

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

September 8, 2021

**BRIEFING**

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

**CALL TO ORDER**

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

**PLEDGE OF ALLEGIANCE - BY INVITATION**

Commissioner Calhoun

**PUBLIC FORUM**

There was no public participation.

**AGENDA**

1. **APPROVE PLANNING COMMISSION REGULAR MEETING AGENDA OF SEPTEMBER 8, 2021. (FOR POSSIBLE ACTION)**

ACTION: APPROVED

**CONSENT AGENDA**

2. **APPROVE PLANNING COMMISSION REGULAR MEETING MINUTES OF AUGUST 11, 2021. (CITYWIDE) (FOR POSSIBLE ACTION)**

ACTION: APPROVED

**BUSINESS**

3. **SPR-07-2021 THE CINE (PUBLIC HEARING). APPLICANT: SCOTT ZELL. REQUEST: A SITE PLAN REVIEW IN AN R-A/DC (REDEVELOPMENT AREA / DOWNTOWN CORE SUBDISTRICT) TO ALLOW A 270-UNIT, MULTI-FAMILY DEVELOPMENT. LOCATION: NORTHWEST CORNER OF LAS VEGAS BOULEVARD NORTH AND HAMILTON STREET. (APN 139-23-111-004) (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 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.
3. APPROVAL OF A DRAINAGE STUDY IS REQUIRED PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS. CONFORMANCE MAY REQUIRE MODIFICATIONS TO THE SITE PLAN.
4. 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.
5. ALL DRIVEWAY GEOMETRICS SHALL BE IN COMPLIANCE WITH THE *UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS* DRAWING NUMBERS 222.1
6. THE PUBLIC STREET GEOMETRICS AND THICKNESS OF THE PAVEMENT SECTIONS WILL BE DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS.
7. BUILDING NUMBERING SHALL BE IN ACCORDANCE WITH THE NORTH LAS VEGAS STREET NAMING AND ADDRESS ASSIGNMENT STANDARDS.
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. A REVOCABLE ENCROACHMENT PERMIT FOR LANDSCAPING

WITHIN THE PUBLIC RIGHT OF WAY IS REQUIRED.

10. THE PROPERTY OWNER SHALL GRANT A 5' PUE ALONG THE PROPERTY BOUNDARY ADJACENT TO PUBLIC RIGHT OF WAY.
11. THE PROPERTY OWNER IS REQUIRED TO GRANT A ROADWAY EASEMENT FOR COMMERCIAL DRIVEWAY(S).
12. THE PROPERTY OWNER IS REQUIRED TO GRANT A PUBLIC PEDESTRIAN ACCESS EASEMENT FOR SIDEWALK LOCATED WITHIN A COMMON ELEMENT, OR ON PRIVATE PROPERTY, WHEN THAT SIDEWALK IS PROVIDING PUBLIC ACCESS ADJACENT TO THE RIGHT-OF-WAY. (GRANTED PER SEPARATE DOCUMENT USING A SIDEWALK EASEMENT).
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.

4. [AMP-13-2021 CENTENNIAL & NORTH 5TH APARTMENTS \(PUBLIC HEARING\). APPLICANT: QUARRY 3, LLC. REQUEST: AN AMENDMENT TO THE COMPREHENSIVE MASTER PLAN TO CHANGE THE LAND USE DESIGNATION FROM MIXED-USE NEIGHBORHOOD TO MULTI-FAMILY. LOCATION: NORTHEAST CORNER OF NORTH 5TH STREET AND CENTENNIAL PARKWAY. \(APN 124-23-401-001\) \(WARD 4\) \(FOR POSSIBLE ACTION\)](#)

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

5. [ZN-19-2021 CENTENNIAL & NORTH 5TH APARTMENTS \(PUBLIC HEARING\). APPLICANT: QUARRY 3, LLC. REQUEST: A PROPERTY RECLASSIFICATION FROM A PUD \(PLANNED UNIT DEVELOPMENT DISTRICT\) TO R-3 \(MULTI-FAMILY RESIDENTIAL DISTRICT\). LOCATION: NORTHEAST CORNER OF NORTH 5TH STREET AND CENTENNIAL PARKWAY. \(APN 124-23-401-001\) \(WARD 4\) \(FOR POSSIBLE ACTION\)](#)

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL  
CONSIDERATION

6. WAV-04-2021 CENTENNIAL & NORTH 5TH APARTMENTS (PUBLIC HEARING). APPLICANT: QUARRY 3, LLC. REQUEST: A WAIVER IN A PUD (PLANNED UNIT DEVELOPMENT DISTRICT), PROPOSED PROPERTY RECLASSIFICATION TO R-3 (MULTI-FAMILY RESIDENTIAL DISTRICT), TO ALLOW 796 PARKING SPACES WHERE 884 PARKING SPACES ARE REQUIRED, AND TO ALLOW A FIVE (5) FOOT WIDE LANDSCAPING BUFFER ALONG THE EAST PROPERTY LINE WHERE TEN (10) FEET IS REQUIRED. LOCATION: NORTHEAST CORNER OF NORTH 5TH STREET AND CENTENNIAL PARKWAY. (APN 124-23-401-001) (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.
2. ADD A PEDESTRIAN ACCESS GATE TO CONNECT TO ROME BOULEVARD.
3. STREET TREES ALONG ROME BOULEVARD, NORTH FIFTH STREET AND CENTENNIAL PARKWAY SHALL BE PLANTED WITH A MAXIMUM OF 15-FEET ON CENTER.
4. ALL LANDSCAPE AREAS SHALL BE PLANTED WITH A MINIMUM OF 75% GROUND COVERAGE.
5. A MINIMUM OF 20 BICYCLE PARKING SPACES SHALL BE PROVIDED ONSITE AND SHALL COMPLY WITH ALL DESIGN & LOCATION REQUIREMENTS PER TITLE 17.24.040.G.3.

