

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

March 12, 2014

- BRIEFING:** 5:30 P.M.
Caucus Room, 2250 Las Vegas Boulevard, North
North Las Vegas, Nevada
- CALL TO ORDER:** 6:03 P.M.
Council Chambers, 2250 Las Vegas Boulevard, North
North Las Vegas, Nevada
- WELCOME:** Chairwoman Laura Perkins
- ROLL CALL:** Chairwoman Laura Perkins – Present
Vice-Chairman Nelson Stone – Present
Commissioner Jay Aston - Present
Commissioner Sylvia Joiner-Greene – Absent
Commissioner Willard Ewing – Present
Commissioner Felix Acevedo – Absent
Commissioner Kenneth Kraft – Present
- STAFF PRESENT:** Marc Jordan, Planning Manager
Robert Eastman, Principal Planner
Bethany Rudd Sanchez – Sr. Deputy City Attorney
Rob McLaughlin, Public Works/Development & Flood
Control
Carolyn White, Police Department
Julie Shields, Recording Secretary
- VERIFICATION:** Julie Shields, Recording Secretary
- PLEDGE OF ALLEGIANCE:** Chairwoman Laura Perkins

PUBLIC FORUM

There was no public participation.

AGENDA

1. APPROVAL OF THE PLANNING COMMISSION MEETING AGENDA OF MARCH 12, 2014 (FOR POSSIBLE ACTION)

ACTION: APPROVED

MOTION: Commissioner Kraft

SECOND: Vice-Chairman Stone

AYES: Chairwoman Perkins, Vice-Chairman Stone, Commissioners Aston, Ewing, and Kraft

NAYS: None

ABSTAIN: None

Commissioner Aston exited Council Chambers at approximately 6:06 p.m.

MINUTES

2. APPROVAL OF MINUTES FOR THE PLANNING COMMISSION MEETING OF FEBRUARY 12, 2014 (FOR POSSIBLE ACTION)

ACTION: APPROVED

MOTION: Commissioner Kraft

SECOND: Vice-Chairman Stone

AYES: Chairwoman Perkins, Vice-Chairman Stone, Commissioners Ewing, and Kraft

NAYS: None

ABSTAIN: Commissioner Aston

Commissioner Aston returned to Council Chambers at approximately 6:07 p.m., and the Planning Commission re-cast their votes.

2. APPROVAL OF MINUTES FOR THE PLANNING COMMISSION MEETING OF FEBRUARY 12, 2014 (FOR POSSIBLE ACTION)

ACTION: APPROVED

MOTION: Commissioner Kraft

SECOND: Vice-Chairman Stone

AYES: Chairwoman Perkins, Vice-Chairman Stone, Commissioners Aston, Ewing, and Kraft

NAYS: None

ABSTAIN: None

NEW BUSINESS

3. AMP-03-14 (47960) RIVERWALK (PUBLIC HEARING). AN APPLICATION SUBMITTED BY D.R. HORTON, INC., PROPERTY OWNER, FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN, LAND USE ELEMENT, TO CHANGE THE CURRENT DESIGNATION OF MULTI-FAMILY RESIDENTIAL TO NEIGHBORHOOD COMMERCIAL. THE PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF CENTENNIAL PARKWAY AND VALLEY DRIVE. THE ASSESSOR'S PARCEL NUMBER IS 124-30-203-003. (FOR POSSIBLE ACTION)

Robert Eastman, Principal Planner, presented related Item Nos. 3, AMP-03-14 and No. 4, ZN-04-14, simultaneously.

Staff recommended approval of both items, to be forwarded to the City Council for final consideration.

Jennifer Lazovich, 8345 W. Sunset Road, Las Vegas, appeared on behalf of the applicant, who requested a C-1 designation.

Vice-Chairman Stone asked the applicant to provide a summary of the neighborhood meeting that was recently held. Ms. Lazovich spoke on behalf of Mr. Bob Gronauer, who attended the meeting. Ms. Lazovich stated there were 7-9 people in attendance, who asked general questions such as why the request was for commercial development instead of for a park or residential development. During the neighborhood meeting, Mr. Gronauer reviewed each scenario and provided an explanation for the request for a commercial designation.

Commissioner Kraft stated two parcels on the east side of the valley were rezoned; one from R-3 to R-2, and the other [to the north] was rezoned from C-2 to R-2. Commissioner Kraft understood the request, but questioned whether it fit within the area.

