

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

February 8, 2017

BRIEFING:

5:30 P.M.
Caucus Room, 2250 Las Vegas Boulevard, North
North Las Vegas, Nevada

CALL TO ORDER:

6:06 P.M.
Council Chambers, 2250 Las Vegas Boulevard, North
North Las Vegas, Nevada

WELCOME:

Chairman Kenneth Kraft

ROLL CALL:

Chairman Kenneth Kraft – Present
Vice-Chairman Willard Ewing - Present
Commissioner Laura Perkins – Present
Commissioner Randy Robison - Present
Commissioner Al Greer – Present
Commissioner Rick Lemmon – Present
Commissioner Travis Roundy - Present

STAFF PRESENT:

Marc Jordan, Acting Director
Robert Eastman, Principal Planner
Jose Valenzuela, Deputy City Attorney
Robert McLaughlin, Public Works/Manager
Curt Kroeker, Public Works/Engineering Associate
Diana Tsouras, Executive Secretary
Julie Shields, Executive/Recording Secretary

VERIFICATION:

Julie Shields, Recording Secretary

PLEDGE OF ALLEGIANCE:

Commissioner Rick Lemmon

AGENDA

1. **APPROVAL OF THE PLANNING COMMISSION MEETING AGENDA OF FEBRUARY 8, 2017 (FOR POSSIBLE ACTION)**

ACTION: APPROVED

MOTION: Commissioner Greer

AYES: Chairman Kraft, Vice-Chairman Ewing, Commissioners Perkins, Robison, Greer, Lemmon, and Roundy

NAYS: None

ABSTAIN: None

CONSENT AGENDA

Matters listed on the Consent Agenda are considered routine and may be approved by a single motion. However, any Consent Item may be moved to the Business portion of the agenda for discussion at the request of any Planning Commission Member.

2. **APPROVAL OF THE PLANNING COMMISSION MEETING MINUTES OF JANUARY 11, 2017 (FOR POSSIBLE ACTION)**

ACTION: APPROVED

MOTION: Commissioner Perkins

AYES: Chairman Kraft, Vice-Chairman Ewing, Commissioners Perkins, Robison, Greer, and Lemmon

NAYS: None

ABSTAIN: Commissioner Roundy

NEW BUSINESS

3. **AMP-01-17 (56767) COMMERCE AND REVERE (PUBLIC HEARING). AN APPLICATION SUBMITTED BY PARDEE HOMES OF NEVADA, ON BEHALF OF B THREE LLC, PROPERTY OWNER, FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN TO CHANGE THE LAND USE FROM MIXED-USE COMMERCIAL TO SINGLE-FAMILY MEDIUM DENSITY. THE PROPERTY IS LOCATED EAST OF THE INTERSECTION OF COMMERCE STREET AND REVERE STREET. THE ASSESSOR'S PARCEL NUMBER IS 124-22-201-002. (FOR POSSIBLE ACTION)**

This item was presented by Robert Eastman, Principal Planner.

Item Nos. 3 (AMP-01-17), 4 (ZN-03-17), 5 (VAC-02-17), and 6 (T-1398) were briefed together, and voted upon separately.

Note: The minutes below include content for related Item Nos. 3, 4, 5, and 6.

Mr. Eastman referred to Item No. 3, AMP-01-17, and stated the Comprehensive Plan initially showed this as mixed use commercial; an amendment is needed to reflect single-family, medium density. Surrounding land uses contain heavy commercial to the north, undeveloped and planned residential to the west; undeveloped Clark County School District property to the east, and existing single-family homes to the south, which were developed under the original RCL, single-family compact lot in the R-1 Districts.

Staff stated this site was a transition area between the larger lot, single-family homes to the south and the commercial properties to the north, and also between the future regional park at the Villages of Tule Springs and the School District property to the east. There are two arterials, Commerce and Revere Streets. Staff stated a slightly higher density residential development is appropriate at this site. Staff recommended approval of AMP-01-17.