7. SPR-05-2021 CENTENNIAL & NORTH 5TH APARTMENTS (PUBLIC HEARING). APPLICANT: QUARRY 3, LLC. REQUEST: A SITE PLAN REVIEW IN A PUD (PLANNED UNIT DEVELOPMENT DISTRICT), PROPOSED PROPERTY RECLASSIFICATION TO R-3 (MULTI-FAMILY RESIDENTIAL DISTRICT), TO ALLOW A 422-UNIT, MULTI-FAMILY DEVELOPMENT. LOCATION: NORTHEAST CORNER OF NORTH 5TH STREET AND CENTENNIAL PARKWAY. (APN 124-23-401-001) (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.
2. THE BUILDINGS, TRASH ENCLOSURES AND CARPORTS SHALL COMPLY WITH THE MULTI-FAMILY DESIGN STANDARDS.
3. TWENTY (20) FEET OF PERIMETER LANDSCAPING (INCLUDING AN OFF-SET FIVE (5) FOOT SIDEWALK) SHALL BE PROVIDED ALONG CENTENNIAL PARKWAY.
4. FIFTEEN (15) FEET OF PERIMETER LANDSCAPING (INCLUDING AN OFF-SET FIVE (5) FOOT SIDEWALK) SHALL BE PROVIDED ALONG ROME BOULEVARD.
5. ALL KNOWN GEOLOGIC HAZARDS SHALL BE SHOWN ON PRELIMINARY DEVELOPMENT PLANS AND THE CIVIL IMPROVEMENT PLANS SUBMITTED TO THE CITY. SUBSEQUENT IDENTIFICATION OF ADDITIONAL HAZARDS MAY SUBSTANTIALLY ALTER DEVELOPMENT PLANS.
6. APPROVAL OF A DRAINAGE STUDY IS REQUIRED PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS. CONFORMANCE MAY REQUIRE MODIFICATIONS TO THE SITE PLAN.
7. THE SIZE AND NUMBER OF ACCESS POINTS AND THEIR LOCATIONS ARE SUBJECT TO REVIEW AND APPROVAL BY THE CITY OF NORTH LAS VEGAS TRAFFIC ENGINEER AND MUST MEET THE STANDARDS SET FORTH IN *NORTH LAS VEGAS MUNICIPAL CODE* SECTION 17.24.040; CONFORMANCE MAY REQUIRE MODIFICATIONS TO THE SITE.
8. ALL DRIVEWAY GEOMETRICS SHALL BE IN COMPLIANCE WITH THE *UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS* DRAWING NUMBER 222.1 AND 225.
9. THE PUBLIC STREET GEOMETRICS AND THICKNESS OF THE PAVEMENT SECTIONS WILL BE DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS.

10. BUILDING NUMBERING SHALL BE IN ACCORDANCE WITH THE NORTH LAS VEGAS STREET NAMING AND ADDRESS ASSIGNMENT STANDARDS.
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. DEDICATION AND CONSTRUCTION OF THE FOLLOWING STREETS AND/OR HALF STREETS IS REQUIRED PER THE MASTER PLAN OF STREETS AND/OR HIGHWAYS AND CITY OF NORTH LAS VEGAS MUNICIPAL CODE SECTION 16.24.100:
  - a. NORTH 5<sup>TH</sup> STREET
  - b. CENTENNIAL PARKWAY
  - c. ROME BOULEVARD
13. NORTH 5<sup>TH</sup> STREET SHALL BE DESIGNED IN ACCORDANCE WITH THE *CITY OF NORTH LAS VEGAS UNIFORM STANDARD DRAWINGS FOR NORTH 5<sup>TH</sup> STREET IMPROVEMENTS*.
14. THE CITY OF NORTH LAS VEGAS RESERVES THE RIGHT TO MODIFY THE MEDIAN ALONG NORTH 5<sup>TH</sup> STREET AT ANY TIME IN THE FUTURE THEREBY CHANGING ACCESS ON ROME STREET TO RIGHT IN-RIGHT OUT ONLY.
15. RIGHT-OF-WAY DEDICATION AND CONSTRUCTION OF A FLARED INTERSECTION, INCLUDING A RIGHT TURN LANE, IS REQUIRED AT CENTENNIAL PKWY AND N. 5<sup>TH</sup> STREET PER THE *UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS* DRAWING NUMBER 201.1 AND 245.1.
16. ROME BOULEVARD SHALL BE DESIGNED AND CONSTRUCTED PER THE *CITY OF NORTH LAS VEGAS 60' STANDARD STREET SECTION WITH OFFSET SIDEWALK*.
17. THE PROPERTY OWNER IS REQUIRED TO GRANT A PUBLIC PEDESTRIAN ACCESS EASEMENT FOR SIDEWALK LOCATED WITHIN A COMMON ELEMENT, OR ON PRIVATE PROPERTY, WHEN THAT SIDEWALK IS PROVIDING PUBLIC ACCESS ADJACENT TO THE RIGHT-OF-WAY.
18. A REVOCABLE ENCROACHMENT PERMIT FOR LANDSCAPING WITHIN

THE PUBLIC RIGHT OF WAY IS REQUIRED.

19. THE PROPERTY OWNER IS REQUIRED TO GRANT A ROADWAY EASEMENT FOR COMMERCIAL DRIVEWAY(S).
20. PROPERTY OWNER TO GRANT A 5' PUE ALONG PROPERTY BOUNDARY ADJACENT TO PUBLIC RIGHT OF WAY.
21. 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.

8. AMP-11-2021 CENTENNIAL AND LAMB (PUBLIC HEARING). APPLICANT: RICHMOND AMERICAN HOMES. REQUEST: AN AMENDMENT TO THE COMPREHENSIVE MASTER PLAN TO CHANGE THE LAND USE DESIGNATION FROM NEIGHBORHOOD COMMERCIAL TO SINGLE-FAMILY LOW. LOCATION: GENERALLY THE SOUTHEAST CORNER OF LAMB BOULEVARD AND CENTENNIAL PARKWAY. (A PORTION OF APNS 123-29-101-001 THROUGH 123-29-101-004) (WARD 1) (FOR POSSIBLE ACTION)

