

2. ACCESSORY DWELLING UNIT SHALL BE PAINTED TO MATCH THE EXISTING PRINCIPAL DWELLING UNIT.

MOTION: Commissioner Berrett  
AYES: Chairman Kraft, Vice Chairman Warner, Commissioners Berrett, Calhoun, Greer, Guymon and Riley  
NAYS: None  
ABSTAIN: None  
ABSENT: None

10. **ZN-03-2021 NOBLE PEAK (PUBLIC HEARING). APPLICANT: RICHMOND AMERICAN HOMES OF NEVADA, LLC. REQUEST: A PROPERTY RECLASSIFICATION FROM C-2 (GENERAL COMMERCIAL DISTRICT) TO A PUD (PLANNED UNIT DEVELOPMENT DISTRICT), CONSISTING OF A 70-LOT, TWO-FAMILY ATTACHED (DUPLEX) SUBDIVISION. LOCATION: WEST OF SCOTT ROBINSON BOULEVARD, APPROXIMATELY 581 FEET NORTH OF CRAIG ROAD. (APN 139-04-201-021) (FOR POSSIBLE ACTION)**

Principal Planner Michaels stated that Item Nos. 10, ZN-03-2021 and 11, T-MAP-02-2021 were related and would be presented together but voted on separately. She stated that the applicant requested reclassification of the property from C-2 General Commercial District to PUD Planned Unit Development District on 6.5 acres and a tentative map to allow a 70-lot single-family attached subdivision on property west of Scott Robinson Boulevard, approximately 581 feet north of Craig Road. She noted that the applicant proposed a duplex development containing 35 duplexes with 70 dwelling units. The preliminary development plan contained one access point to the development from a gated access off of Scott Robinson Boulevard with 30-foot private internal streets. She stated the project proposed a larger seven foot sidewalk around the perimeter and between homes in the center of the project. There are additional four-foot sidewalks throughout the project and three pedestrian access gates along Scott Robinson Boulevard to further promote pedestrian connectivity and walkability. She stated that the applicant proposed a pedestrian corridor in the middle of the site that will have a landscape easement over it between the porches for each unit. The landscaping provided in this area between the porches and at the rear between the garages will be maintained by the Homeowners Association. Staff recommended approval of both items.

**Jennifer Lazovich, Kaempfer Crowell, 1980 Festival Plaza Drive, Las Vegas,** represented the applicant and provided information regarding the proposed development.

Chairman Kraft opened the public hearing and having no requests to speak or callers, closed the public hearing.

ACTION: APPROVED SUBJECT TO THE FOLLOWING CONDITIONS; FORWARD 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 70-LOT ATTACHED SINGLE-FAMILY RESIDENTIAL IS REQUIRED.
3. 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.
4. THE LANDSCAPING THAT IS PROVIDED BETWEEN THE UNITS; THE PORCHES; AND THE GARAGE AREA SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
5. SETBACKS FOR THE LOTS ARE AS FOLLOWS:
  - FRONT SETBACK – 12-FEET
  - PORCH SETBACK – 10-FEET
  - SIDE YARD SETBACK BUILDING (INTERIOR) – 5-FEET
  - SIDE YARD SETBACK BUILDING (CORNER) – 5-FEET
  - ATTACHED BUILDING TO BUILDING SETBACK – 0-FEET
  - REAR SETBACK – GARAGE – 4-FEET
  - REAR SETBACK – LIVING – 4-FEET
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 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. 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.
13. THE PUBLIC STREET GEOMETRICS AND THICKNESS OF THE PAVEMENT SECTIONS WILL BE DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS.
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.

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.

MOTION: Commissioner Riley  
AYES: Chairman Kraft, Vice Chairman Warner, Commissioners Berrett, Calhoun, Greer, Guymon and Riley  
NAYS: None  
ABSTAIN: None  
ABSENT: None

11. **T-MAP-02-2021 NOBLE PEAK. APPLICANT: RICHMOND AMERICAN HOMES OF NEVADA, LLC. REQUEST: A TENTATIVE MAP IN A C-2 (GENERAL COMMERCIAL DISTRICT), PROPOSED PROPERTY RECLASSIFICATION TO A PUD (PLANNED UNIT DEVELOPMENT DISTRICT), TO ALLOW A 70-LOT, TWO-FAMILY ATTACHED (DUPLEX) SUBDIVISION. LOCATION: WEST OF SCOTT ROBINSON BOULEVARD, APPROXIMATELY 581 FEET NORTH OF CRAIG ROAD. (APN 139-04-201-021) (FOR POSSIBLE ACTION)**

*(Please refer to comments in Item No. 10, ZN-03-2021)*

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. COMPLY WITH ALL CONDITIONS FOR ZN-03-2021.

MOTION: Commissioner Riley  
AYES: Chairman Kraft, Vice Chairman Warner, Commissioners Berrett, Calhoun, Greer, Guymon and Riley  
NAYS: None  
ABSTAIN: None  
ABSENT: None

Staff requested that Item No. 13, ZN-01-2021 be heard prior to Item No. 12, SUP-04-2021.