

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

May 12, 2021

BRIEFING

5:30 PM, Caucus Room, 2250 Las Vegas Boulevard North,
North Las Vegas, Nevada 89030

***(Briefing moved to Council Chambers
to comply with social distancing requirements)***

CALL TO ORDER

6:00 PM, Council Chambers, 2250 Las Vegas Boulevard North,
North Las Vegas, Nevada 89030

PLEDGE OF ALLEGIANCE - BY INVITATION

Commissioner Berrett

PUBLIC FORUM

There was no public participation.

AGENDA

1. **APPROVE PLANNING COMMISSION REGULAR MEETING AGENDA OF
MAY 12, 2021. (FOR POSSIBLE ACTION)**

ACTION: APPROVED

CONSENT AGENDA

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

ACTION: APPROVED

BUSINESS

3. SUP-20-2021 BRUCE AND CRAIG HOTEL (PUBLIC HEARING). APPLICANT: SUN WEST COMMERCIAL, LLC. REQUEST: A SPECIAL USE PERMIT IN A PUD (PLANNED UNIT DEVELOPMENT DISTRICT) TO ALLOW A HOTEL. LOCATION: APPROXIMATELY 322 FEET NORTH OF CRAIG ROAD AND APPROXIMATELY 262 FEET EAST OF BRUCE STREET. (A PORTION OF APN 139-02-612-012). (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. THE APPLICANT WILL SUBMIT A FINAL DEVELOPMENT PLAN FOR THE HOTEL.
3. A NOISE LEVEL REDUCTION, OUTDOOR TO INDOOR OF 25 DECIBELS SHALL BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE HOTEL.
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. CONFORMANCE MAY REQUIRE MODIFICATIONS TO THE SITE PLAN.
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. 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.

4. SUP-12-2021 GENESIS II CENTER (PUBLIC HEARING). APPLICANT: ROBERT A. PEOPLES. REQUEST: A SPECIAL USE PERMIT IN A C-1 (NEIGHBORHOOD COMMERCIAL DISTRICT) TO ALLOW A RELIGIOUS INSTITUTION. LOCATION: 2815 WEST LAKE MEAD BOULEVARD, SUITES 111 AND 112. (APN 139-20-614-002). (WARD 2) (FOR POSSIBLE ACTION)

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.

5. SUP-24-2021 WOW CAR WASH (PUBLIC HEARING). APPLICANT: S.T. ENTERPRISES, LLC. REQUEST: A SPECIAL USE PERMIT IN A C-2 (GENERAL COMMERCIAL DISTRICT) TO ALLOW A VEHICLE WASHING ESTABLISHMENT. LOCATION: GENERALLY THE NORTHWEST CORNER OF CENTENNIAL PARKWAY AND NORTH 5TH STREET. (A PORTION OF 124-22-801-026). (WARD 4) (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. ALL QUEUING FOR THE CARWASH SHALL BE MAINTAINED ONSITE.

6. SUP-17-2021 THE LOOP (PUBLIC HEARING). APPLICANT: MICHAEL ANGELO LLC. REQUEST: A SPECIAL USE PERMIT IN A C-2 (GENERAL COMMERCIAL DISTRICT) TO ALLOW A VEHICLE, BOAT AND RV SERVICE FACILITY (SMOG CHECK). LOCATION: SOUTHEAST CORNER OF LAMB BOULEVARD AND CENTENNIAL PARKWAY. (APN 123-29-101-001). (WARD 1) (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. ALL ROOF MOUNTED EQUIPMENT MUST BE SCREENED FROM PUBLIC STREETS AND NEIGHBORING PROPERTIES.
 3. THE PERIMETER SIDEWALK AND LANDSCAPING SHALL COMPLY WITH TITLE 17 REQUIREMENTS, INCLUDING PROVIDING A MINIMUM OF 15 FEET OF LANDSCAPING WITH THE SIDEWALK LOCATED IN THE MIDDLE ADJACENT TO LAMB BOULEVARD AND CENTENNIAL PARKWAY.
 4. THE PROPOSED BUILDING SHALL UTILIZE THE SAME MATERIALS AND COLORS OF THE CONVENIENCE FOOD STORE.
 5. THE CIVIL IMPROVEMENT PLANS FOR THIS DEVELOPMENT ARE CURRENTLY IN REVIEW.
7. [SUP-18-2021 INK THERAPY TATTOO CO \(PUBLIC HEARING\). APPLICANT: MILES D. PURDY. REQUEST: A SPECIAL USE PERMIT IN A C-2 \(GENERAL COMMERCIAL DISTRICT\) TO ALLOW A TATTOO ESTABLISHMENT. LOCATION: 775 WEST CRAIG ROAD, SUITE 162. \(APN 139-03-314-009\). \(WARD 2\) \(FOR POSSIBLE ACTION\)](#)