Mr. Eastman referred to Item No. 5, VAC-02-17, and stated the request was to vacate the drive approach where Commerce and Revere Streets come together at an intersection. When originally proposed, it was conceived that the street would travel farther northeast. Instead, the Master Plan of Streets and Highways does not show the street continuing onward, and the developer is proposing to move the entry of their development farther south on Commerce Street and does not want to use the proposed location. Therefore, they are requesting the approach drives be vacated to allow them to be incorporated into the development. Since the continuation of the street is not part of the Master Plan of Streets and Highways, staff believes the vacation is appropriate and recommended approval of VAC-02-17.

Mr. Eastman referred to Item No. 4, ZN-03-17, and stated the applicant proposed to develop the site with 207, single-family homes, that are RCL-style lots. The more appropriate zoning for the site is RCL; however, the applicant has also folded in a waiver request to change the width of the street to 44.5 feet, where a 47-foot wide street is required. Instead of asking for an RCL and waiver, the applicant is proposing and has folded it all together into one application as a Planned Unit Development (PUD).

When reviewing the site, the site contains RCL lots that range in size from 3,600 to 6,000 square feet. The predominant size is between 3,600-3,800 square feet. The configuration is unusual as lots are wider than what is normally seen – 48 feet by 75 feet. Lot sizes are wider, but not as deep.

The applicant is required to provide 600 square feet of open space per unit. The applicant is proposing to use 134,000 square feet of open space as provided as part of the development. A large portion (47,600 square feet) of the open space is part of their perimeter landscaping. The applicant is required to amenitize the perimeter landscaping. The applicant proposed to add benches and dog stations to the perimeter landscaping. The architectural design and elevations are in compliance with residential design standards.

Mr. Eastman said when reviewing the street cross sections, staff had objections and concerns. The applicant proposed to use the 44.5-foot wide street cross section, which is used in Eldorado – the City now requires 47 feet. Eldorado was developed in 1988, and since that time, staff believes a more appropriate street size and street cross section is the 47-foot street, which has 5-foot sidewalks on both sides of the street.

Staff does not support the requested waiver.

Mr. Eastman stated when looking at the PUD, the requirement is for 600 square feet of open space per unit and now the requirement would be 124,200 square feet. The applicant provides this in a number of small fragmented portions of land throughout the development. The applicant has not provided any centralized park for the neighborhood and open space is only provided in some small remnants that are either undevelopable or were left over after they designed their site. Staff did not think the open space provided adequately meets the intent of the code, and staff does not believe the proposed PUD is appropriate.

Mr. Eastman said there are a handful of lots that either do not comply with the Title 16 requirements for driveway locations or from lot lines radiating properly from cul-de-sacs. They are either creating flag lots and/or do not meet the minimum lot width from a Title 17 perspective, which requires a lot width to be measured at the setback line.

Staff believes the PUD should be continued indefinitely to allow the applicant to amend their street cross section and provide a more appropriate open space area, and fix the handful of lots that were identified. Staff recommended that T-1398 also be continued as it needs to be in substantial compliance with the PUD and to conform to what was shown in the preliminary development plan.

Bob Gronauer, Kaempfer Crowell, 1980 Festival Plaza Drive, Las Vegas, appeared on behalf of the Pardee Homes.

Mr. Gronauer referred to Item Nos 3, AMP-01-17, and 5, VAC-02-17, and reviewed several exhibits regarding the proposal to build single-family residential homes on 28.6 acres. It is currently zoned mixed use, and the applicant is requesting single-family,

medium density. Mr. Gronauer reiterated staff recommended approval for the Amendment to the Master Plan and also the vacation.

Mr. Gronauer referred to Item Nos. 4, ZN-03-17, and 6, T-1398, and stated they are requesting a Planned Unit Development (PUD) zone change. The site is planned for 207 homes and the density is slightly over 7 units per acre. Mr. Gronauer said the lots are described as wide-shallow lots which create a better street scene with respect to the development itself.

The ingress and egress is off Commerce Street and also Dorrell Lane, and is a gated community. The open space requirements are a discussion item. Mr. Gronauer stated they meet and exceed the open space requirements per the Planned Unit Development. Six hundred (600) square feet of open space is required per unit proposed. Mr. Gronauer stated one of the issues was a fundamental agreement/disagreement with staff on how they would use the open space. Mr. Gronauer said they were using the open space as programmable space and preferred to have it moved around to other parts of the property. Mr. Gronauer reviewed the map and said if you had it all in one area, you would not get as much use from all the residents within the subdivision. Mr. Gronauer discussed the amenities and stated within the open spaces are tot lots, benches, and doggy stations. Pedestrian trails are planned along the perimeter of the property. They will be working with staff and will finalize anything that may need to be amenitized within the project with the Parks and Recreation Department.