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

9. ZN-16-2021 CENTENNIAL AND LAMB (PUBLIC HEARING). APPLICANT: RICHMOND AMERICAN HOMES. REQUEST: A PROPERTY RECLASSIFICATION FROM C-2 (GENERAL COMMERCIAL DISTRICT) TO R-1 (SINGLE-FAMILY LOW DENSITY DISTRICT). LOCATION: GENERALLY THE SOUTHEAST CORNER OF LAMB BOULEVARD AND CENTENNIAL PARKWAY. (A PORTION OF APNS 123-29-101-001 THROUGH 123-29-101-004) (WARD 1) (FOR POSSIBLE ACTION)

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

10. T-MAP-20-2021 CENTENNIAL AND LAMB. APPLICANT: RICHMOND AMERICAN HOMES. REQUEST: A TENTATIVE MAP IN A C-2 (GENERAL COMMERCIAL DISTRICT), PROPOSED PROPERTY RECLASSIFICATION TO R-1 (SINGLE-FAMILY LOW DENSITY DISTRICT), TO ALLOW A 40-LOT, SINGLE-FAMILY SUBDIVISION. LOCATION: GENERALLY THE SOUTHEAST CORNER OF LAMB BOULEVARD AND CENTENNIAL PARKWAY. (A PORTION OF APNS 123-29-101-001 THROUGH 123-29-101-004) (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 KNOWN GEOLOGIC HAZARDS SHALL BE SHOWN ON THE PRELIMINARY DEVELOPMENT PLAN, TENTATIVE MAP AND THE CIVIL IMPROVEMENT PLANS. GEOLOGICAL HAZARDS SUCH AS FAULT LINES OR FISSURES AFFECTING RESIDENTIAL STRUCTURES MAY SUBSTANTIALLY ALTER THE TENTATIVE MAP LAYOUT AND REQUIRE THE SUBMISSION OF A REVISED TENTATIVE MAP WHICH MUST BE APPROVED BY THE CITY PRIOR TO FINAL APPROVAL OF THE CIVIL IMPROVEMENT PLANS. THE FOOTPRINT OF PROPOSED STRUCTURES SHALL BE PLOTTED ON ALL LOTS IMPACTED BY FAULTS AND/OR FISSURES AND A MINIMUM WIDTH OF FIVE (5) FEET SHALL BE PROVIDED FROM THE EDGE OF ANY PROPOSED STRUCTURE TO THE NEAREST FAULT AND/OR FISSURE.
3. APPROVAL OF A DRAINAGE STUDY IS REQUIRED PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS.
4. 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.
5. 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.
6. 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.
7. PROPOSED RESIDENTIAL DRIVEWAY SLOPES SHALL NOT

EXCEED TWELVE PERCENT (12%).

8. ALL DRIVEWAY GEOMETRICS SHALL BE IN COMPLIANCE WITH THE *UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS* DRAWING NUMBER 222.
9. THE PUBLIC STREET GEOMETRICS AND THICKNESS OF THE PAVEMENT SECTIONS WILL BE DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS.
10. DEDICATION AND CONSTRUCTION OF THE FOLLOWING STREETS AND/OR HALF STREETS IS REQUIRED PER THE *MASTER PLAN OF STREETS AND/OR HIGHWAYS AND CITY OF NORTH LAS VEGAS MUNICIPAL CODE* SECTION 16.24.100:
  - a. CENTENNIAL PKWY
  - b. LAMB BLVD (SIDEWALK)
  - c. AZURE AVE
11. SUBDIVISION MAPPING IS REQUIRED TO COMPLETE THIS PROJECT. ALL MAPPING SHALL BE IN COMPLIANCE WITH NRS CHAPTER 278 AND THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE, AND ASSOCIATED MASTER PLANS IN EFFECT AT THE TIME OF SUBDIVISION AND/OR PARCEL MAP APPROVAL. CONFORMANCE MAY REQUIRE MODIFICATIONS TO THE SITE
12. ALL COMMON ELEMENTS SHALL BE LABELED AND ARE TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
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.

11. AMP-14-2021 DONNA STREET APARTMENTS (PUBLIC HEARING). APPLICANT: MACK MCKNIGHT. REQUEST: AN AMENDMENT TO THE COMPREHENSIVE MASTER PLAN TO CHANGE THE LAND USE DESIGNATION FROM MIXED-USE COMMERCIAL TO MULTI-FAMILY. LOCATION: NORTHWEST CORNER OF DONNA STREET AND ROME BOULEVARD. (APN 124-23-301-016) (WARD 4) (FOR POSSIBLE ACTION)

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

12. ZN-20-2021 DONNA STREET APARTMENTS (PUBLIC HEARING). APPLICANT: MACK MCKNIGHT. REQUEST: A PROPERTY RECLASSIFICATION FROM R-2 (SINGLE-FAMILY MEDIUM DENSITY DISTRICT) TO R-3 (MULTI-FAMILY RESIDENTIAL DISTRICT). LOCATION: NORTHWEST CORNER OF DONNA STREET AND ROME BOULEVARD. (APN 124-23-301-016) (WARD 4) (FOR POSSIBLE ACTION)

