477) CENTENNIAL & LAMB RETAIL CENTER (PUBLIC HEARING). APPLICANT: LEWIS INVESTMENT COMPANY OF NEVADA, LLC. REQUEST: AN EXTENSION OF TIME FOR A SPECIAL USE PERMIT IN A C-2 (GENERAL COMMERCIAL DISTRICT) TO ALLOW A RESTRICTED GAMING "ON-SALE" LIQUOR LICENSE WITH A WAIVER FROM THE REQUIRED 500 FOOT SEPARATION FROM DEVELOPED RESIDENTIAL. LOCATION: SOUTHWEST CORNER OF CENTENNIAL PARKWAY AND LAMB BOULEVARD. (APN 123-30-516-001) (FOR POSSIBLE ACTION)

ACTION: APPROVED UN-22-19 SUBJECT TO THE FOLLOWING RENUMBERED CONDITIONS:

1. UNLESS EXPRESSLY AUTHORIZED THROUGH A VARIANCE, WAIVER OR ANOTHER APPROVED METHOD, THIS DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
2. BUILDING ELEVATIONS SHALL MEET THE COMMERCIAL DESIGN STANDARDS INCLUDING THE SCREENING OF ROOF TOP EQUIPMENT AND REQUIRED FOUNDATION LANDSCAPING.
3. A TWENTY-FOOT LANDSCAPE BUFFER IS REQUIRED AT THE WEST PROPERTY LINE ADJACENT TO THE EXISTING RESIDENTIAL.
4. THE PERIMETER SIDEWALK AND LANDSCAPING SHALL COMPLY WITH CODE REQUIREMENTS, INCLUDING PROVIDING A MINIMUM OF 20 FEET OF LANDSCAPING, INCLUDING THE FIVE-FOOT-WIDE SIDEWALK.
5. THE TRASH ENCLOSURE EXTERIOR FINISH SHALL MATCH THE PRINCIPAL BUILDING, CONTAIN A ROOF AND A LANDSCAPED ISLAND IS REQUIRED AT THE END OF THE TRASH ENCLOSURE.
6. ALL KNOWN GEOLOGIC HAZARD SHALL BE SHOWN ON THE CIVIL IMPROVEMENT PLANS. SUBSEQUENT IDENTIFICATION OF ADDITIONAL HAZARDS MAY SUBSTANTIALLY ALTER PROPOSED SITE PLANS NOT CONTAINING THIS INFORMATION.
7. APPROVAL OF A DRAINAGE STUDY IS REQUIRED PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS.
8. 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 THE NORTH LAS VEGAS MUNICIPAL CODE SECTION 17.24.040. CONFORMANCE MAY REQUIRE MODIFICATIONS TO THE SITE.

9. ALL DRIVEWAY GEOMETRICS SHALL BE IN COMPLIANCE WITH THE UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS DRAWING NUMBER 222.1 AND 225.

10. THE PROPERTY OWNER IS REQUIRED TO GRANT A ROADWAY EASEMENT FOR COMMERCIAL DRIVEWAYS.

11. THE PROPOSED ACCESS ON CENTENNIAL PARKWAY SHALL BE RIGHT-IN-RIGHT OUT ONLY.

12. DEDICATION AND CONSTRUCTION OF THE FOLLOWING STREET AND/OR HALF STREET IS REQUIRED PER THE MASTER PLAN OF STREETS AND/OR HIGHWAYS AND CITY OF NORTH LAS VEGAS MUNICIPAL CODE SECTION 16.24.100:

A. CENTENNIAL PARKWAY

B. LAMB BOULEVARD (SIDEWALK)

13. THE DEVELOPER MUST PROVIDE A COPY OF THE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS THAT WILL ESTABLISH THE PROVISIONS FOR CROSS ACCESS, SURFACE AND /OR UNDERGROUND DRAINAGE FACILITIES, UTILITIES CROSSING PROPERTY LINES, AND THE DEVELOPMENT AND MAINTENANCE OF THE PROPERTY IMPROVEMENTS.