Mr. Gronauer added they did not want the open space to be centrally located because a regional park was located across the street that would also be used by the residents of the subdivision.

The next issue with the PUD is the street sections. There are different street sections in different jurisdictions that allow for private street sections which reduces the street section, and paving of the street. The private streets require one side of the street to have a sidewalk.

Mr. Gronauer stated this has been done in Providence, Mountain's Edge, Summerlin, and Sky Canyon. If there was an issue of having sidewalk on one side of the street in the private street section, Summerlin would not allow that to happen. Mr. Gronauer referenced the Paseo's in Summerlin, west of Hualapai, and said there are hundreds of acres being developed that include subdivisions that have streets with no or one sidewalk within master planned communities. Aliante has a street section that has a sidewalk on one side of the street, in a private street section.

Mr. Gronauer proposed a street section that is approximately 41 feet wide going from the back of rolled curb to back of rolled curb, along with a three and one half foot sidewalk. Mr. Gronauer referred to a street section in Eldorado which has been recently

constructed. In addition, he referred to a street section in Clark County that is 43 feet wide private street section which goes from back of curb to back of curb and is approximately 39 feet, with four feet of sidewalk.

Mr. Gronauer stated he appeared before the Clark County Commission today and received approval for two, multi-million dollar, single-family residential developments in the southwest. The subdivision has one side of the street with sidewalks in the private street section. Mr. Gronauer stated the purpose was to show these are being done on a routine basis.

Mr. Gronauer stated in the City of Henderson, the private street section is approximately 41 feet wide. There is 37 feet of curb/gutter and the rolled curb in street, along with a four foot sidewalk. This is approved in the City of Henderson and builders are building this on a project-by-project basis.

Mr. Gronauer stated in the City of North Las Vegas the private street section is 47-foot wide, which is similar to a public street section, with five feet of sidewalk on both sides of the street.

There are sidewalks on one side of the street within the City of North Las Vegas, such as within Aliante. There is a 41-foot wide street, with a 4-foot wide sidewalk. There is red curb which prohibits parking on one side of the street. Mr. Gronauer added they are not providing red curb and are allowing parking on both sides of the street.

Mr. Gronauer referred to the Eldorado exhibit and stated the private street section is approximately 44.5 feet with one sidewalk that is 3.5 feet wide, and no red curb on the other side of the street, and is an example of a street section they are also proposing.

Mr. Gronauer referred to an approval letter and stated approximately four years ago they represented KB Homes for a subdivision that reduced the street section between Centennial Valley and the I-215.

Mr. Gronauer said Pardee and the other builders are not aware of any complaints from their customers.

Chairman Kraft opened the public hearing on Item No. 3, AMP-01-17.

Gary Bouchard, 2611 Paradise Isle Avenue, North Las Vegas, stated about a year ago when he was looking at houses, he discovered they were building bigger houses on smaller lots with sidewalks on one side and the houses were closer together. Mr. Bouchard believed sidewalks should be on both sides of the street, and stated it was a safety issue. Mr. Bouchard said that by putting the houses closer together and not having sidewalks, we are building the slums of tomorrow.

Chairman Kraft closed the public hearing on Item No. 3, AMP-01-17.

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Perkins

AYES: Chairman Kraft, Vice-Chairman Ewing, Commissioners Perkins, Robison, Greer, Lemmon, and Roundy

NAYS: None

ABSTAIN: None

4. ZN-03-17 (56768) COMMERCE AND REVERE (PUBLIC HEARING). AN APPLICATION SUBMITTED BY PARDEE HOMES OF NEVADA, ON BEHALF OF B THREE LLC, PROPERTY OWNER, FOR A PROPERTY RECLASSIFICATION FROM THE CURRENT DESIGNATION OF R-E, RANCH ESTATES DISTRICT TO PUD, PLANNED UNIT DEVELOPMENT DISTRICT, CONSISTING OF 208 SINGLE-FAMILY LOTS. THE PROPERTY IS LOCATED EAST OF THE INTERSECTION OF COMMERCE STREET AND REVERE STREET. THE ASSESSOR'S PARCEL NUMBER IS 124-22-201-002. (FOR POSSIBLE ACTION)

This item was presented by Robert Eastman, Principal Planner.