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

13. FDP-08-2021 TROPICAL LOSEE ANIMAL HOSPITAL. APPLICANT: DR. KURT MYCHAJLONKA, D.V.M. REQUEST: A FINAL DEVELOPMENT PLAN IN A PUD (PLANNED UNIT DEVELOPMENT DISTRICT) TO DEVELOP A PET CARE AND BOARDING FACILITY (ANIMAL HOSPITAL). LOCATION: WEST OF LOSEE ROAD, APPROXIMATELY 200 FEET NORTH OF TROPICAL PARKWAY. (APN 124-26-605-007) (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. THE APPLICANT SHALL COMPLY WITH ALL APPLICABLE CONDITIONS OF APPROVAL FOR ZN-34-97 (ORDINANCE NO. 1411).
3. THE APPLICANT IS REQUIRED TO INSTALL THE FIVE (5) FOOT CONCRETE SIDEWALK WITHIN THE PERIMETER LANDSCAPING ALONG LOSEE ROAD.
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.
7. DEDICATION AND CONSTRUCTION OF THE FOLLOWING STREETS AND/OR HALF STREETS IS REQUIRED PER THE *MASTER PLAN OF STREETS AND HIGHWAYS AND/OR CITY OF NORTH LAS VEGAS MUNICIPAL CODE* SECTION 16.24.100:
  - a. LOSEE ROAD (SIDEWALK, STREET LIGHTS)
8. THE PROPERTY OWNER IS REQUIRED TO GRANT A PUBLIC PEDESTRIAN ACCESS EASEMENT FOR SIDEWALK LOCATED WITHIN A COMMON ELEMENT WHEN THAT SIDEWALK IS PROVIDING PUBLIC ACCESS ADJACENT TO THE RIGHT-OF-WAY.
9. THE PROPERTY OWNER IS REQUIRED TO GRANT ROADWAY EASEMENT(S) FOR COMMERCIAL DRIVEWAYS.
10. PROPERTY OWNER TO GRANT A 5' PUE ALONG PROPERTY BOUNDARY ADJACENT TO PUBLIC RIGHT OF WAY.
11. A REVOCABLE ENCROACHMENT PERMIT FOR LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY IS REQUIRED.
12. THE DEVELOPER MUST PROVIDE A COPY OF THE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS THAT WILL ESTABLISH THE PROVISIONS FOR CROSS ACCESS, SURFACE AND/OR UNDERGROUND DRAINAGE FACILITIES, UTILITIES CROSSING PROPERTY LINES, AND THE DEVELOPMENT AND MAINTENANCE OF THE PROPERTY IMPROVEMENTS. THE DOCUMENT MUST BE SUBMITTED WITH CIVIL IMPROVEMENT PLANS.

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. FDP-09-2021 NOBLE PEAK. APPLICANT: RICHMOND AMERICAN HOMES OF NEVADA, LLC. REQUEST: A FINAL DEVELOPMENT PLAN IN A PUD (PLANNED UNIT DEVELOPMENT DISTRICT) TO DEVELOP 70 TWO-FAMILY HOMES. LOCATION: WEST OF SCOTT ROBINSON BOULEVARD, APPROXIMATELY 581 FEET NORTH OF CRAIG ROAD. (APN 139-04-201-021) (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. THE APPLICANT SHALL COMPLY WITH ALL APPLICABLE CONDITIONS OF APPROVAL FOR ZN-03-2021 (ORDINANCE NO. 3070).
3. APPROPRIATE SUBDIVISION MAPPING IS REQUIRED TO COMPLETE THIS PROJECT. ALL MAPPING SHALL BE IN COMPLIANCE WITH NRS CHAPTER 278 AND THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE, AND ASSOCIATED MASTER PLANS IN EFFECT AT THE TIME OF SUBDIVISION AND/OR PARCEL MAP APPROVAL. (THE FINAL MAP HAS BEEN SUBMITTED.)
4. ALL COMMON ELEMENTS SHALL BE LABELED AND ARE TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.

15. SUP-49-2021 NEVADA STATE HIGH SCHOOL AT NLV (PUBLIC HEARING). APPLICANT: JOHN HAWK. REQUEST: A SPECIAL USE PERMIT IN A PUD (PLANNED UNIT DEVELOPMENT DISTRICT) TO ALLOW A SCHOOL: ELEMENTARY OR SECONDARY. LOCATION: 4280 WEST CRAIG ROAD, SUITES 102 AND 103. (APN 139-06-613-002) (WARD 3) (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. ONSITE CLASSES SHALL ONLY BE MONDAY THRU THURSDAY FROM 7:30 A.M. TO 5:00 P.M.
3. MAXIMUM STUDENTS ALLOWED ONSITE AT ANY GIVEN TIME IS TWENTY-FIVE (25).

16. SUP-50-2021 125 MILLER INDUSTRIAL PROJECT (PUBLIC HEARING). APPLICANT: LICET MONTOYA. REQUEST: A SPECIAL USE PERMIT IN AN M-3 (HEAVY INDUSTRIAL DISTRICT) TO ALLOW OUTDOOR MANUFACTURING AND PRODUCTION. LOCATION: SOUTHEAST CORNER OF LOSEE ROAD AND MILLER AVENUE. (APN 139-22-604-001) (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. PROVIDE LANDSCAPING ADJACENT TO LOSEE ROAD. THE LANDSCAPING SHALL INCLUDE TREES AND SHRUBS TO PROVIDE 50% GROUND COVERAGE WITHIN TWO YEARS OF PLANTING.
3. RELOCATE TRASH ENCLOSURE AWAY FROM THE DRIVE AISLE.

4. THE EXISTING BUILDING AND WALL WILL BE PAINTED TO MEET THE INDUSTRIAL DESIGN STANDARDS.
  5. 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.
  6. ALL DRIVEWAY GEOMETRICS SHALL BE IN COMPLIANCE WITH THE *UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS* DRAWING NUMBER 225.
  7. THE PROPERTY OWNER IS REQUIRED TO GRANT A ROADWAY EASEMENT FOR COMMERCIAL DRIVEWAYS.
  8. THE PROPOSED DRIVEWAY ON LOSEE ROAD SHALL BE RIGHT IN RIGHT OUT ONLY.
  9. 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. [T-MAP-25-2021 TROPICAL ASSEMBLAGE 2.0. APPLICANT: WOOD RODGERS. REQUEST: A TENTATIVE MAP IN AN M-2 \(GENERAL INDUSTRIAL DISTRICT\), TO ALLOW A ONE-LOT COMMERCIAL SUBDIVISION. LOCATION: SOUTHWEST CORNER OF CENTENNIAL PARKWAY AND BEESLEY DRIVE. \(APNS 123-27-101-003, 123-27-101-012, 123-27-101-013, 123-27-101-016, 123-27-101-017, 123-27-101-026, 123-27-201-003 THROUGH 123-27-201-005\) \(WARD 1\) \(FOR POSSIBLE ACTION\)](#)