Ms. Lazovich stated there were recent zonings to R-2 on the north and south of Centennial Parkway; however, the proposed site was on a complete island, away from the other corners. Ms. Lazovich stated it would be a difficult site to develop for residential because it was separated by two streets (Centennial and Valley) and a drainage channel. A stand alone commercial site would be the best use for this site.

Chairwoman Perkins opened the Public Hearing. Chairwoman Perkins closed the Public Hearing.

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Vice-Chairman Stone

SECOND: Commissioner Ewing

AYES: Chairwoman Perkins, Vice-Chairman Stone, Commissioners Aston, Ewing, and Kraft

NAYS: None

ABSTAIN: None

4. **ZN-04-14 (47959) RIVERWALK (PUBLIC HEARING). AN APPLICATION SUBMITTED BY D.R. HORTON, INC., PROPERTY OWNER, FOR RECLASSIFICATION OF PROPERTY FROM AN R-3, MULTI-FAMILY RESIDENTIAL DISTRICT TO A C-1, NEIGHBORHOOD COMMERCIAL DISTRICT. THE PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF CENTENNIAL PARKWAY AND VALLEY DRIVE. THE ASSESSOR'S PARCEL NUMBER IS 124-30-203-003. (FOR POSSIBLE ACTION)**

Robert Eastman, Principal Planner, presented related Item Nos. 3, AMP-03-14 and No. 4, ZN-04-14, simultaneously.

Staff recommended approval of both items, to be forwarded to the City Council for final consideration.

Chairwoman Perkins opened the Public Hearing. Chairwoman Perkins closed the Public Hearing.

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Kraft

SECOND: Commissioner Ewing

AYES: Chairwoman Perkins, Vice-Chairman Stone, Commissioners Aston, Ewing, and Kraft

NAYS: None

ABSTAIN: None

5. **UN-09-12 (47972) CITY AUTO PICK APART, DBA LV RECYCLING (PUBLIC HEARING). AN APPLICATION SUBMITTED BY LAS VEGAS RECYCLING, ON BEHALF OF SUSAN CANNAVO, PROPERTY OWNER, FOR AN AMENDMENT TO A PREVIOUSLY APPROVED SPECIAL USE PERMIT IN AN M-2, GENERAL INDUSTRIAL DISTRICT TO AMEND CONDITIONS REQUIRING SCREENING, LANDSCAPING, AND SIDEWALK REQUIREMENTS. THE PROPERTY IS LOCATED AT 2220 COMMERCE STREET. THE ASSESSOR'S PARCEL NUMBER IS 139-22-501-009. (FOR POSSIBLE ACTION)**

This item was presented by Robert Eastman, Principal Planner.

Staff recommended approval subject to conditions and amendments to condition No. 2; and the addition of new conditions Nos. 3 and 10.

The conditions per Staff Report dated March 12, 2014 are as follows:

The Community Services and Development Department recommends that UN-09-12 be approved subject to the following conditions: (Note: condition #2 is amended and conditions #3 and #10 has been added, the other conditions were included in the original approval)

Planning and Zoning:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. An 8-foot tall cmu screen wall, painted to match the other walls on site shall be constructed within three years to replace the existing fence along Miller Avenue unless an extension of time is granted by the Planning Commission. Perimeter

landscaping along Miller Avenue shall comply with ordinance requirements within three years unless an extension of time is granted by the Planning Commission.

3. Decorative landscaping rock, a minimum of three inches in depth, shall be provided along Miller Avenue in lieu of the required plant material. An alternative screen wall / fence shall be developed along Miller Avenue, subject to review and approval of the Community Development and Compliance Director or his designee.
4. All bailing of paper or cardboard products must take place indoors.