Item Nos. 3 (AMP-01-17), 4 (ZN-03-17), 5 (VAC-02-17), and 6 (T-1398) were briefed together, and voted upon separately.

Note: The minutes below include content for related Item Nos. 3, 4, 5, and 6.

Mr. Eastman referred to Item No. 3, AMP-01-17, and stated the Comprehensive Plan initially showed this as mixed use commercial; an amendment is needed to reflect single-family, medium density. Surrounding land uses contain heavy commercial to the north, undeveloped and planned residential to the west; undeveloped Clark County School District property to the east, and existing single-family homes to the south, which were developed under the original RCL, single-family compact lot in the R-1 Districts.

Staff stated this site was a transition area between the larger lot, single-family homes to the south and the commercial properties to the north, and also between the future regional park at the Villages of Tule Springs and the School District property to the east. There are two arterials, Commerce and Revere Streets. Staff stated a slightly higher density residential development is appropriate at this site. Staff recommended approval of AMP-01-17.

Mr. Eastman referred to Item No. 5, VAC-02-17, and stated the request was to vacate the drive approach where Commerce and Revere Streets come together at an intersection. When originally proposed, it was conceived that the street would travel farther northeast. Instead, the Master Plan of Streets and Highways does not show the street continuing onward, and the developer is proposing to move the entry of their development farther south on Commerce Street and does not want to use the proposed location. Therefore, they are requesting the approach drives be vacated to allow them to be incorporated into the development. Since the continuation of the street is not part of the Master Plan of Streets and Highways, staff believes the vacation is appropriate and recommended approval of VAC-02-17.

Mr. Eastman referred to Item No. 4, ZN-03-17, and stated the applicant proposed to develop the site with 207, single-family homes, that are RCL-style lots. The more appropriate zoning for the site is RCL; however, the applicant has also folded in a waiver request to change the width of the street to 44.5 feet, where a 47-foot wide street is required. Instead of asking for an RCL and waiver, the applicant is proposing and has folded it all together into one application as a Planned Unit Development (PUD).

When reviewing the site, the site contains RCL lots that range in size from 3,600 to 6,000 square feet. The predominant size is between 3,600-3,800 square feet. The configuration is unusual as lots are wider than what is normally seen – 48 feet by 75 feet. Lot sizes are wider, but not as deep.

The applicant is required to provide 600 square feet of open space per unit. The applicant is proposing to use 134,000 square feet of open space as provided as part of the development. A large portion (47,600 square feet) of the open space is part of their perimeter landscaping. The applicant is required to amenitize the perimeter landscaping. The applicant proposed to add benches and dog stations to the perimeter landscaping. The architectural design and elevations are in compliance with residential design standards.

Mr. Eastman said when reviewing the street cross sections, staff had objections and concerns. The applicant proposed to use the 44.5-foot wide street cross section, which is used in Eldorado – the City now requires 47 feet. Eldorado was developed in 1988, and since that time, staff believes a more appropriate street size and street cross section is the 47-foot street, which has 5-foot sidewalks on both sides of the street.

Staff does not support the requested waiver.

Mr. Eastman stated when looking at the PUD, the requirement is for 600 square feet of open space per unit and now the requirement would be 124,200 square feet. The applicant provides this in a number of small fragmented portions of land throughout the

development. The applicant has not provided any centralized park for the neighborhood and open space is only provided in some small remnants that are either undevelopable or were left over after they designed their site. Staff did not think the open space provided adequately meets the intent of the code, and staff does not believe the proposed PUD is appropriate.

Mr. Eastman said there are a handful of lots that either do not comply with the Title 16 requirements for driveway locations or from lot lines radiating properly from cul-de-sacs. They are either creating flag lots and/or do not meet the minimum lot width from a Title 17 perspective, which requires a lot width to be measured at the setback line.