14. 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 WIRE BE PERMITTED.

15. 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.

22. UN-31-19 (PZ68074) REVERE & COMMERCE, NWC (PUBLIC HEARING). APPLICANT: ROBERT BLACK JR. REQUEST: AN EXTENSION OF TIME FOR A SPECIAL USE PERMIT IN A C-1 (NEIGHBORHOOD COMMERCIAL DISTRICT) TO ALLOW A VEHICLE WASHING ESTABLISHMENT. LOCATION: NORTHWEST CORNER OF COMMERCE STREET AND REVERE STREET. (APN 124-22-201-003) (FOR POSSIBLE ACTION)

ACTION: APPROVED UN-31-19 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. THE SIDEWALK AND LANDSCAPING SHALL BE MODIFIED TO BE MORE CONSISTENT TO THE VILLAGES AT TULE SPRINGS DESIGN. THE SIDEWALK SHALL BE EIGHT (8) FEET IN WIDTH AND SHALL BE PLACED IN THE MIDDLE OF THE PERIMETER LANDSCAPING, EXCEPT AT THE BUS TURNOUT, WHERE IT MAY BE ADJACENT TO THE CURB.
3. ALL KNOWN GEOLOGIC HAZARDS SHALL BE SHOWN ON ANY PRELIMINARY DEVELOPMENT PLANS AND CIVIL IMPROVEMENT PLANS SUBMITTED TO THE CITY. SUBSEQUENT IDENTIFICATION OF ADDITIONAL HAZARDS MAY SUBSTANTIALLY ALTER DEVELOPMENT PLANS.
4. APPROVAL OF A DRAINAGE STUDY IS REQUIRED PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS.
5. 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.
6. ALL DRIVEWAY GEOMETRICS SHALL BE IN COMPLIANCE WITH THE UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS DRAWING NUMBER 222.1 AND 225.
7. THE PROPERTY OWNER IS REQUIRED TO GRANT A ROADWAY EASEMENT FOR COMMERCIAL DRIVEWAYS.

8. 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. COMMERCE STREET

B. REVERE STREET

9. THE PUBLIC STREET GEOMETRICS AND THICKNESS OF THE PAVEMENT SECTIONS WILL BE DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS.

10. RIGHT-OF-WAY DEDICATION AND CONSTRUCTION OF A BUS TURN-OUT IS REQUIRED ON REVERE STREET PER THE UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS DRAWING NUMBER 234.1.

11. CONSTRUCTION OF A RIGHT TURN LANE IS REQUIRED ON COMMERCE STREET PER THE UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS DRAWING NUMBER 201.1 AND 245.1.

12. 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.

13. 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.

23. FDP-03-19 (PZ67214) SEDONA RANCH. APPLICANT: REMINGTON NEVADA. REQUEST: AN EXTENSION OF TIME FOR A FINAL DEVELOPMENT PLAN IN A PUD (PLANNED UNIT DEVELOPMENT DISTRICT) TO DEVELOP A PORTION OF THE RETAIL COMMERCIAL COMPONENT. LOCATION: NORTHWEST CORNER OF ANN ROAD AND NORTH 5TH STREET. (APN 124-27-801-009) (FOR POSSIBLE ACTION)