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.
8. [SUP-19-2021 HAPPY MESSAGE \(PUBLIC HEARING\). APPLICANT HAPPY MESSAGE LLC. REQUEST: A SPECIAL USE PERMIT IN A C-1 \(NEIGHBORHOOD COMMERCIAL DISTRICT\) TO ALLOW A MESSAGE ESTABLISHMENT. LOCATION: 3315 WEST CRAIG ROAD, SUITE 107. \(APN 139-05-316-003\). \(WARD 2\) \(FOR POSSIBLE ACTION\)](#)

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

9. SUP-21-2021 S. NEVADA GROWERS (PUBLIC HEARING). APPLICANT: S. NEVADA GROWERS. REQUEST: A SPECIAL USE PERMIT IN AN M-2 (GENERAL INDUSTRIAL DISTRICT) TO ALLOW A TEMPORARY BUILDING. LOCATION: 3818 OCTAGON ROAD. (APN 139-12-510-014). (WARD 1) (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. TEMPORARY BUILDING SHALL BE REMOVED BY MAY 12, 2022.

10. SUP-22-2021 S. NEVADA GROWERS (PUBLIC HEARING). APPLICANT: S. NEVADA GROWERS. REQUEST: A SPECIAL USE PERMIT IN AN M-2 (GENERAL INDUSTRIAL DISTRICT) TO ALLOW A CULTIVATION FACILITY FOR MARIJUANA. LOCATION: 3818 OCTAGON ROAD. (APN 139-12-510-014). (WARD 1) (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. THE RAZOR-WIRE FENCING SHALL BE REMOVED PRIOR TO APPROVAL OF THE BUSINESS LICENSE.

11. SUP-23-2021 S. NEVADA GROWERS (PUBLIC HEARING). APPLICANT: S. NEVADA GROWERS. REQUEST: A SPECIAL USE PERMIT IN AN M-2 (GENERAL INDUSTRIAL DISTRICT) TO ALLOW PRODUCTION OF EDIBLE MARIJUANA PRODUCTS OR MARIJUANA-INFUSED PRODUCTS. LOCATION: 3818 OCTAGON ROAD. (APN 139-12-510-014). (WARD 1) (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. THE RAZOR-WIRE FENCING SHALL BE REMOVED PRIOR TO APPROVAL OF THE BUSINESS LICENSE.

12. FDP-04-2021 ORCHARD CANYON. APPLICANT: RICHMOND AMERICAN HOMES. REQUEST: A FINAL DEVELOPMENT PLAN IN A PUD (PLANNED UNIT DEVELOPMENT DISTRICT), TO DEVELOP 98 SINGLE-FAMILY HOMES. LOCATION: GENERALLY, THE NORTHWEST CORNER OF TROPICAL PARKWAY AND LAMB BOULEVARD. (APNS 123-30-601-013, 123-30-601-014, AND 123-30-601-015). (WARD 1) (FOR POSSIBLE ACTION)