Staff believes the PUD should be continued indefinitely to allow the applicant to amend their street cross section and provide a more appropriate open space area, and fix the handful of lots that were identified. Staff recommended that T-1398 also be continued as it needs to be in substantial compliance with the PUD and to conform to what was shown in the preliminary development plan.

Bob Gronauer, Kaempfer Crowell, 1980 Festival Plaza Drive, Las Vegas, appeared on behalf of the Pardee Homes.

Mr. Gronauer referenced Item Nos. 3, AMP-01-17 and 5, VAC-02-17, and reviewed several exhibits regarding the proposal to build single-family residential homes on 28.6 acres. It is currently zoned mixed use, and the applicant is requesting single-family, medium density. Mr. Gronauer reiterated staff recommended approval for the Amendment to the Master Plan and also the vacation.

Mr. Gronauer referred to Item Nos. 4, ZN-03-17, and 6, T-1398, and stated they are requesting a Planned Unit Development (PUD) zone change. The site is planned for 207 homes and the density is slightly over 7 units per acre. Mr. Gronauer said the lots are described as wide-shallow lots which create a better street scene with respect to the development itself.

The ingress and egress is off Commerce Street and also Dorrell Lane, and is a gated community. The open space requirements are a discussion item. Mr. Gronauer stated they meet and exceed the open space requirements per the Planned Unit Development. Six hundred (600) square feet of open space is required per unit proposed. Mr. Gronauer stated one of the issues was a fundamental agreement/disagreement with staff on how they would use the open space. Mr. Gronauer said they were using the open space as programmable space and preferred to have it moved around to other parts of the property. Mr. Gronauer reviewed the map and said if you had it all in one area, you would not get as much use from all the residents within the subdivision. Mr. Gronauer discussed the amenities and stated within the open spaces are tot lots, benches, and doggy stations. Pedestrian trails are planned along the perimeter of the

property. They will be working with staff and will finalize anything that may need to be amenitized within the project with the Parks and Recreation Department.

Mr. Gronauer added they did not want the open space to be centrally located because a regional park was located across the street that would also be used by the residents of the subdivision.

The next issue with the PUD is the street sections. There are different street sections in different jurisdictions that allow for private street sections which reduces the street section, and paving of the street. The private streets require one side of the street to have a sidewalk.

Mr. Gronauer stated this has been done in Providence, Mountain's Edge, Summerlin, and Sky Canyon. If there was an issue of having sidewalk on one side of the street in the private street section, Summerlin would not allow that to happen. Mr. Gronauer referenced the Paseo's in Summerlin, west of Hualapai, and said there are hundreds of acres being developed that include subdivisions that have streets with no or one sidewalk within master planned communities. Aliante has a street section that has a sidewalk on one side of the street, in a private street section.

Mr. Gronauer proposed a street section that is approximately 41 feet wide going from the back of rolled curb to back of rolled curb, along with a three and one half foot sidewalk. Mr. Gronauer referred to a street section in Eldorado which has been recently constructed. In addition, he referred to a street section in Clark County that is 43 feet wide private street section which goes from back of curb to back of curb and is approximately 39 feet, with four feet of sidewalk.

Mr. Gronauer stated he appeared before the Clark County Commission today and received approval for two, multi-million dollar, single-family residential developments in the southwest. The subdivision has one side of the street with sidewalks in the private street section. Mr. Gronauer stated the purpose was to show these are being done on a routine basis.

Mr. Gronauer stated in the City of Henderson, the private street section is approximately 41 feet wide. There is 37 feet of curb/gutter and the rolled curb in street, along with a four foot sidewalk. This is approved in the City of Henderson and builders are building this on a project-by-project basis.

Mr. Gronauer stated in the City of North Las Vegas the private street section is 47-foot wide, which is similar to a public street section, with five feet of sidewalk on both sides of the street.

There are sidewalks on one side of the street within the City of North Las Vegas, such as within Aliante. There is a 41-foot wide street, with a 4-foot wide sidewalk. There is red curb which prohibits parking on one side of the street. Mr. Gronauer added they are not providing red curb and are allowing parking on both sides of the street.

Mr. Gronauer referred to the Eldorado exhibit and stated the private street section is approximately 44.5 feet with one sidewalk that is 3.5 feet wide, and no red curb on the other side of the street, and is an example of a street section they are also proposing.