Public Works:

5. The property owner shall apply for a vacation of Crutchfield Avenue as this street serves no public purpose and the terminus does not meet current public standards. A roadway easement for the commercial driveway, a public drainage easement and a public utility easement shall be reserved over the area to be vacated. Upon the recording of the vacation, the entire area that is Crutchfield Avenue, APN 139-22-599-011, shall revert to APN 139-22-501-009 which is the parcel that originally dedicated the subject street.
6. In order to address the existing drainage concerns, approval of a drainage study is required prior to submittal of the civil improvement plans for the project.
7. The existing driveway on Commerce Street serving the "concrete area" shall be removed and replaced with curb, gutter and sidewalk per *Clark County Area Uniform Standard Drawings* 216 and 234. Additionally, concrete sidewalk shall be installed adjacent to the curb in areas where none exists.
8. All driveway locations and throat depths are subject to review and approval by the City Traffic Engineer.
9. Regarding driveway locations that are allowed to remain, existing non-compliant driveways shall be removed and replaced with ADA compliant driveways per *Clark County Area Uniform Standard Drawings* 226 or 222.1 and 225.
10. The installation of the sidewalk along Miller Avenue may be deferred until improvement / redevelopment of the site occurs.

Lucy Stewart, 2500 W. Sahara Avenue, Las Vegas, represented the applicant, and thanked staff for their assistance in finalizing the conditions. Ms. Stewart concurred with staff's recommended conditions.

Chairwoman Perkins opened the Public Hearing. Chairwoman Perkins closed the Public Hearing.

Commissioner Ewing asked why the construction of the wall had not taken place over the past couple of years. Ms. Stewart advised the applicant received a two year deferment for the wall from the time they received their business license. The applicant operated for quite some time on a temporary business license.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Commissioner Aston

SECOND: Vice-Chairman Stone

AYES: Chairwoman Perkins, Vice-Chairman Stone, Commissioners Aston, Ewing, and Kraft

NAYS: None

ABSTAIN: None

6. **T-1364 (47968) LA MADRE WAY AND EAGLE WAY. AN APPLICATION SUBMITTED BY BERG BUILDERS ON BEHALF OF TRIPLE LATS LLC, PROPERTY OWNER, FOR A TENTATIVE MAP IN AN R-1, SINGLE-FAMILY LOW DENSITY DISTRICT TO ALLOW TEN (10) SINGLE FAMILY RESIDENTIAL LOTS. THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF LA MADRE WAY AND EAGLE WAY. THE ASSESSOR'S PARCEL NUMBERS ARE 124-34-701-033 AND 124-31-701-055. (FOR POSSIBLE ACTION)**

This item was presented by Robert Eastman, Principal Planner.

Staff recommended approval, subject to staff recommended conditions and amended Condition No. 9.

The original conditions per Staff Report dated March 12, 2014 are as follows:

Planning and Zoning:

1. Unless expressly, authorized through a variance, waiver or another method, development shall comply with all applicable codes and ordinances.

Public Works:

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. Any preliminary street section(s) shown on the plans shall be used for planning purposes only; the width of over-pave and thickness of the pavement sections will be determined by the Department of Public Works.
5. Approval of a traffic study is required prior to submittal of the civil improvement plans. The applicant may apply for a traffic study waiver. Contact Traffic Engineering Services at 633-2749.
6. 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. La Madre Way
 - b. Eagle Way
7. All residential driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222 and 222.1 gated entry standards.
8. Proposed residential driveway slopes shall not exceed twelve percent (12%).
9. All common elements shall be maintained by the Home Owners Association and shall be labeled accordingly on the civil improvement plans and associated mapping.
10. 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.

11. A revocable encroachment permit for any landscaping within the public right of way will be required.
12. All Nevada Energy easements, appurtenances, lines and poles must be shown and shall be located entirely within the perimeter landscape area of this development. Distribution lines, existing or proposed, shall be placed underground if impacted by the proposed development of the parcel or if the pole impedes upon the proper ADA clearances for sidewalk. Under no circumstances will new down guy wires be permitted.

Rebecca Chiriboga, 6030 S. Jones Boulevard, Las Vegas, appeared on behalf of the applicant, and accepted staff's recommended and amended conditions.

ACTION: APPROVED, SUBJECT TO STAFF RECOMMENDED CONDITIONS AND AMENDED CONDITION NO. 9

CONDITION NO. 9 AMENDED TO READ:

All common elements shall be maintained by the Home Owners Association or Landscape Maintenance Association and shall be labeled accordingly on the civil improvement plans and associated mapping.

