

**MINUTES
CITY OF NORTH LAS VEGAS
PLANNING COMMISSION REGULAR MEETING**

May 12, 2021

BRIEFING

5:30 p.m., Council Chamber, 2250 Las Vegas Boulevard North,
North Las Vegas, Nevada 89030
(Briefing moved from Caucus Room to comply with social distancing requirements)

CALL TO ORDER

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

ROLL CALL

COMMISSIONERS PRESENT

Chairman Kraft
Vice Chairman Warner
Commissioner Berrett
Commissioner Calhoun
Commissioner Greer
Commissioner Guymon
Commissioner Riley *(via telephone)*

STAFF PRESENT

Land Development and Community Services Director Jorday
Senior Deputy City Attorney Moore
City Clerk Raynor (left at 6:35 p.m.)
Chief Deputy City Clerk Purcell
Planning and Zoning Manager Eastman
Principal Planner Michaels
Traffic Engineer Reesman
Development and Flood Control Manager McLaughlin
Deputy City Clerk Ramey

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

MOTION: Commissioner Greer

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

NAYS: None

ABSTAIN: None

ABSENT: None

CONSENT AGENDA

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

ACTION: APPROVED

MOTION: Commissioner Calhoun

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

NAYS: None

ABSTAIN: None

ABSENT: None

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)

Principal Planner Michaels presented the item and stated that the applicant requested a special use permit to allow a hotel located near the northeast corner of the intersection of East Craig Road and North Bruce Street. She noted that the property is 3.1 acres and zoned PUD Planned Unit Development District and the land use designation is Community Commercial. She stated that the proposed hotel would consist of 125 rooms and four-stories, with a height of approximately 56 feet. The applicant will be required to apply for a Final Development Plan. According to the site plan, the proposed hotel is located next to an existing hotel along Bruce Street and is set back

approximately 106 feet from the northerly property line adjacent to the existing residential homes. She noted that the applicant would be required to provide a 20-foot landscape buffer adjacent to the residential homes. She stated that the site is located within the AE 70 Air Terminal Environs. Under the strict interpretation of the Air Terminal Environs Overlay District, a hotel would not be an allowed use within this designation. She noted that a casino would be allowed provided the building was designed to incorporate a noise level reduction of 25 decibels. Since casinos are required to contain a hotel component, a stand-alone hotel should also be allowed provided it incorporated the same level of noise reduction. Staff recommended approval subject to conditions.

David Logsdon, Actus, 3283 East Warm Springs Road, Las Vegas, represented the applicant and concurred with staff's recommendations.

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

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.

MOTION: Commissioner Greer

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

NAYS: None

ABSTAIN: None

ABSENT: None

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. \(APN 139-20-614-002\). \(WARD 2\) \(FOR POSSIBLE ACTION\)](#)

Principal Planner Michaels presented the item and stated that the applicant requested approval of a special use permit to allow a religious institution on property located at 2815 West Lake Mead Boulevard, Suites 111 – 114. She noted that the property was zoned C-1 Neighborhood Commercial District and the Comprehensive Master Plan Land Use designation for the subject site is Community Commercial. The hours of operation are Wednesday from 6:30 p.m. to 7:30 p.m. and Sunday from 10:00 a.m. to 12:00 p.m. She stated that the commercial development currently had office and retail uses. She noted that the applicant applied for a tenant improvement for the addition of suites 111 and 112 and it was determined they were operating without the approval of a special use permit. No modifications were proposed to the outside of the building. She stated that access to the site is from two existing driveways; one on West Lake Mead Boulevard and the other on Simmons Street. Staff recommended approval subject to conditions.

Robert Peoples, 6704 Yellowhammer Place, North Las Vegas, stated he was the applicant and concurred with staff's conditions.

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

ACTION: APPROVED SUBJECT TO THE FOLLOWING CONDITION:

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

MOTION: Commissioner Guymon

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

NAYS: None

ABSTAIN: None

ABSENT: None

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)**

Principal Planner Michaels presented the item and stated that the applicant requested a special use permit to allow an approximately 4,743 square foot carwash building containing a 135-foot washing tunnel located at the northwest corner of Centennial Parkway and North 5th Street on approximately 1.29 acres. The site is zoned C-2 General Commercial with a land use designation of Mixed-Use Commercial. She noted that the carwash would be located adjacent to an existing commercial center. Access to the proposed vehicle-washing establishment is from an existing driveway on Centennial Parkway. She stated that the site plan showed that the queuing for the carwash will be located onsite. The proposed site plan and building elevations complied with the design standards. Some modifications to the color palette may be required. Staff recommended approval subject to conditions.