Mr. Gronauer referred to an approval letter and stated approximately four years ago they represented KB Homes for a subdivision that reduced the street section between Centennial Valley and the I-215.

Mr. Gronauer said Pardee and the other builders are not aware of any complaints from their customers.

The conditions for Item No. 4, ZN-03-17, per memorandum dated February 8, 2017 are:

Planning & Zoning:

1. Unless expressly, authorized through a variance, waiver or another method, development shall comply with all applicable codes and ordinances.
2. That the number of single-family lots shall not exceed 207.
3. A one acre central park shall be created and contain at a minimum the following elements: age appropriate play structure with EPDM surface and shade canopy; shade trees; turfed open play area; shade structure with picnic table (1); benches (4); and trash receptacles (2).

Public Works:

4. All lots shall comply with the *City of North Las Vegas Municipal Code* section 16.20.02.B which states: "The side lines of lots shall be approximately at right angles to the street upon which the lot faces, or approximately radial if the street is curved." Compliance may require modifications to the current layout resulting in fewer lots.
5. Lot 116 shall be merged with Lot 115 or considered as open space / common element.

6. A knuckle per *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 211 must be provided for lots 186 and 187 to provide adequate lot frontage along the curve.
7. The site plan shall meet the minimum curvilinear street standards set forth in the *City of North Las Vegas Municipal Code* section 16.20.050.

For information only:

“Curvilinear street” means a street in excess of five hundred (500) feet which has at least twenty-five (25) feet of lateral deviation from a straight course. For every five hundred (500) feet of additional street length, there is at least twenty-five (25) feet of lateral deviation per five hundred (500) foot street segment. (Ord. 1568 § 1 (part), 2001).

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. All local facilities and street centerline grades must be constructed in conformance with the City of North Las Vegas' *North Neighborhood Flood Control Master Plan*, or as otherwise approved by the Director of Public Works or her designee.
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.
12. Interior local residential streets shall be designed per *Clark County Area Uniform Standard Drawing* No. 206.S1 Option A with sidewalk on both sides of the street.
13. The proposed driveway at the subdivision entrance shall be constructed in accordance with *Clark County Area Uniform Standard Drawing* numbers 225 and 222.1, including throat depths.

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. 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. Revere Street / Commerce Street
 - b. Deer Springs Way
 - c. Dorrell Lane
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. A revocable encroachment permit for landscaping within the public right of way is required.
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. 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.
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. All lots shall have a minimum dimension of thirty (30) feet along the frontage of local streets.
23. Proposed residential driveway slopes shall not exceed twelve percent (12%).
24. All off-site improvements must be completed prior to final inspection of the first building.
25. If the internal streets are to remain private, gates shall be provided as a benefit to the residents for the increased cost maintaining the streets.
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.

Chairman Kraft opened the public hearing on Item No. 4, ZN-03-17. Chairman Kraft closed the public hearing on Item No. 4, ZN-03-17.

Note: The comments below are in addition to those made during the combined briefing and are specifically related to Item No. 4, ZN-03-17.

Commissioner Robison discussed the wide-shallow design and asked Mr. Gronauer about the response from consumers. Mr. Gronauer said the wide-shallow created a better street scene. Having a wider lot provides more openness on the street scene itself. Mr. Gronauer stated this design was a very popular product within the market. The consumer wants a bigger back yard. In this case, you would have 15-20 feet, where the RCL would have 10 feet. Currently, Pardee sells this product in Eldorado and it sells very well.

Vice-Chairman Ewing stated this would become a regular issue before the Planning Commission with other developers. Vice-Chairman Ewing stated he was on the Planning Commission four years ago when the KB Homes zone change came forward, and was approved by both the Planning Commission and City Council. He was concerned because he felt the Planning Commission still needed to enforce Title 16 until it is changed.

Commissioner Greer stated he liked sidewalks on both sides of the street; however, he has been in other developments and noticed there are sidewalks on one side of the street. Mr. Greer agreed with Vice-Chairman Ewing regarding revisiting Title 16.