MOTION: Commissioner Kraft
SECOND: Commissioner Ewing
AYES: Chairwoman Perkins, Vice-Chairman Stone, Commissioners Aston, Ewing, and Kraft
NAYS: None
ABSTAIN: None

7. **UN-08-14 (47963) LAS PUPUSAS RESTAURANT #3 (PUBLIC HEARING). AN APPLICATION SUBMITTED BY LUIS A. MARTINEZ, ON BEHALF OF LAS VEGAS ADVENTURE, LLC, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN A C-2, GENERAL COMMERCIAL DISTRICT TO ALLOW THE "ON-SALE" OF BEER AND WINE IN CONJUNCTION WITH A RESTAURANT. THE PROPERTY IS LOCATED AT 945 WEST CRAIG ROAD. THE ASSESSOR'S PARCEL NUMBER IS 139-04-713-009. (FOR POSSIBLE ACTION)**

This item was presented by Marc Jordan, Planning Manager.

The original condition per Staff Report dated March 12, 2014 is as follows:

Planning & Zoning:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.

Luis Martinez, (no address provided) applicant, appeared on behalf of the owner and requested approval.

Chairwoman Perkins opened the Public Hearing. Chairwoman Perkins closed the Public Hearing.

Vice-Chairman Stone confirmed final action remained with Planning Commission, and Mr. Jordan confirmed that it was, and did not move forward to City Council.

Commissioner Kraft confirmed with the applicant that he accepted staff's recommended conditions for approval.

Chairwoman Perkins discussed the waiver with Mr. Jordan, who confirmed, if approved, the Planning Commission would be allowing a waiver of the 400-foot requirement. Craig Road could be utilized as an adequate barrier and as a reason to justify the waiving of the 400-foot requirement.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITION

MOTION: Commissioner Kraft

SECOND: Commissioner Aston

AYES: Chairwoman Perkins, Vice-Chairman Stone, Commissioners Aston, Ewing, and Kraft

NAYS: None

ABSTAIN: None

8. **VN-01-14 (47957) ELDORADO R1-60 NO. 16 (PUBLIC HEARING). AN APPLICATION SUBMITTED BY PARDEE HOMES OF NEVADA, PROPERTY OWNER, FOR A VARIANCE IN AN O-L/DA, OPEN-LAND/DEVELOPMENT AGREEMENT DISTRICT TO ALLOW A 50 FOOT LOT WIDTH WHERE 55 FEET IS REQUIRED. THE PROPERTY IS LOCATED SOUTH OF DEER SPRINGS WAY, APPROXIMATELY 600 FEET WEST OF REVERE STREET. THE ASSESSOR'S PARCEL NUMBER IS 124-21-711-074. (FOR POSSIBLE ACTION)**

This item was presented by Marc Jordan, Planning Manager.

Staff recommended approval of this variance.

The original conditions per Staff Report dated March 12, 2014 are as follows:

Planning and Zoning:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances;
2. That all lands, areas, and open spaces are to be developed and maintained per the Development Agreement between the City of North Las Vegas and Pardee Homes of Nevada (formally Pardee Construction Company) dated December 10, 1988, or as amended.
3. A 50-foot lot width is only allowed for the lots identified within the attached Variance Exhibit.

Jennifer Lazovich, 8345 W. Sunset Road, Las Vegas, appeared on behalf of the applicant. Ms. Lazovich stated the driving need behind this request was there is a product in El Dorado that is selling (El Dorado Heights), and is doing well. Pardee would like to introduce this product in the proposed area. As a result, it was necessary to put in the variance request, which would apply to 21 lots within this subdivision. This exhibit was provided to city staff at the time they filed. The variance would not go across the entire site.

Chairwoman Perkins opened the Public Hearing. Chairwoman Perkins closed the Public Hearing.

Commissioner Kraft asked if just one product would port over, or whether the floor plans from El Dorado Heights would also port over into this development.

Ms. Lazovich stated they would bring over the floor plans from El Dorado Heights for a portion of this subdivision. There were some lots that would not fit some of the floor plans. They want to do a bigger side yard on one of the sides in some cases.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Commissioner Ewing
SECOND: Commissioner Kraft
AYES: Chairwoman Perkins, Vice-Chairman Stone, Commissioners Aston,
Ewing, and Kraft
NAYS: None
ABSTAIN: None

9. T-1358 (47958) ELDORADO R1-60 NO. 16. AN APPLICATION SUBMITTED BY PARDEE HOMES OF NEVADA, PROPERTY OWNER, FOR AN AMENDMENT TO A PREVIOUSLY APPROVED TENTATIVE A MAP IN AN OL/DA, OPEN LAND/DEVELOPMENT AGREEMENT DISTRICT TO ALLOW 183 SINGLE FAMILY RESIDENTIAL LOTS WHERE 178 SINGLE FAMILY RESIDENTIAL LOTS WERE PREVIOUSLY APPROVED. THE PROPERTY IS LOCATED SOUTH OF DEER SPRINGS WAY, APPROXIMATELY 600 FEET WEST OF REVERE STREET. THE ASSESSOR'S PARCEL NUMBER IS 124-21-711-074. (FOR POSSIBLE ACTION)

This item was presented by Marc Jordan, Planning Manager.