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 KNOWN GEOLOGIC HAZARDS SHALL BE SHOWN ON THE CIVIL IMPROVEMENT PLANS. SUBSEQUENT IDENTIFICATION OF ADDITIONAL HAZARDS MAY SUBSTANTIALLY ALTER PROPOSED SITE PLANS NOT CONTAINING THIS INFORMATION.
3. APPROVAL OF A DRAINAGE STUDY IS REQUIRED PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS.
4. THE APPLICANT IS PROPOSING MULTIPLE VACATIONS ON THE TENTATIVE MAP.
  - a. VACATION PRE-APPLICATION DOCUMENTS MUST BE SUBMITTED TO THE CNLV REAL PROPERTY SERVICES DIVISION OF PUBLIC WORKS FOR REVIEW.
  - b. SEPARATE VACATION APPLICATIONS MUST BE FILED FOR EASEMENTS AND FEE SIMPLE PUBLIC RIGHTS-OF-WAY.
  - c. THE VACATION PRE-APPLICATION DOCUMENT REVIEW MUST BE COMPLETED PRIOR TO THE CITY'S ACCEPTANCE OF ANY VACATION FOR FINAL REVIEW AND SETTING THE PUBLIC HEARING DATE FOR THE CITY COUNCIL MEETING.
  - d. THE ENGINEER SHALL COORDINATE WITH THE UTILITIES DEPARTMENT REGARDING THE PUBLIC UTILITY EASEMENT AND EXISTING 12" WATER LINE PRIOR TO OR DURING THE PRE-APPLICATION PROCESS.
  - e. APPROVAL OF THIS APPLICATION SHALL NOT BE CONSTRUED TO BE APPROVAL OF ANY PROPOSED VACATIONS SHOWN ON THIS TENTATIVE MAP.

TO ACQUIRE THE VACATION PRE-APPLICATION FORM AND VACATION POLICY AND PROCEDURES, PLEASE VISIT:

[WWW.CITYOFNORTHLASVEGAS.COM/DEPARTMENTS/PUBLIC\\_WORKS/SURVEY\\_AND\\_REAL\\_PROEPRTY\\_SERVICE.PHP](http://WWW.CITYOFNORTHLASVEGAS.COM/DEPARTMENTS/PUBLIC_WORKS/SURVEY_AND_REAL_PROEPRTY_SERVICE.PHP)

5. THE PROPERTY OWNER IS REQUIRED TO GRANT A PUBLIC PEDESTRIAN ACCESS EASEMENT FOR SIDEWALK LOCATED WITHIN A COMMON ELEMENT, OR ON PRIVATE PROPERTY,

WHEN THAT SIDEWALK IS PROVIDING PUBLIC ACCESS ADJACENT TO THE RIGHT-OF-WAY. (GRANTED PER SEPARATE DOCUMENT USING A SIDEWALK EASEMENT), IF APPLICABLE.

6. A REVOCABLE ENCROACHMENT PERMIT FOR LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY IS REQUIRED, IF APPLICABLE.
7. THE PROPERTY OWNER IS REQUIRED TO GRANT A ROADWAY EASEMENT FOR COMMERCIAL DRIVEWAY(S).
8. THE PROPERTY OWNER SHALL GRANT A 5' PUE ALONG PROPERTY BOUNDARY ADJACENT TO PUBLIC RIGHT OF WAY.
9. THE SIZE AND NUMBER OF ACCESS POINTS AND THEIR LOCATIONS ARE SUBJECT TO REVIEW AND APPROVAL BY THE CITY OF NORTH LAS VEGAS TRAFFIC ENGINEER AND MUST MEET THE STANDARDS SET FORTH IN *NORTH LAS VEGAS MUNICIPAL CODE* SECTION 17.24.040; CONFORMANCE MAY REQUIRE MODIFICATIONS TO THE SITE.
10. ALL DRIVEWAY GEOMETRICS SHALL BE IN COMPLIANCE WITH THE *UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS* DRAWING NUMBER 222.1 AND 225.
11. DEDICATION AND CONSTRUCTION OF THE FOLLOWING STREETS AND/OR HALF STREETS IS REQUIRED PER THE MASTER PLAN OF STREETS AND/OR HIGHWAYS AND CITY OF NORTH LAS VEGAS MUNICIPAL CODE SECTION 16.24.100:
  - a. BEESLEY DRIVE
  - b. MADGE LANE
12. THE PUBLIC STREET GEOMETRICS AND THICKNESS OF THE PAVEMENT SECTIONS WILL BE DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS.
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. 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.

18. T-MAP-22-2021 TULE SPRINGS 1.08. APPLICANT: DR HORTON. REQUEST: A TENTATIVE MAP IN A PCD / R-2 (PLANNED COMMUNITY DISTRICT / MEDIUM-HIGH DENSITY RESIDENTIAL DISTRICT) TO ALLOW A 357-LOT, SINGLE-FAMILY SUBDIVISION. LOCATION: NORTH OF CLARK COUNTY 215, APPROXIMATELY 2,070 FEET WEST OF REVERE STREET. (APN 124-16-418-002) (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. THE OPEN SPACE AREA SHALL BE DEVELOPED WITH A "MIN-PARK" AS REQUIRED BY THE VILLAGES AT TULE SPRINGS DEVELOPMENT STANDARDS.
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. THE STREET SECTIONS PROPOSED WITH THIS DEVELOPMENT ARE SPECIFIC TO THIS SUBDIVISION DESIGN AND PRODUCT TYPE AND SHALL ONLY APPLY TO VILLAGES AT TULE SPRINGS – PARCEL 1.08.
6. FOR LOCAL RESIDENTIAL STREETS REQUIRING STORM DRAIN, THE STREET WIDTH MAY NEED TO BE INCREASED TO ACCOMMODATE THE FACILITY AND MEET ALL UTILITY SEPARATION AND MAINTENANCE REQUIREMENTS; TO BE DETERMINED DURING THE CIVIL IMPROVEMENT PLAN REVIEW. CONSEQUENTLY, MODIFICATIONS TO THE SITE PLAN RESULTING IN FEWER LOTS MAY BE REQUIRED. (REF. CNLV PRIVATE STREETS POLICY FOR RESIDENTIAL DEVELOPMENT)
7. RESIDENTIAL DRIVEWAY SLOPES SHALL NOT EXCEED TWELVE PERCENT (12%) IN ANY CASE.
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 AND 222.
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. REVISE THE STUB STREET AT THE WEST END OF VALDEZ COVE AND THE EAST END OF FOLE'S BAY TO INCLUDE A CUL-DE-SAC WITH A MINIMUM 24 FOOT BACK OF CURB RADIUS.
13. THE WEST END OF KYLE COVE (28') FRONTING LOTS 209-212 SHALL BE CONSTRUCTED WITH PAVERS.
14. AFTER APPROVAL OF THE FIRE HYDRANT LOCATIONS, THE ENGINEER SHALL PROVIDE AN EXHIBIT DEMONSTRATING THAT THE QUANTITY AND LOCATION OF PARKING SPACES IS IN COMPLIANCE WITH THE CNLV PRIVATE STREETS POLICY FOR RESIDENTIAL DEVELOPMENT.
15. THE FOLLOWING OFF-SITE IMPROVEMENTS MUST BE COMPLETE PRIOR TO FINAL INSPECTION OF THE FIRST HOME:
  - b. ELKHORN ROAD
  - c. NILES WILD DRIVE
  - d. TULE SPRINGS PARKWAY
16. THE PROPERTY OWNER IS REQUIRED TO GRANT ROADWAY EASEMENTS WHERE PUBLIC AND PRIVATE STREETS INTERSECT.
17. ALL COMMON ELEMENTS SHALL BE LABELED AND ARE TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
18. THE PROPERTY OWNER IS REQUIRED TO GRANT A PUBLIC PEDESTRIAN ACCESS EASEMENT FOR SIDEWALK LOCATED WITHIN A COMMON ELEMENT WHEN THAT SIDEWALK IS PROVIDING PUBLIC ACCESS ADJACENT TO THE RIGHT-OF-WAY.
19. 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.