ACTION: APPROVED

13. T-MAP-07-2021 VILLAGES @ TULE SPRINGS PARCEL 1.01. APPLICANT: DR HORTON, INC. REQUEST: A TENTATIVE MAP IN AN R-CL-PCD (MEDIUM DENSITY RESIDENTIAL-PLANNED COMMUNITY DISTRICT), TO ALLOW A 119-LOT, SINGLE-FAMILY SUBDIVISION. LOCATION: GENERALLY THE SOUTHEAST CORNER OF CLAYTON STREET AND GRAND TETON DRIVE/TULE SPRINGS PARKWAY. (APN 124-16-111-004). (WARD 4) (FOR POSSIBLE ACTION)

ACTION: APPROVED 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, INCLUDING THE SECOND AMENDED AND RESTATED DEVELOPMENT AGREEMENT FOR PARK HIGHLANDS EAST (VILLAGES AT TULE SPRINGS), AND THE VILLAGES AT TULE SPRINGS DEVELOPMENT STANDARDS AND DESIGN GUIDELINES.
2. ALL HOMES ADJACENT TO ALIANTE MASTER PLANNED COMMUNITY INCLUDING LOTS 20 THROUGH 32, 34, 35 AND 43 SHALL BE SINGLE-STORY.
3. PEDESTRIAN CONNECTIONS TO A TRAIL OR PATHWAY SHALL BE ADDED TO THE CUL-DE-SACS ON 1ST DRIVE, 5TH DRIVE, BOTH ENDS OF 7TH DRIVE AND COMMON ELEMENTS D, E & I.
4. A TRAIL ACCESS POINT, TWENTY (20) FEET IN WIDTH, SHALL BE ADDED BETWEEN LOTS 4 THRU 13.
5. CONSTRUCT A TRAIL, THIRTY-FOUR (34) FEET IN WIDTH, WITHIN THE EXISTING CLAYTON STREET RIGHT-OF-WAY COMMENCING AT GRAND TETON DRIVE AND EXTENDING SOUTH APPROXIMATELY 1,600-FEET. THE TRAIL SHALL CONNECT TO THE VILLAGES AT TULE SPRINGS COMMUNITY TRAIL LOCATED BETWEEN PARCELS 1.01 AND 1.02.

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. PROPOSED RESIDENTIAL DRIVEWAY SLOPES SHALL NOT EXCEED TWELVE PERCENT (12%).
9. ALL COMMON ELEMENTS SHALL BE LABELED AND ARE TO BE MAINTAINED BY THE HOME OWNERS' ASSOCIATION.
10. 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.
11. 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.
12. ALL DRIVEWAY GEOMETRICS SHALL BE IN COMPLIANCE WITH THE *UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS* DRAWING NUMBER 222.1.
13. 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.

14. ALL OFF-SITE IMPROVEMENTS MUST BE COMPLETED PRIOR TO FINAL INSPECTION OF THE FIRST HOME.
 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. TULE SPRINGS PARKWAY
 - B. SALTON SEA COURT
 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. THE DEVELOPER SHALL PROVIDE AN OFFSITE PHASING PLAN THAT INCLUDES PROPOSED DATES OF COMPLETION FOR ORDERLY CONSTRUCTION OF THE SUPPORTING OFFSITE STREET IMPROVEMENTS. THE OFFSITE PHASING PLAN MUST BE SUBMITTED FOR REVIEW AND APPROVAL TO THE DEPARTMENT OF PUBLIC WORKS PRIOR TO ISSUANCE OF THE PROJECT'S GRADING PERMIT.
14. [T-MAP-08-2021 VILLAGES @ TULE SPRINGS PARCEL 1.02. APPLICANT: DR HORTON, INC. REQUEST: A TENTATIVE MAP IN AN R-CL-PCD \(MEDIUM DENSITY RESIDENTIAL-PLANNED COMMUNITY DISTRICT\), TO ALLOW A 124-LOT, SINGLE-FAMILY SUBDIVISION. LOCATION: ALONG THE ELKHORN ROAD ALIGNMENT AND APPROXIMATELY 787 FEET WEST OF NILES WILD DRIVE. \(APN 124-16-311-002\). \(WARD 4\) \(FOR POSSIBLE ACTION\)](#)

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, INCLUDING THE SECOND AMENDED AND RESTATED DEVELOPMENT AGREEMENT FOR PARK HIGHLANDS EAST (VILLAGES AT TULE SPRINGS), AND THE VILLAGES AT TULE SPRINGS DEVELOPMENT STANDARDS AND DESIGN GUIDELINES.