Staff recommended approval of the revised tentative map.

The original conditions per Staff Report dated March 12, 2014 are as follows:

Planning and Zoning:

1. Unless expressly, authorized through a variance, waiver or another method, development shall comply with all applicable codes and ordinances.
2. That all lands, areas, and open spaces are to be developed and maintained per the Development Agreement between the City of North Las Vegas and Pardee Homes of Nevada (formally Pardee Construction Company) dated December 10, 1988, or as amended.
3. The revised tentative map shall become null and void should the accompanying variance (VN-01-14) not be approved.

Public Works:

4. This development shall comply with *City of North Las Vegas Municipal Code section 16.20.050.P* "Terminal streets, not to exceed one hundred fifty (150) feet in length, as measured from the face-of-curb of the intersecting street to the face-

of-curb of the terminal street, and with a maximum of four fronting lots, shall terminate in a cul-de-sac with a minimum back-of-curb radius of twenty-four (24) feet.

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.
7. Clark County Regional Flood Control District (CCRFCD) concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
8. The limits of the Federal Emergency Management Agency Special Flood Hazard Area Zone A must be shown on all site plans, civil improvement plans, etc. submitted to the City.
 - a. The City of North Las Vegas does not permit the construction of any buildings within a Federal Emergency Management Agency (FEMA) designated Special Flood Hazard Area (SFHA). Under this policy, the applicant must meet the following requirements prior to issuance of permits and certificates of occupancy:
 - b. Grading and off-site construction permits may be issued once a copy of the Conditional Letter of Map Review (CLOMR) application has been submitted to FEMA for processing.
 - c. Building permits may be issued once a CLOMR has been obtained from FEMA.
 - d. Certificates of Occupancy can be issued once a Letter of Map Revision (LOMR) has been obtained from FEMA.
9. Any preliminary street section(s) shown on the plans shall be used for planning purposes only; the width of over-pave and thickness of the pavement sections will be determined by the Department of Public Works.
10. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Deer Springs Way.

11. If not already existing, 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. Deer Springs Way
12. All residential driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222 and 222.1 gated entry standards.
13. Proposed residential driveway slopes shall not exceed twelve percent (12%).
14. The property owner may be required to grant roadway easements where public and private streets intersect.
15. All common elements shall be maintained by the Home Owners Association and shall be labeled accordingly on the civil improvement plans and associated mapping.
16. 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.
17. A revocable encroachment permit for any landscaping within the public right of way will be required.
18. Prior to the installation of any subgrade street improvements, all required underground utilities (i.e., telephone, power, water, etc.) located within public rights-of-way, shall be extended a minimum of ten (10) feet beyond the project boundary.
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 apply to vacate a portion of Silent Sunset east of Black Oak Street.

Chairwoman Perkins asked if this is the product with sidewalks only on one side of the street, and Ms. Lazovich stated it was. Mr. Jordan stated this was covered under Title 19 of the Development Agreement, and conveyed that many of the new standards in the zoning ordinance did not apply to this development because they have a standing Development Agreement in place.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Commissioner Kraft

SECOND: Commissioner Aston

AYES: Chairwoman Perkins, Vice-Chairman Stone, Commissioners Aston, Ewing, and Kraft

NAYS: None

ABSTAIN: None

OLD BUSINESS

10. T-1363 (47775) PLAYA DELRAY. AN APPLICATION SUBMITTED BY REMINGTON HOMES ON BEHALF OF TOBAKO, LLC, PROPERTY OWNER, FOR A TENTATIVE MAP IN AN R-1, SINGLE-FAMILY LOW DENSITY DISTRICT TO ALLOW 43 SINGLE FAMILY RESIDENTIAL LOTS. THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF LONE MOUNTAIN ROAD AND SIMMONS STREET. THE ASSESSOR'S PARCEL NUMBER IS 124-32-402-004. (FOR POSSIBLE ACTION) (CONTINUED FEBRUARY 12, 2014)

This item was presented by Marc Jordan, Planning Manager.