Stephanie Allen, Kaempfer Crowell, 1980 Festival Plaza Drive, Las Vegas, represented the applicant showed a map of the site and provided information regarding the project.

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

In response to a question from Commissioner Berrett, Ms. Allen stated that there was a gas station / carwash located to the west but was unaware of the exact distance. Principal Planner Michaels responded noting that there was no distance requirement between similar uses. Commissioner Berrett was concerned about the future of either business due to the proximity of each other.

Vice Chairman Warner commented on the efficiency and operation of the WOW carwash.

Chairman Kraft commented that the future of the businesses was dependent on the market and that one was a stand-alone car wash while the other was a gas station/car wash.

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.

MOTION: Commissioner Calhoun

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

NAYS: Commissioner Berrett

ABSTAIN: None

ABSENT: None

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)

Principal Planner Michaels presented the item and stated that the applicant requested consideration to allow a vehicle, boat and RV service facility (smog check) on property located on 3.62 acres at the southeast corner of Lamb Boulevard and Centennial Parkway. The site is zoned C-2 General Commercial District and the land use is Neighborhood Commercial. She stated that the proposed vehicle, boat and service facility will be located in the parking lot west of the convenience food store and gas pumps at the corner of Lamb Boulevard and Centennial Parkway with access from two proposed entrances; one on Centennial Parkway and one from Lamb Boulevard. The

proposed facility is approximately 12 feet in height and 181 square feet. She stated that the site exceeded the required parking spaces and complies with the parking requirements. Staff recommended approval subject to conditions.

Taylor Lilley, 367 Pollino Peaks Street, Las Vegas, applicant, concurred with staff's recommendations for approval.

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

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.

MOTION: Commissioner Berrett

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

NAYS: None

ABSTAIN: None

ABSENT: None

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)**

Principal Planner Michaels presented the item and stated that the applicant requested a special use permit to allow a tattoo and piercing shop located at 755 West Craig Road. The hours of operation will be 10:00 a.m. to 10:00 p.m. Monday through Saturday and 10:00 a.m. to 6:00 p.m. on Sunday. She noted that the site was zoned C-2 General Commercial with a land use designation of Mixed-Use Commercial. She stated that the applicant would occupy an existing suite that is 1,625 square feet in size. The proposed tattoo shop is located within a large commercial development and contains 454 parking spaces, which complies with code requirements. Staff recommended approval subject to conditions.

Miles Purdy, 4012 Hollis Street, North Las Vegas, applicant, was available for questions.

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

ACTION: APPROVED SUBJECT TO THE FOLLOWING CONDITION:

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

MOTION: Commissioner Guymon

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

NAYS: None

ABSTAIN: None

ABSENT: None

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)**

Principal Planner Michaels presented the item and stated that the applicant requested a special use permit to allow a massage establishment located at 3315 West Craig Road. The site is zoned C-1 Neighborhood Commercial District and has a land use designation of Mixed-Use Commercial. There are additional retail, medical and commercial uses within the existing commercial center. The applicant is proposing to occupy one suite that is approximately 1,200 square feet in size. The hours of operation are from 8:00 a.m. – 9:00 p.m. seven days a week. No exterior modifications are being proposed. Staff recommended approval subject to conditions.

(No name given), Happy Massage, 3315 West Craig Road, North Las Vegas, applicant, concurred with staff's recommendations.