2. ALL HOMES ADJACENT TO ALIANTE MASTER PLANNED COMMUNITY INCLUDING LOTS 35 THROUGH 74 SHALL BE SINGLE-STORY.
3. PEDESTRIAN CONNECTIONS TO A TRAIL OR PATHWAY SHALL BE ADDED TO THE CUL-DE-SACS ON 9TH DRIVE, 10TH DRIVE, 13TH DRIVE, 14TH DRIVE, 15TH DRIVE AND COMMON ELEMENTS E & G.
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. 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. ELKHORN ROAD
 - B. GOLDEN BUCKWHEAT DRIVE
 - C. TULE SPRINGS PARKWAY
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. THE DEVELOPER SHALL PROVIDE AN OFFSITE PHASING PLAN THAT INCLUDES PROPOSED DATES OF COMPLETION FOR ORDERLY CONSTRUCTION OF THE SUPPORTING OFFSITE STREET IMPROVEMENTS. THE OFFSITE PHASING PLAN MUST BE SUBMITTED FOR REVIEW AND APPROVAL TO THE DEPARTMENT OF PUBLIC WORKS PRIOR TO ISSUANCE OF THE PROJECT'S GRADING PERMIT.

15. T-MAP-09-2021 VILLAGES @ TULE SPRINGS PARCEL 1.03. APPLICANT: DR HORTON, INC. REQUEST: A TENTATIVE MAP IN AN R-CL-PCD (MEDIUM DENSITY RESIDENTIAL-PLANNED COMMUNITY DISTRICT), TO ALLOW A 120-LOT, SINGLE FAMILY SUBDIVISION. LOCATION: APPROXIMATELY 480 FEET NORTHWEST OF ELKHORN ROAD ALONG TULE SPRINGS PARKWAY. (APN 124-16-211-003). (WARD 4) (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, INCLUDING THE SECOND AMENDED AND RESTATED DEVELOPMENT AGREEMENT FOR PARK HIGHLANDS EAST (VILLAGES AT TULE SPRINGS), AND THE VILLAGES AT TULE SPRINGS DEVELOPMENT STANDARDS AND DESIGN GUIDELINES.
2. PEDESTRIAN CONNECTIONS TO A TRAIL, PATHWAY OR ADJACENT COMMON ELEMENT SHALL BE ADDED TO THE CUL-DE-SACS ON 19TH DRIVE, 20TH DRIVE AND 22ND DRIVE AND COMMON ELEMENTS E & F.
3. A TRAIL ACCESS POINT, TWENTY (20) FEET IN WIDTH, SHALL BE ADDED BETWEEN LOTS 5 THRU 19.
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. 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. TULE SPRINGS PARKWAY
 - B. SALTON SEA DRIVE
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. THE DEVELOPER SHALL PROVIDE AN OFFSITE PHASING PLAN THAT INCLUDES PROPOSED DATES OF COMPLETION FOR ORDERLY CONSTRUCTION OF THE SUPPORTING OFFSITE STREET IMPROVEMENTS. THE OFFSITE PHASING PLAN MUST BE SUBMITTED FOR REVIEW AND APPROVAL TO THE DEPARTMENT OF PUBLIC WORKS PRIOR TO ISSUANCE OF THE PROJECT'S GRADING PERMIT.