Staff recommended approval of the revised tentative map.

The conditions per City of North Las Vegas Memorandum dated March 12, 2014 are as follows:

Planning and Zoning:

1. Unless expressly, authorized through a variance, waiver or another method, development shall comply with all applicable codes and ordinances.

Public Works:

2. Right-of-way dedication of a flared intersection, including a right turn lane, is required at Simmons Street and Lone Mountain Road per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 201.1 and 245.1.
3. Construction of the right turn lane is required on Simmons Street at Lone Mountain Road per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 201.1 and 245.1. The traffic signal shall be relocated to accommodate construction of the right turn lane.
4. The area shown for the bus stop passenger shelter pad shall be revised to comply with *Clark County Area Uniform Standard Drawing No. 234.2*.
5. Adjacent to any eighty (80) foot right-of-way (Lone Mountain Road in this case), a common lot and/or landscape easement, with a minimum width of five (5) feet, shall be provided behind the required bus stop passenger shelter pad.
6. Right-of-way dedication and construction of a CAT bus turn-out is required on Lone Mountain Road near Simmons Street per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 234.1.
7. Interior local residential streets shall be designed per *Clark County Area Uniform Standard Drawing No. 206.S1 Option A*, with the addition of the required landscape area to comply with *City of North Las Vegas Municipal Code - Title 17*.
8. 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.
9. Approval of a drainage study is required prior to submittal of the civil improvement plans.
10. Acceptance of this Tentative Map shall not be construed to be approval of any flood control/storm drain facilities shown; approval of any drainage concepts,

easements or facilities are contingent upon the approval of the Technical Drainage Study for the development.

11. The applicant will need to apply for vacation of the existing public drainage easement if the proposed drainage concepts are accepted after a complete review of the drainage study.
12. Approval of a traffic study is required prior to submittal of the civil improvement plans.
13. 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. Lone Mountain Road
 - B. Simmons Street
14. The public street geometrics, width of over-pave and thickness of the pavement sections will be determined by the Department of Public Works.
15. The property owner is required to grant roadway easements where public and private streets intersect.
16. All common elements shall be labeled and are to be maintained by the Home Owners Association.
17. The street names shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards.
18. Street names must be approved by the City of Las Vegas Central Fire Alarm Office.
19. The property owner is required to grant a pedestrian access easement for sidewalk located within a common element when that sidewalk is providing public access adjacent to the right-of-way.
20. A revocable encroachment permit for landscaping within the public right of way is required.
21. All residential driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.

22. Proposed residential driveway slopes shall not exceed twelve percent (12%).
23. All off-site improvements must be completed prior to final inspection of the first building.
24. 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.

Dave Turner, Baughman and Turner, 1210 Hinson Street, Las Vegas, represented the applicant, and appeared to answer questions and to request the Planning Commission's approval.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Vice-Chairman Stone

SECOND: Commissioner Ewing

AYES: Chairwoman Perkins, Vice-Chairman Stone, Commissioners Aston, Ewing, and Kraft

NAYS: None

ABSTAIN: None

PUBLIC FORUM

There was no public participation.

DIRECTOR'S BUSINESS

Planning Manager Jordan conveyed a message of apology to the Planning Commission, on behalf of Director Blackburn, who was unable to attend tonight's meeting, due to his required attendance at Councilman Barron's Town Hall meeting.

Mr. Jordan stated the Community Development and Compliance Department's Planning and Zoning staff have relocated from the third to the first floor in City Hall.

Mr. Jordan advised that Director Blackburn would like to meet with the Planning Commission members, individually, and would be contacted in the near future to schedule an appointment to discuss their goals, philosophy and direction for the city.

CHAIRWOMAN'S BUSINESS

Chairwoman Perkins had no business to report.

Commissioner Aston asked staff to confirm whether the application for the gasification plant had been withdrawn. Mr. Jordan stated it was withdrawn March 5, 2014, at the City Council meeting, during Public Forum.

ADJOURNMENT

The meeting adjourned at 6:45 p.m.

APPROVED: April 9, 2014

/s/ Laura Perkins
Laura Perkins, Chairwoman

/s/ Julie Shields
Julie Shields, Recording Secretary