20. THE DEVELOPER SHALL PROVIDE AN OFFSITE CONSTRUCTION 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.

19. T-MAP-27-2021 VALLEY VISTA PARCEL 1.1. APPLICANT: DR HORTON, INC. REQUEST: A TENTATIVE MAP IN AN MPC RZ25 (MASTER PLANNED COMMUNITY RESIDENTIAL UP TO 25 DU/AC) TO ALLOW A 252-UNIT, MULTI-FAMILY SUBDIVISION. LOCATION: GENERALLY THE SOUTHEAST CORNER OF DECATUR BOULEVARD AND GRAND TETON DRIVE. (APN 124-18-110-008) (WARD 3) (FOR POSSIBLE ACTION)

ACTION: APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. UNLESS EXPRESSLY, AUTHORIZED THROUGH A VARIANCE, WAIVER OR ANOTHER METHOD, DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES, INCLUDING THE PARK HIGHLANDS (VALLEY VISTA) DEVELOPMENT STANDARDS AND DESIGN GUIDELINES.
2. THE DEVELOPMENT SHALL PROVIDE A MINIMUM OF 300 SQUARE FEET OF COMMON OPEN SPACE PER DWELLING UNIT. A REDUCTION IN THE NUMBER OF UNITS MAY BE REQUIRED.
3. THE SIDEWALK INCLUDED IN THE SUBDIVISION ENTRY DRIVE FROM DECATUR BOULEVARD SHALL BE A MINIMUM OF FIVE (5) FEET IN WIDTH.
4. THE SUBDIVISION ENTRY FROM GRAND TETON DRIVE SHALL HAVE A FIVE (5) FOOT SIDEWALK ON BOTH SIDES OF THE ENTRY.
5. CONCRETE SIDEWALK CONNECTIONS THAT ARE A MINIMUM OF FIVE (5) FEET IN WIDTH SHALL CONNECT THE SIDEWALKS FROM THE INTERNAL PRIVATE DRIVE TERMINUS TO THE PATHWAY SIDEWALK ON GRAND TETON DRIVE, DECATUR BOULEVARD AND TO THE CONCRETE TRAIL WITHIN PARCEL 1.5 TRAIL.

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 AND 225.
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. THE PUBLIC STREET GEOMETRICS AND THICKNESS OF THE PAVEMENT SECTIONS WILL BE DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS.
15. A REVOCABLE ENCROACHMENT PERMIT FOR LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY IS REQUIRED.
16. THE PROPERTY OWNER IS REQUIRED TO GRANT ROADWAY EASEMENTS WHERE PUBLIC AND PRIVATE STREETS INTERSECT.
17. ALL COMMON ELEMENTS SHALL BE LABELED AND ARE TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
18. PROPERTY OWNER TO GRANT A 5' PUE ALONG PROPERTY BOUNDARY ADJACENT TO PUBLIC RIGHT OF WAY.
19. A ROADWAY AND UTILITY EASEMENT IS REQUIRED FROM APN 124-18-110-009 FOR THE DECATUR BOULEVARD ENTRY. ADDITIONALLY, PRIOR TO APPROVAL OF THE CIVIL IMPROVEMENT PLANS AND MAP RECORDATION, THE DEVELOPER SHALL PROVIDE A COPY OF THE RECORDED MAINTENANCE AGREEMENT BETWEEN THE HOME OWNERS ASSOCIATION AND APN 124-18-110-009 (PRESENTLY NIM LLC) FOR THE PRIVATE MAINTENANCE OF THE LANDSCAPING, SIDEWALK AND STREET.
20. 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.

20. T-MAP-26-2021 MATTER LOGISTICS @ NORTH 15. APPLICANT: EDGAR LEON, PE. REQUEST: A TENTATIVE MAP IN AN M-2 (GENERAL INDUSTRIAL DISTRICT) TO ALLOW A ONE-LOT COMMERCIAL SUBDIVISION. LOCATION: NORTHWEST CORNER OF NORTH BELT ROAD AND SLOAN LANE ALIGNMENT. (APN 123-21-000-003) (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 KNOWN GEOLOGIC HAZARDS SHALL BE SHOWN ON THE CIVIL IMPROVEMENT PLANS. SUBSEQUENT IDENTIFICATION OF ADDITIONAL HAZARDS MAY SUBSTANTIALLY ALTER PROPOSED SITE PLANS NOT CONTAINING THIS INFORMATION.
3. APPROVAL OF A DRAINAGE STUDY IS REQUIRED PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS.
4. 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.
5. THE SIZE AND NUMBER OF ACCESS POINTS AND THEIR LOCATIONS ARE SUBJECT TO REVIEW AND APPROVAL BY THE CITY OF NORTH LAS VEGAS TRAFFIC ENGINEER AND MUST MEET THE STANDARDS SET FORTH IN *NORTH LAS VEGAS MUNICIPAL CODE* SECTION 17.24.040. CONFORMANCE MAY REQUIRE MODIFICATIONS TO THE SITE.
6. ALL DRIVEWAY GEOMETRICS SHALL BE IN COMPLIANCE WITH THE *UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS* DRAWING NUMBER 225.
7. THE PROPERTY OWNER IS REQUIRED TO GRANT A ROADWAY EASEMENT FOR COMMERCIAL DRIVEWAYS.
8. THE PUBLIC STREET GEOMETRICS AND THICKNESS OF THE PAVEMENT SECTIONS WILL BE DETERMINED BY THE

DEPARTMENT OF PUBLIC WORKS.