16. T-MAP-10-2021 VILLAGES @ TULE SPRINGS PARCEL 1.04. APPLICANT: DR HORTON, INC. REQUEST: A TENTATIVE MAP IN AN R-CL-PCD (MEDIUM DENSITY RESIDENTIAL-PLANNED COMMUNITY DISTRICT), TO ALLOW A 140-LOT, SINGLE-FAMILY SUBDIVISION. LOCATION: NORTHWEST CORNER OF ELKHORN ROAD AND TULE SPRINGS PARKWAY. (APN 124-16-211-004). (WARD 4) (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, INCLUDING THE SECOND AMENDED AND RESTATED DEVELOPMENT AGREEMENT FOR PARK HIGHLANDS EAST (VILLAGES AT TULE SPRINGS), AND THE VILLAGES AT TULE SPRINGS DEVELOPMENT STANDARDS AND DESIGN GUIDELINES.
2. THE MAXIMUM ALLOWED NUMBER OF LOTS SHALL NOT EXCEED 134 LOTS OR AS ALLOWED SUBJECT TO AN APPROVED MODIFICATION OF THE DENSITY CAP FOR THE PARCEL.
3. ALL LOTS LESS THAN 40-FEET IN WIDTH SHALL HAVE A MINIMUM REAR YARD SETBACK OF 17-FEET.
4. PEDESTRIAN CONNECTIONS TO A TRAIL, PATHWAY OR ADJACENT COMMON ELEMENT SHALL BE ADDED TO THE CUL-DE-SACS ON 19TH DRIVE, 20TH DRIVE AND 22ND DRIVE AND COMMON ELEMENTS D & E.

5. 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.
6. APPROVAL OF A DRAINAGE STUDY IS REQUIRED PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS.
7. PROPOSED RESIDENTIAL DRIVEWAY SLOPES SHALL NOT EXCEED TWELVE PERCENT (12%).
8. ALL COMMON ELEMENTS SHALL BE LABELED AND ARE TO BE MAINTAINED BY THE HOME OWNERS' ASSOCIATION.
9. 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.
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. ALL DRIVEWAY GEOMETRICS SHALL BE IN COMPLIANCE WITH THE *UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS* DRAWING NUMBER 222.1.

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. THE PUBLIC STREET GEOMETRICS AND THICKNESS OF THE PAVEMENT SECTIONS WILL BE DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS.
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. TULE SPRINGS PARKWAY
 - B. ELKHORN ROAD
 - C. NILES WILD DRIVE
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.
16. THE DEVELOPER SHALL PROVIDE AN OFFSITE PHASING PLAN THAT INCLUDES PROPOSED DATES OF COMPLETION FOR ORDERLY CONSTRUCTION OF THE SUPPORTING OFFSITE STREET IMPROVEMENTS. THE OFFSITE PHASING PLAN MUST BE SUBMITTED FOR REVIEW AND APPROVAL TO THE DEPARTMENT OF PUBLIC WORKS PRIOR TO ISSUANCE OF THE PROJECT'S GRADING PERMIT.

17. T-MAP-11-2021 VILLAGES @ TULE SPRINGS PARCEL 1.05. APPLICANT: DR HORTON, INC. REQUEST: A TENTATIVE MAP IN AN R-CL-PCD (MEDIUM DENSITY RESIDENTIAL-PLANNED COMMUNITY DISTRICT), TO ALLOW A 68-LOT, SINGLE-FAMILY SUBDIVISION. LOCATION: NORTHWEST CORNER OF ELKHORN ROAD AND NILES WILD DRIVE. (APN 124-16-312-001). (WARD 4) (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, INCLUDING THE SECOND AMENDED AND RESTATED DEVELOPMENT AGREEMENT FOR PARK HIGHLANDS EAST (VILLAGES AT TULE SPRINGS), AND THE VILLAGES AT TULE SPRINGS DEVELOPMENT STANDARDS AND DESIGN GUIDELINES.
2. PEDESTRIAN CONNECTIONS TO A TRAIL OR PATHWAY SHALL BE ADDED TO THE CUL-DE-SACS ON 30TH DRIVE, BOTH ENDS OF 32ND DRIVE AND COMMON ELEMENT E.
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. 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. ELKHORN ROAD
 - B. GOLDEN BUCKWHEAT DRIVE
 - C. NILES WILD DRIVE
 - D. TULE SPRINGS PARKWAY
13. 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.