Chairman Kraft asked staff how this pertained to Title 16, and does it affect street width or lot shape. Mr. Eastman stated the street width or cross section which has both the width and the sidewalk is part of a Clark County standard drawing, and the City has adopted that set of drawings as part of Title 16. The requirement is the minimum size residential street would be 47-foot wide -- 37 feet of asphalt and two, 5-foot sidewalks.

The other portion is dealing with certain shapes of the lot. There are a total of six lots that do not comply with Title 16 requirements. Of the six, two of them also do not comply with Title 17. There is a minimum requirement of at least 30 feet at the street's edge to accommodate both the driveway and the setbacks. The Title 17 requirement is meeting the minimum lot width at the setback line. The front setback is only 10 feet and 15 feet. The two lots are narrow because they are flag lots. Two of the lots have

problems with their shape and are located at a corner, and create odd shaped lots that do not accommodate the driveway. Those lots also have issues pertaining to Title 16. Mr. Eastman advised the tentative map and preliminary development plan can be redesigned to make them work, with the possibility of not losing a lot.

Chairman Kraft stated the bulk of the Title 16 and 17 issues are with the Tentative Map. Mr. Eastman said the handful of lots had issues with the size and shape. The main Title 16 requirement pertains to street width and sidewalks. Chairman Kraft supported the zone change, but would deny the tentative map. Mr. Eastman clarified that if the Planning Commission approved the PUD as shown as part of the preliminary development plan, then the tentative map (which is the same design) is substantially in compliance with the Planned Unit Development.

Commissioner Robison referred to the wide-shallow design preference and asked if there was a connection between that preference and the lack of a preference for a centralized open space park area. Mr. Gronauer said that it was true because on one end when there was a bigger back yard and you would use it more than if you had a 5-foot rear yard setback as a rear yard, and also because of the 35-acre regional park across the street. The amenities are disbursed, rather than centralized.

Commissioner Perkins stated she served on the Planning Commission four years ago and voted against it at that time. With a sidewalk on only one side of the street, you have to cross the street which is a danger to pedestrians and puts them in the flow of traffic with cars. Two and one half feet does not seem to be a big deal in order to have people walk down both sides of the street. Commissioner Perkins addressed parking and stated the pictures were probably taken during the day – she has been in neighborhoods after everyone gets home, and people are parked on the sidewalk and bumper-to-bumper. Because there is not enough room to go down both sides, it produces traffic problems for those traveling up and down the street.

Mr. Gronauer responded the road width does not change, and allows for parking on both sides of the street. Part of the street section is the sidewalks itself.

Commissioner Perkins stated sidewalks on both sides promote connectivity in the neighborhood. Sidewalks decrease pedestrian accidents and the City is known in Nevada for its pedestrian fatality rate.

ACTION: DENIED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Perkins

AYES: Vice-Chairman Ewing, Commissioners Perkins, Greer, Lemmon, and Roundy

NAYS: Chairman Kraft and Commissioner Robison
ABSTAIN: None

5. **VAC-02-17 (56770) COMMERCE AND REVERE (PUBLIC HEARING). AN APPLICATION SUBMITTED BY PARDEE HOMES OF NEVADA, ON BEHALF OF B THREE, LLC, PROPERTY OWNER, TO VACATE A PORTION OF PUBLIC RIGHT-OF-WAY ALONG COMMERCE STREET TO REMOVE AN 80-FOOT DRIVE APPROACH. THE PROPERTY IS LOCATED EAST OF THE INTERSECTION OF COMMERCE STREET AND REVERE STREET. THE ASSESSOR'S PARCEL NUMBER IS 124-22-201-002. (FOR POSSIBLE ACTION)**

This item was presented by Robert Eastman, Principal Planner.

Item Nos. 3 (AMP-01-17), 4 (ZN-03-17), 5 (VAC-02-17), and 6 (T-1398) were briefed together, and voted upon separately.

Note: The minutes below include content for related Item Nos. 3, 4, 5, and 6.

Mr. Eastman referred to Item No. 3, AMP-01-17, and stated the Comprehensive Plan initially showed this as mixed use commercial; an amendment is needed to reflect single-family, medium density. Surrounding land uses contain heavy commercial to the north, undeveloped and planned residential to the west; undeveloped Clark County School District property to the east, and existing single-family homes to the south, which were developed under the original RCL, single-family compact lot in the R-1 Districts.