9. 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. E NORTH BELT ROAD

10. A REVOCABLE ENCROACHMENT PERMIT FOR LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY IS REQUIRED, IF APPLICABLE.

11. THE PROPERTY OWNER IS REQUIRED TO GRANT A PEDESTRIAN ACCESS EASEMENT FOR SIDEWALK LOCATED WITHIN A COMMON ELEMENT, OR ON PRIVATE PROPERTY, WHEN THAT SIDEWALK IS PROVIDING PUBLIC ACCESS ADJACENT TO THE RIGHT-OF-WAY, IF APPLICABLE.

12. ALL EASEMENTS ARE TO BE DEDICATED ON THE ASSOCIATED FINAL MAP.

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.

21. [SUP-51-2021 N. DECATUR / W. LONE MOUNTAIN RD \(PUBLIC HEARING\). APPLICANT: MIKE BONANNI / CONTOUR. REQUEST: A SPECIAL USE PERMIT IN A C-1 \(NEIGHBORHOOD COMMERCIAL DISTRICT\) TO ALLOW A MINI-WAREHOUSING ESTABLISHMENT. LOCATION: SOUTHEAST CORNER OF DECATUR BOULEVARD AND LA MADRE WAY. \(APN 124-31-401-003\) \(WARD 3\) \(FOR POSSIBLE ACTION\)](#)

ACTION: APPROVED SUBJECT TO AMENDED CONDITION NOS. 7 AND 20:

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

2. ALL STRUCTURES IN A COMMERCIAL ZONING ARE REQUIRED TO BE 30' FROM AN EXISTING RESIDENTIAL PROPERTY LINE.
3. EXTERIOR SHALL BE LIMITED TO AUTOMOBILES, BOATS, OR RECREATIONAL VEHICLES. THE OUTSIDE STORAGE OF OTHER GOODS OR MATERIALS SHALL BE PROHIBITED.
4. APPLICANT SHALL PROVIDE THE (2) BICYCLE PARKING STALLS.
5. THE SITE PLAN SHALL BE REVISED TO PROVIDE THE FIVE (5) FOOT SIDEWALK DETACHED AND CENTERED BETWEEN PERIMETER LANDSCAPING ALONG DECATUR BOULEVARD AND LA MADRE WAY.
6. APPLICANT SHALL PROVIDE A TRASH ENCLOSURE. THE TRASH ENCLOSURE SHALL USE SIMILAR MATERIALS AND COLOR PALETTE AS THE PRINCIPAL BUILDING WITH SIX (6) FEET LANDSCAPE ISLANDS ARE REQUIRED ON BOTH SIDES OF THE TRASH ENCLOSURE
7. THE REQUIRED LANDSCAPE BUFFER ADJACENT TO THE EASTERN PROPERTY LINE SHALL CONTAIN A DOUBLE OFFSET ROW OF TREES PLANTED TWENTY (20) FEET ON CENTER WITH SHRUBS THAT PROVIDE 50% GROUND COVERAGE WITHIN TWO (2) YEARS OF PLANTING.
8. 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.
9. APPROVAL OF A DRAINAGE STUDY IS REQUIRED PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS. CONFORMANCE MAY REQUIRE MODIFICATIONS TO THE SITE PLAN.
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, QUEUING ANALYSIS MAY BE REQUIRED. THE TRAFFIC STUDY MUST ALSO OBTAIN CONCURRENCE FROM THE CITY OF LAS VEGAS.

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 WILL REQUIRE MODIFICATIONS TO THE SITE.
12. ALL DRIVEWAY GEOMETRICS SHALL BE IN COMPLIANCE WITH THE APPLICABLE *UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS* DRAWING NUMBERS 222.1 AND 225.
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 HIGHWAYS AND/OR CITY OF NORTH LAS VEGAS MUNICIPAL CODE SECTION 16.24.100:
  - a. W. LA MADRE WAY (HALF STREET IMPROVEMENTS)
  - b. W. LONE MT. WAY (SIDEWALK, STREET LIGHTS)
  - c. N. DECATUR BLVD. (SIDEWALK, STREET LIGHTS)
15. RIGHT OF WAY DEDICATIONS AND CONSTRUCTION OF A BUS TURN-OUT AND RIGHT TURN LANE IS REQUIRED ON DECATUR BOULEVARD PER THE UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS DRAWING NUMBER 234.4.
16. ADDITIONAL ROW ALONG LONE MOUNTAIN IS REQUIRED PER THE UNIFORM *STANDARD DRAWINGS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS* DRAWING NUMBER 201.1.
17. ROW DEDICATION AND CONSTRUCTION OF A RIGHT TURN LANE ALONG LONE MOUNTAIN ROAD IS REQUIRED.
18. A RAISED MEDIAN SHALL BE CONSTRUCTED ALONG LONE MOUNTAIN TO EXTEND 50 FEET WEST OF THE PARCEL LINE.
19. ANY PROPOSED DRIVEWAY ON LONE MOUNTAIN ROAD SHALL BE RIGHT IN – RIGHT OUT ONLY.