14. THE DEVELOPER SHALL PROVIDE AN OFFSITE PHASING PLAN THAT INCLUDES PROPOSED DATES OF COMPLETION FOR ORDERLY CONSTRUCTION OF THE SUPPORTING OFFSITE STREET IMPROVEMENTS. THE OFFSITE PHASING PLAN MUST BE SUBMITTED FOR REVIEW AND APPROVAL TO THE DEPARTMENT OF PUBLIC WORKS PRIOR TO ISSUANCE OF THE PROJECT'S GRADING PERMIT.

18. T-MAP-13-2021 VILLAGES @ TULE SPRINGS PARCEL 1.07. APPLICANT: DR HORTON, INC. REQUEST: A TENTATIVE MAP IN AN R-CL-PCD (MEDIUM DENSITY RESIDENTIAL-PLANNED COMMUNITY DISTRICT), TO ALLOW A 95-LOT, SINGLE-FAMILY SUBDIVISION. LOCATION: SOUTH OF THE INTERSECTION OF ELKHORN ROAD AND NILES WILD DRIVE. (APN 124-16-313-002). (WARD 4) (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, INCLUDING THE SECOND AMENDED AND RESTATED DEVELOPMENT AGREEMENT FOR PARK HIGHLANDS EAST (VILLAGES AT TULE SPRINGS), AND THE VILLAGES AT TULE SPRINGS DEVELOPMENT STANDARDS AND DESIGN GUIDELINES.
2. PEDESTRIAN CONNECTIONS TO A TRAIL, PATHWAY OR ADJACENT COMMON ELEMENT SHALL BE ADDED TO THE CUL-DE-SACS ON BOTH ENDS OF STREET 'A', STREET 'B' AND STREET 'D' AND COMMON ELEMENT 'C'.
3. A TRAIL ACCESS POINT, TWENTY (20) FEET IN WIDTH, SHALL BE ADDED BETWEEN LOTS 5 THRU 16.
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. 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. ELKHORN ROAD
 - B. GOLDEN BUCKWHEAT DRIVE
 - C. NILES WILD DRIVE
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.
19. [T-MAP-12-2021 VILLAGES @ TULE SPRINGS PARCEL 1.13. APPLICANT: DR HORTON, INC. REQUEST: A TENTATIVE MAP IN AN R-2-PCD \(MEDIUM-HIGH DENSITY RESIDENTIAL-PLANNED COMMUNITY DISTRICT\), TO ALLOW A 132-LOT, SINGLE-FAMILY SUBDIVISION. LOCATION: SOUTH OF THE INTERSECTION OF TULE SPRINGS PARKWAY AND UPPER SONORAN ROAD. \(APN 124-16-711-001\). \(WARD 4\) \(FOR POSSIBLE ACTION\)](#)

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, INCLUDING THE SECOND AMENDED AND RESTATED DEVELOPMENT AGREEMENT FOR PARK HIGHLANDS EAST (VILLAGES AT TULE SPRINGS), AND THE VILLAGES AT TULE SPRINGS DEVELOPMENT STANDARDS AND DESIGN GUIDELINES.
2. ALL LOTS LESS THAN 40-FEET IN WIDTH SHALL HAVE A MINIMUM REAR YARD SETBACK OF 17-FEET.
3. PEDESTRIAN CONNECTIONS TO A TRAIL, PATHWAY OR ADJACENT COMMON ELEMENT SHALL BE ADDED TO THE CUL-DE-SACS ON B DRIVE, G DRIVE AND I DRIVE AND COMMON ELEMENTS C & E.