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

ACTION: APPROVED SUBJECT TO THE FOLLOWING CONDITION:

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

MOTION: Commissioner Greer

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

NAYS: None

ABSTAIN: None

ABSENT: None

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)**

Principal Planner Michaels presented Item Nos. 9, 10 and 11 (SUP-21-2021, SUP-22-2021 and SUP-23-2021) together but voted on separately. She stated that the applicant requested approval of a special use permit to allow a temporary building, a cultivation facility and production of edible marijuana products or marijuana-infused products located at 3818 Octagon Road. The zoning for the site is M-2 General Industrial and the land use designation is Heavy Industrial. She noted that the original

use permits for both production and cultivation were approved on June 14, 2017 and two additional use permits were approved in February 2019 for a new location. The use was originally approved to be placed in the Apex Industrial Area, however, they moved to a new location and new use permits are required. She noted that the site would be developed in three phases. Phase 1 consists of a 624 square foot temporary building at the rear of the existing building and will be used for cultivation and production along with restrooms. The temporary building will be used during the interior remodeling of the existing building. Phase 2 consists of a 4,692 square foot addition to the existing building and Phase 3 would consist of removing the temporary building and remodeling the existing building. According to the site plan, 4,692 square feet will be used for cultivation and 4,918 square feet will be used for production. She stated that one driveway exists from Octagon Road and access to the rear of the site is proposed to be gated. She noted that there is an eight-foot high masonry block wall on the north, south and east sides of the building that contains razor-wire fencing around the perimeter and on the gate which is not permitted and should be removed prior to issuance of the business license. Staff recommended approval of all three special use permits subject to the conditions listed for each.

Lucy Stewart, 930 Village Center Circle, Las Vegas, represented the applicant and concurred with staff's conditions.

Responding to a question from Commissioner Calhoun, Ms. Stewart noted the condition allowed for the trailer to be on site for one year.

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

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.

MOTION: Vice Chairman Warner

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

NAYS: None

ABSTAIN: None

ABSENT: None

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. \(APN 139-12-510-014\). \(WARD 1\) \(FOR POSSIBLE ACTION\)](#)

(Please refer to comments in Item No. 9, SUP-20-2021)

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

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.

MOTION: Vice Chairman Warner

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

NAYS: None

ABSTAIN: None

ABSENT: None

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. \(APN 139-12-510-014\). \(WARD 1\) \(FOR POSSIBLE ACTION\)](#)

(Please refer to comments in Item No. 9, SUP-20-2021)

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

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.

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

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)

Principal Planner Michaels presented the item and stated that the applicant requested approval for a Final Development Plan that will consist of 98 single-family dwelling units in a Planned Unit Development District located at the northwest corner of Tropical Parkway and Lamb Boulevard. The subject site is 19 acres of a 28.6 acre PUD with a proposed density of approximately 3.42 dwelling units per acre with the remaining portion containing commercial uses. She noted that according to the submitted final development plan, the lot sizes range from 5,250 square feet to a maximum of 11,802 square feet. She stated that the plan contained two access points to the residential development; the main access is from gated access off Tropical Parkway and an emergency access for residents only from Azure Avenue. The perimeter landscaping complied with code requirements and staff recommended approval subject to conditions.

Stephanie Allen, Kaempfer Crowell, 1980 Festival Plaza Drive, Las Vegas, represented the applicant and concurred with staff's recommendations.

TION: APPROVED

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

- 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)**

Planning and Zoning Manager Eastman presented Item Nos. 13 through 20 together but voted on separately. He displayed a map indicating each individual parcel for clarification.

T-MAP-07-2021 was a request for a tentative map to allow a 119-lot, single-family residential subdivision on approximately 28.77 acres and a density of 4.14 dwelling units per acre. He noted that as part of the Tule Springs Development Agreement they adopted a density-cap table so every parcel was identified with the maximum number of lots allowed. The typical lot size in the development is approximately 6,800 square feet and range in size from 6,500 to 14,000 square feet. The developer will be required to put in a trail system up to Grand Teton Drive along the boundary of Parcel 1.01.

T-MAP-08-2021 was a request for a tentative map to allow a 124-lot, single-family residential subdivision on approximately 29.80 acres and a density of 4.16 dwelling units per acre. In the Villages of Tule Springs, all homes adjacent to the Aliante Master Planned Community are required to be single-story homes. The lots range in size from 7,000 – 18,000 square feet.

T-MAP-09-2021 was a request for a tentative map to allow a 120-lot, single-family subdivision on approximately 16.95 acres and a density of 7.08 dwelling units per acre. The lots range in size from 4,000 square feet to 9,500 square feet.