20. THE PROPOSED DRIVEWAY ON LA MADRE WAY SHALL BE GATED AND SHALL ONLY BE USED FOR EXIT ONLY.
  21. NO PROPOSED DRIVEWAY SHALL BE PERMITTED ON THE SOUTH SIDE OF VILLA MADRE WAY.
  22. A RAISED MEDIAN SHALL BE CONSTRUCTED ON DECATUR BOULEVARD SOUTH OF VILLA MADRE WAY.
  23. THE PROPERTY OWNER IS REQUIRED TO GRANT A PUBLIC PEDESTRIAN ACCESS EASEMENT FOR SIDEWALK LOCATED WITHIN A COMMON ELEMENT, OR ON PRIVATE PROPERTY, WHEN THAT SIDEWALK IS PROVIDING PUBLIC ACCESS ADJACENT TO THE RIGHT-OF-WAY. (GRANTED PER SEPARATE DOCUMENT USING A SIDEWALK EASEMENT).
  24. A REVOCABLE ENCROACHMENT PERMIT FOR LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY IS REQUIRED.
  25. THE PROPERTY OWNER IS REQUIRED TO GRANT A ROADWAY EASEMENT FOR COMMERCIAL DRIVEWAY(S).
  26. 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.
22. [SUP-53-2021 ENTERPRISE RENTAL CAR - EAST CRAIG \(PUBLIC HEARING\). APPLICANT: ENTERPRISE RENTAL CAR - CRAIG STREET. REQUEST: A SPECIAL USE PERMIT IN A C-2 \(GENERAL COMMERCIAL DISTRICT\) TO ALLOW A VEHICLE, BOAT, OR RECREATIONAL VEHICLE SALES, AND RENTAL LOT \(OUTDOOR\). LOCATION: GENERALLY THE NORTHEAST CORNER OF NORTH 5TH STREET AND CRAIG ROAD. \(APN 139-02-214-004\) \(WARD 2\) \(FOR POSSIBLE ACTION\)](#)

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. ALL BUILDING/STRUCTURES SHALL HAVE A COHESIVE DESIGN AND MEET THE COMMERCIAL DESIGN STANDARDS IN COLORS, MATERIALS AND ARCHITECTURE FEATURES.
3. APPLICANT SHALL ADDED A CORNICE ELEMENT TO BUILDING ONE (1).
4. ALL PARKING AND VEHICLE STORAGE AREAS SHALL BE ON A CONCRETE OR ASPHALTIC CONCRETE SURFACE.
5. THE TRASH ENCLOSURE SHALL USE SIMILAR MATERIALS AND COLOR PALETTE AS THE PRINCIPAL BUILDING WITH SIX (6) FEET LANDSCAPE ISLANDS ARE REQUIRED ON BOTH SIDES OF THE TRASH ENCLOSURE.
6. THE CMU BLOCK WALL FOR THE PERIMETER SHALL BE 80% DECORATIVE BLOCK AND 20% SMOOTH BLOCK.
7. APPLICANT SHALL PROVIDE THE (2) BICYCLE PARKING STALLS.
8. 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.
9. APPROVAL OF A STUDY IS REQUIRED PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS. CONFORMANCE MAY REQUIRE MODIFICATIONS TO THE SITE PLAN.
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. THE SIZE AND NUMBER OF ACCESS POINTS AND THEIR LOCATIONS ARE SUBJECT TO REVIEW AND APPROVAL BY THE CITY OF NORTH LAS VEGAS TRAFFIC ENGINEER AND MUST MEET THE STANDARDS SET FORTH IN *NORTH LAS VEGAS MUNICIPAL CODE* SECTION 17.24.040; CONFORMANCE MAY REQUIRE MODIFICATIONS TO THE SITE
12. ALL DRIVEWAY GEOMETRICS SHALL BE IN COMPLIANCE WITH THE UNIFORM STANDARD DRAWINGS FOR PUBLIC

WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS  
DRAWING NUMBER 225.

13. THE PROPERTY OWNER IS REQUIRED TO GRANT A ROADWAY EASEMENT FOR COMMERCIAL DRIVEWAY(S).
  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.
23. T-MAP-21-2021 VILLAGES AT TULE SPRINGS 1.06. APPLICANT: DR HORTON, INC. REQUEST: A TENTATIVE MAP IN AN R-4 PCD (HIGH DENSITY RESIDENTIAL DISTRICT PLANNED COMMUNITY DEVELOPMENT DISTRICT), TO ALLOW A 195-UNIT, MULTI-FAMILY SUBDIVISION. LOCATION: SOUTH OF ELKHORN ROAD, APPROXIMATELY 3,900 FEET WEST OF REVERE STREET. (APN 124-16-418-001). (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. THE OPEN SPACE AREA SHALL BE DEVELOPED WITH A "MIN-PARK" AS REQUIRED BY THE VILLAGES AT TULE SPRINGS DEVELOPMENT STANDARDS.
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. REVISE THE STUB STREET TO INCLUDE A CUL-DE-SAC WITH A MINIMUM 24 FOOT BACK OF CURB RADIUS.
12. ALL OFF-SITE IMPROVEMENTS MUST BE COMPLETED PRIOR

TO FINAL INSPECTION OF THE FIRST HOME.

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:
  - b. ELKHORN ROAD
  - c. GOLDEN BUCKWHEAT DRIVE
  - d. 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. RESIDENTIAL LOTS ARE PROPOSED OVER EXISTING EASEMENTS. THE APPLICANT MUST WORK DIRECTLY WITH THE APPROPRIATE DRY UTILITY COMPANIES TO RELOCATE ALL EXISTING FACILITIES AND RELINQUISH THE SUBJECT EASEMENTS IN ORDER TO MAP LOTS AT THESE LOCATIONS. FOR PUBLIC UTILITY EASEMENTS, THE OWNER MUST APPLY FOR A VACATION TO THE CITY OF NORTH LAS VEGAS.
16. THE DEVELOPER SHALL PROVIDE AN OFFSITE CONSTRUCTION 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.

### **STAFF ITEMS**

Land Development and Community Services Director Jordan welcomed Jackie Rodgers, Chief Deputy City Clerk to the Planning Commission and thanked Staff for all the work that is done to ensure a successful meeting.

### **COMMISSION ITEMS**

There were no additional items.

**PUBLIC FORUM**

There was no public participation.

**ADJOURNMENT**

Chairman Warner adjourned the meeting at 7:25 p.m.