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. 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. TULE SPRINGS PARKWAY
 - B. UPPER SONORAN ROAD
 - C. NILES WILD DRIVE
 - D. ELKHORN ROAD
 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. THE DEVELOPER SHALL PROVIDE AN OFFSITE PHASING PLAN THAT INCLUDES PROPOSED DATES OF COMPLETION FOR ORDERLY CONSTRUCTION OF THE SUPPORTING OFFSITE STREET IMPROVEMENTS. THE OFFSITE PHASING PLAN MUST BE SUBMITTED FOR REVIEW AND APPROVAL TO THE DEPARTMENT OF PUBLIC WORKS PRIOR TO ISSUANCE OF THE PROJECT'S GRADING PERMIT.
20. [T-MAP-15-2021 VILLAGES @ TULE SPRINGS PARCEL 1.14. APPLICANT: DR HORTON, INC. REQUEST: A TENTATIVE MAP IN AN R-2-PCD \(MEDIUM-HIGH DENSITY RESIDENTIAL-PLANNED COMMUNITY DISTRICT\), TO ALLOW A 127-LOT, SINGLE-FAMILY SUBDIVISION. LOCATION: SOUTHWEST CORNER OF TULE SPRINGS PARKWAY AND EGLINGTON STREET. \(APN 124-16-711-002\). \(WARD 4\) \(FOR POSSIBLE ACTION\)](#)

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, INCLUDING THE SECOND AMENDED AND RESTATED DEVELOPMENT AGREEMENT FOR PARK HIGHLANDS EAST (VILLAGES AT TULE SPRINGS), AND THE VILLAGES AT TULE SPRINGS DEVELOPMENT STANDARDS AND DESIGN GUIDELINES.

2. A PEDESTRIAN CONNECTION TO A TRAIL OR PATHWAY SHALL BE ADDED TO THE CUL-DE-SAC ON Q DRIVE.
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. 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. TULE SPRINGS PARKWAY
 - B. EGLINGTON STREET
13. 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.
14. THE DEVELOPER SHALL PROVIDE AN OFFSITE PHASING PLAN THAT INCLUDES PROPOSED DATES OF COMPLETION FOR ORDERLY CONSTRUCTION OF THE SUPPORTING OFFSITE STREET IMPROVEMENTS. THE OFFSITE PHASING PLAN MUST BE SUBMITTED FOR REVIEW AND APPROVAL TO THE DEPARTMENT OF PUBLIC WORKS PRIOR TO ISSUANCE OF THE PROJECT'S GRADING PERMIT.

21. AMP-05-2021 TROPICAL ASSEMBLAGE 2.0 (PUBLIC HEARING). APPLICANT: CAPROCK PARTNERS, LLC. REQUEST: AN AMENDMENT TO THE MASTER PLAN OF STREETS AND HIGHWAYS TO REMOVE AZURE AVENUE BETWEEN MADGE LANE AND BEESLEY DRIVE. (APNS 123-27-101-026, 123-27-201-003 AND 123-27-201-005). (WARD 1) (FOR POSSIBLE ACTION)

ACTION: APPROVED; FORWARD TO CITY COUNCIL FOR FINAL CONSIDERATION

22. ZN-09-2021 TROPICAL ASSEMBLAGE 2.0 (PUBLIC HEARING). APPLICANT: CAPROCK PARTNERS, LLC. REQUEST: A PROPERTY RECLASSIFICATION FROM O-L (OPEN LAND DISTRICT) TO M-2 (GENERAL INDUSTRIAL DISTRICT). LOCATION: SOUTHWEST CORNER OF AZURE AVENUE AND BEESLEY DRIVE. (APNS 123-27-201-003, 123-27-201-004 AND 123-27-201-005). (WARD 1) (FOR POSSIBLE ACTION)

ACTION: APPROVED; FORWARD TO CITY COUNCIL FOR FINAL CONSIDERATION

23. AMP-06-2021 CENTENNIAL & I-15 (PUBLIC HEARING). APPLICANT: KELLY LAWSON - MATTER ACQUISITIONS, LLC. REQUEST: AN AMENDMENT TO THE COMPREHENSIVE MASTER PLAN TO CHANGE THE LAND USE DESIGNATION FROM RESORT COMMERCIAL TO HEAVY INDUSTRIAL. LOCATION: NORTHWEST CORNER OF NORTH BELT ROAD AND SLOAN LANE ALIGNMENTS. (APN 123-21-000-003). (WARD 1) (FOR POSSIBLE ACTION)