ACTION: APPROVED FDP-03-19 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. THE APPLICANT SHALL COMPLY WITH ALL APPLICABLE CONDITIONS OF APPROVAL FOR ZN-22-17 (ORDINANCE 2824).
3. TRASH ENCLOSURES SHALL BE RELOCATED AWAY FROM ANY STREET FRONTAGE AND SHALL MAINTAIN A MINIMUM DISTANCE OF 50 FEET FROM ANY RESIDENTIAL DISTRICT.
4. ALL KNOWN GEOLOGIC HAZARDS SHALL BE SHOWN ON ANY PRELIMINARY DEVELOPMENT PLANS AND CIVIL IMPROVEMENT PLANS SUBMITTED TO THE CITY. SUBSEQUENT IDENTIFICATION OF ADDITIONAL HAZARDS MAY SUBSTANTIALLY ALTER DEVELOPMENT PLANS.
5. APPROVAL OF A DRAINAGE STUDY IS REQUIRED PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS.
6. APPROPRIATE MAPPING IS REQUIRED TO CREATE THIS PARCEL. 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. CONFORMANCE MAY REQUIRE MODIFICATIONS TO THE SITE. ONCE THE PARCEL IS CREATED, THE PROPERTY OWNER SHALL SUBMIT A TENTATIVE MAP TO CREATE A COMMERCIAL SUBDIVISION.
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. ALL DRIVEWAY GEOMETRICS SHALL BE IN COMPLIANCE WITH THE UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS DRAWING NUMBER 222.1 AND 225.

9. THE PROPERTY OWNER IS REQUIRED TO GRANT A ROADWAY EASEMENT FOR COMMERCIAL DRIVEWAYS.

10. 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. NORTH 5TH STREET

B. ANN ROAD

11. THE PUBLIC STREET GEOMETRICS AND THICKNESS OF THE PAVEMENT SECTIONS WILL BE DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS.

12. NORTH 5TH STREET SHALL BE CONSTRUCTED PER THE CROSS SECTION DEFINED IN OCTOBER 10, 2018 EMAIL, SUBJECT-SEDONA RANCH STREET AND LANDSCAPING SECTION.

13. CONSTRUCTION OF A FLARED INTERSECTION IS REQUIRED ALONG ANN ROAD AND NORTH 5TH STREET PER THE UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS DRAWING NUMBER 201.1 AND 245.1.

14. CONSTRUCTION OF A RIGHT TURN LANE ON NORTH 5TH STREET PER THE UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS DRAWING NUMBER 245.1.

15. RIGHT-OF-WAY DEDICATION AND CONSTRUCTION OF A RTC BUS TURN-OUT AND RIGHT TURN LANE IS REQUIRED ON ANN ROAD PER THE UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS DRAWING NUMBER 234.4.

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. 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.

24. FDP-02-2021 CAREY & REVERE RETAIL BUILDING. APPLICANT: LF INVESTMENTS, LLC. REQUEST: A FINAL DEVELOPMENT PLAN IN A PUD / PID (PLANNED UNIT DEVELOPMENT DISTRICT / PLANNED INFILL DEVELOPMENT DISTRICT) TO DEVELOP A RETAIL COMMERCIAL BUILDING. LOCATION: NORTHEAST CORNER OF REVERE STREET AND CAREY AVENUE. (APN 139-15-401-006) (FOR POSSIBLE ACTION)

ACTION: APPROVED FDP-02-2021 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. THE APPLICANT SHALL COMPLY WITH ALL APPLICABLE CONDITIONS OF APPROVAL FOR ZN-13-2020 (ORDINANCE 3044).

STAFF ITEMS

Land Development and Community Services Director Jordan welcomed Commissioner Guymon to the meeting in person. He said during the last year, we have had new members join the Commission, but that this was the first meeting in person for some members. He stated that staff in a general sense does have a good idea when items would go before the City Council final approval when approved by the Planning Commission, but he cautioned the Commission from stating exact dates for when items would be heard by Council. In explanation, he shared that sometimes there might be problems, etc. that delay an item, He noted that notices go out to residents and applicants based on the actual date that the items will be heard. Director Jordan also shared the types of information that is provided to the Council when Commission items go before the City Council and the he is also providing notes from the meeting for staff and Council.

Senior Deputy Assistant City Attorney Moore stated that new Commission members have had their Open Meeting Law training and have learned about conflicts of interest, etc.

COMMISSION ITEMS

None.

PUBLIC FORUM

Chair Kraft opened the public forum and having no requests to speak closed the public forum.

ADJOURNMENT

Chair Kraft adjourned the meeting at 8:36 PM.