T-MAP-10-2021 was a request for a tentative map to allow a 140-lot, single-family subdivision on approximately 16.88 acres with a density of 8.29 dwelling units per acre. A minor modification was approved to allow the 140-lots. The lots range in size from 3,500 square feet to 5,200 square feet. The lot widths are less than 40 feet and the applicant proposed to provide a 17-foot rear yard setback to allow all lots to contain a minimum rear yard area of 600 square feet.

T-MAP-11-2021 was a request for a tentative map to allow a 68-lot, single-family subdivision on approximately 12.13 acres with a density of 5.61 dwelling units per acre. The lots range in size from 4,900 square feet to 7,600 square feet.

T-MAP-13-2021 was a request for a tentative map to allow a 95-lot, single-family subdivision on approximately 15.17 acres with a density of 6.26 dwelling units per acre. The lots range in size from a minimum of 4,750 square feet.

T-MAP-12-2021 was a request for a tentative map to allow a 132-lot, single-family subdivision on approximately 16.55 acres with a density of 7.98 dwelling units per acre. The existing zoning classification is R-2 PCD Medium-High Density Residential Planned Community District and the developer proposed single-family detached homes. The minimum lots size is 3,500 square feet and all lots meet the requirements. The lots range from 3,506 square feet to 7,753 square feet. The lot width is less than 40 feet and the developer is proposing a rear yard setback of 17 feet to meet the rear yard area of 600 square feet.

T-MAP-15-2021 was a request for a tentative map to allow a 127-lot, single-family subdivision on approximately 18.28 acres with a density of 6.95 dwelling units per acre. The lots range in size from 4,000 square feet to 7,887 square feet.

He provided the various different requirements with the Villages at Tule Springs Development Agreement. All the tentative maps meet the development standards and staff recommended approval subject to the conditions.

Stephanie Allen, Kaempfer Crowell, 1980 Festival Plaza Drive, Las Vegas, provided a map of the individual villages and background of the development of each village.

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.

MOTION: Commissioner Greer

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

NAYS: None

ABSTAIN: None

ABSENT: None

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)**

(Please refer to comments in Item No. 13, T-MAP-13-2021)

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, 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.

MOTION: Commissioner Calhoun

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

NAYS: None

ABSTAIN: None

ABSENT: None

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)**

(Please refer to comments in Item No. 13, T-MAP-13-2021)

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, 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.

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

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)

(Please refer to comments in Item No. 13, T-MAP-13-2021)

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, 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.

MOTION: Commissioner Calhoun

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

NAYS: None

ABSTAIN: None

ABSENT: None

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. \(APN 124-16-312-001\). \(WARD 4\) \(FOR POSSIBLE ACTION\)](#)

(Please refer to comments in Item No. 13, T-MAP-13-2021)

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, 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.

MOTION: Commissioner Guymon

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

NAYS: None

ABSTAIN: None

ABSENT: None

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)**

(Please refer to comments in Item No. 13, T-MAP-13-2021)

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, 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.

MOTION: Commissioner Berrett

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

NAYS: None

ABSTAIN: None

ABSENT: None

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)**

(Please refer to comments in Item No. 13, T-MAP-13-2021)

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, 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.

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

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)**

(Please refer to comments in Item No. 13, T-MAP-13-2021)

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, 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.

MOTION: Commissioner Berrett

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

NAYS: None

ABSTAIN: None

ABSENT: None

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. \(APNS 123-27-101-026, 123-27-201-003 AND 123-27-201-005\). \(WARD 1\) \(FOR POSSIBLE ACTION\)](#)

Planning and Zoning Manager Eastman presented Item Nos. 21 and 22 together but were voted on separately. He stated that the applicant requested to amend the Master Plan of Streets and Highways by removing Azure Avenue between Madge Lane and Beesley Drive. He noted that the intent was to remove the proposed street to allow the applicant to combine the parcels for a future industrial subdivision. He stated that within the past few years the City Council approved multiple property reclassifications and rezoning's on adjacent parcels from O-L Open Land District to M-2 General Industrial District and the Planning Commission approved a tentative map for a single-lot commercial subdivision that encompassed 24 parcels. Staff recommended approval of the application.

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

Chairman Kraft opened the public hearing and having no requests to speak, closed the public hearing. He noted that the item was an amendment to the Master Plan and required a super majority vote.