ACTION: APPROVED; FORWARD TO CITY COUNCIL FOR FINAL CONSIDERATION

24. ZN-11-2021 CENTENNIAL & I-15 (PUBLIC HEARING). APPLICANT: KELLY LAWSON - MATTER ACQUISITIONS, LLC. REQUEST: A PROPERTY RECLASSIFICATION FROM C-2 (GENERAL COMMERCIAL DISTRICT) TO M-2 (GENERAL INDUSTRIAL DISTRICT). LOCATION: NORTHWEST CORNER OF NORTH BELT ROAD AND SLOAN LANE ALIGNMENTS. (APN 123-21-000-003). (WARD 1) (FOR POSSIBLE ACTION)

ACTION: APPROVED; FORWARD TO CITY COUNCIL FOR FINAL CONSIDERATION

25. AMP-04-2021 CRMM (PUBLIC HEARING). APPLICANT: CRMM, LLC. REQUEST: AN AMENDMENT TO THE COMPREHENSIVE MASTER PLAN TO CHANGE THE LAND USE DESIGNATION FROM COMMUNITY COMMERCIAL TO HEAVY INDUSTRIAL. LOCATION: NORTHEAST CORNER OF TROPICAL PARKWAY AND CHRISTY LANE. (APNS 123-28-601-001, AND 123-28-601-010 THROUGH 123-28-601-013). (WARD 1) (FOR POSSIBLE ACTION)

ACTION: APPROVED; FORWARD TO CITY COUNCIL FOR FINAL CONSIDERATION

26. ZN-08-2021 CRMM (PUBLIC HEARING). APPLICANT: CRMM, LLC. REQUEST: A PROPERTY RECLASSIFICATION FROM C-2 (GENERAL COMMERCIAL DISTRICT) TO M-2 (GENERAL INDUSTRIAL DISTRICT). LOCATION: NORTHEAST CORNER OF TROPICAL PARKWAY AND CHRISTY LANE. (APNS 123-28-601-001, AND 123-28-601-010 THROUGH 123-28-601-013). (WARD 1) (FOR POSSIBLE ACTION)

ACTION: APPROVED; FORWARD TO CITY COUNCIL FOR FINAL CONSIDERATION

27. 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). (WARD 3) (FOR POSSIBLE ACTION) CONTINUED APRIL 14, 2021

ACTION: APPROVED SUBJECT TO THE FOLLOWING AMENDED CONDITIONS; A NEW CONDITION NO. 3 WAS ADDED:

1. UNLESS EXPRESSLY AUTHORIZED THROUGH A VARIANCE, WAIVER OR ANOTHER APPROVED METHOD, THIS DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
2. INCORPORATE BARREL ARCHES, COLUMNS, COLOR SCHEME AND CORNICE ALONG THE ENTIRE ROOF LINE, TO THE BUILDING FAÇADE TO COORDINATE WITH THE EXISTING COMMERCIAL CENTER.
3. A LANDSCAPE PLANTER FOUR (4) FEET IN WIDTH SHALL BE ADDED ALONG THE SHARED ACCESS DRIVE WHEN ADJACENT TO THE BLOCK WALL OR BUILDING 3. THE PLANTER SHALL CONTAIN SHRUBS AND GROUND COVER THAT WILL PROVIDE 60% GROUND COVERAGE WITHIN TWO YEARS OF PLANTING.

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. CONFORMANCE MAY REQUIRE MODIFICATIONS TO THE SITE PLAN.
6. 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. 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.

STAFF ITEMS

Land Development and Community Services Director Jordan welcomed everyone back to Council Chambers for the restart of in-person meetings. He wished everyone a Happy Memorial Day. He announced that City Clerk Raynor was retiring and relocating to Texas at the end of May and wished her good luck.

COMMISSION ITEMS

Chairman Kraft expressed his appreciation to City Clerk Raynor and wished her the best in her future endeavors. He wished everyone a Happy Memorial Day.

PUBLIC FORUM

There was no public participation.

ADJOURNMENT

Chairman Kraft adjourned the meeting at 7:26 p.m.