ACTION: APPROVED; FORWARD TO CITY COUNCIL FOR FINAL
CONSIDERATION

MOTION: Vice Chairman Warner

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

NAYS: None

ABSTAIN: None

ABSENT: None

**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)**

(Please refer to comments in Item No. 21, AMP-05-2021)

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

ACTION: APPROVED; FORWARD TO CITY COUNCIL FOR FINAL
CONSIDERATION

MOTION: Commissioner Greer

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

NAYS: None

ABSTAIN: None

ABSENT: None

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)

Planning and Zoning Manager Eastman presented Item Nos. 23 and 24 together but were voted on separately. He stated that the applicant requested consideration to amend the Comprehensive Master Plan Land Use Map from Resort Commercial to Heavy Industrial for approximately 42.7 acres located at the northwest corner of the North Belt Road and Sloan Lane alignments and ZN-11-2021 was a request to reclassify the subject site from C-2 General Commercial District to M-2 General Industrial District. He noted that Resort Commercial needed to be located along an arterial with good access to the I-15 and 215 and would be difficult to develop at this location. He noted that the subject's site surround uses consisted of the Floyd Edsall Training Center of the Nevada Army National Guard and undeveloped land. He stated that the City participated in the development of the Floyd Edsall Training Center Joint Land Use Study which stated that industrial land uses were more compatible in terms of noise, vibration, dust, alternative energy use, air quality and building height. Staff recommended approval of both applications.

Lebene Ohene, 520 South Fourth Street, Las Vegas, represented the applicant and noted that the intent was to develop two industrial warehouses. She thanked staff for their assistance and support.

Chairman Kraft opened the public hearing and having no requests to speak, closed the public hearing. He noted that the item was an amendment to the Master Plan and required a super majority vote.

ACTION: APPROVED; FORWARD TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Calhoun

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

NAYS: None

ABSTAIN: None

ABSENT: None

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)**

(Please refer to comments in Item No. 23, AMP-06-2021)

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

ACTION: APPROVED; FORWARD TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Guymon

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

NAYS: None

ABSTAIN: None

ABSENT: None

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)**

Planning and Zoning Manager Eastman presented Item No. 25 and 26 together but were voted on separately. He stated that AMP-04-2021 was a request to amend the Comprehensive Master Plan Land Use Element from Community Commercial to Heavy Industrial; and ZN-08-2021 was a request to reclassify the site from C-2 General Commercial District to M-2 General Industrial District. He noted that the proposed amendment was for approximately 11.27 acres that consisted of five parcels. He noted that all the entitlements were with the intention to create a multiple building industrial subdivision. Staff recommended approval of both applications.

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

Chairman Kraft opened the public hearing and having no requests to speak, closed the public hearing. He noted that the item was an amendment to the Master Plan and required a super majority vote.

ACTION: APPROVED; FORWARD TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Vice Chairman Warner

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

NAYS: None

ABSTAIN: None

ABSENT: None

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. \(APNS 123-28-601-001, AND 123-28-601-010 THROUGH 123-28-601-013\). \(WARD 1\) \(FOR POSSIBLE ACTION\)](#)

(Please refer to comments in Item No. 25, AMP-04-2021)

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

ACTION: APPROVED; FORWARD TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Greer

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

NAYS: None

ABSTAIN: None

ABSENT: None

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**

Planning and Zoning Manager Eastman presented the item and stated the applicant requested a special use permit to allow a mini-storage establishment located at the southeast corner of Centennial Parkway and Simmons Street. He noted the item was continued from the April 14, 2021 Planning Commission Meeting and the applicant submitted a revised site plan and revised building elevations and floor plans. The applicant has made the building slightly larger and moved the commercial retail building to the middle of the mini-warehouse facility. He noted that the applicant proposed a large covered RV storage building which was not in the previous application. He read an amended condition no. 3 into the record which addressed concerns regarding the block wall.

Andrea Carroll, 1980 Festival Plaza Drive, Las Vegas, represented the applicant and concurred with staff's recommendations.

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

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

- I. 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 GROUNDCOVER 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.

MOTION: Commissioner Berrett

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

NAYS: None

ABSTAIN: None

ABSENT: None

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.

APPROVED: June 9, 2021

/s/Kenneth L. Kraft
Kenneth L. Kraft, Chairman

/s/Marie E. Purcell
Marie E. Purcell, CMC, Acting City Clerk