Staff stated this site was a transition area between the larger lot, single-family homes to the south and the commercial properties to the north, and also between the future regional park at the Villages of Tule Springs and the School District property to the east. There are two arterials, Commerce and Revere Streets. Staff stated a slightly higher density residential development is appropriate at this site. Staff recommended approval of AMP-01-17.

Mr. Eastman referred to Item No. 5, VAC-02-17, and stated the request was to vacate the drive approach where Commerce and Revere Streets come together at an intersection. When originally proposed, it was conceived that the street would travel farther northeast. Instead, the Master Plan of Streets and Highways does not show the street continuing onward, and the developer is proposing to move the entry of their development farther south on Commerce Street and does not want to use the proposed location. Therefore, they are requesting the approach drives be vacated to allow them to be incorporated into the development. Since the continuation of the street is not part

of the Master Plan of Streets and Highways, staff believes the vacation is appropriate and recommended approval of VAC-02-17.

Mr. Eastman referred to Item No. 4, ZN-03-17, and stated the applicant proposed to develop the site with 207, single-family homes, that are RCL-style lots. The more appropriate zoning for the site is RCL; however, the applicant has also folded in a waiver request to change the width of the street to 44.5 feet, where a 47-foot wide street is required. Instead of asking for an RCL and waiver, the applicant is proposing and has folded it all together into one application as a Planned Unit Development (PUD).

When reviewing the site, the site contains RCL lots that range in size from 3,600 to 6,000 square feet. The predominant size is between 3,600-3,800 square feet. The configuration is unusual as lots are wider than what is normally seen – 48 feet by 75 feet. Lot sizes are wider, but not as deep.

The applicant is required to provide 600 square feet of open space per unit. The applicant is proposing to use 134,000 square feet of open space as provided as part of the development. A large portion (47,600 square feet) of the open space is part of their perimeter landscaping. The applicant is required to amenitize the perimeter landscaping. The applicant proposed to add benches and dog stations to the perimeter landscaping. The architectural design and elevations are in compliance with residential design standards.

Mr. Eastman said when reviewing the street cross sections, staff had objections and concerns. The applicant proposed to use the 44.5-foot wide street cross section, which is used in Eldorado – the City now requires 47 feet. Eldorado was developed in 1988, and since that time, staff believes a more appropriate street size and street cross section is the 47-foot street, which has 5-foot sidewalks on both sides of the street.

Staff does not support the requested waiver.

Mr. Eastman stated when looking at the PUD, the requirement is for 600 square feet of open space per unit and now the requirement would be 124,200 square feet. The applicant provides this in a number of small fragmented portions of land throughout the development. The applicant has not provided any centralized park for the neighborhood and open space is only provided in some small remnants that are either undevelopable or were left over after they designed their site. Staff did not think the open space provided adequately meets the intent of the code, and staff does not believe the proposed PUD is appropriate.

Mr. Eastman said there are a handful of lots that either do not comply with the Title 16 requirements for driveway locations or from lot lines radiating properly from cul-de-sacs.

They are either creating flag lots and/or do not meet the minimum lot width from a Title 17 perspective, which requires a lot width to be measured at the setback line.

Staff believes the PUD should be continued indefinitely to allow the applicant to amend their street cross section and provide a more appropriate open space area, and fix the handful of lots that were identified. Staff recommended that T-1398 also be continued as it needs to be in substantial compliance with the PUD and to conform to what was shown in the preliminary development plan.

Bob Gronauer, Kaempfer Crowell, 1980 Festival Plaza Drive, Las Vegas, appeared on behalf of the Pardee Homes.

Mr. Gronauer referenced Item Nos. 3, AMP-01-17, and 5, VAC-02-17, and reviewed several exhibits regarding the proposal to build single-family residential homes on 28.6 acres. It is currently zoned mixed use, and the applicant is requesting single-family, medium density. Mr. Gronauer reiterated staff recommended approval for the Amendment to the Master Plan and also the vacation.

Mr. Gronauer referred to Item Nos. 4, ZN-03-17, and 6, T-1398, and stated they are requesting a Planned Unit Development (PUD) zone change. The site is planned for 207 homes and the density is slightly over 7 units per acre. Mr. Gronauer said the lots are described as wide-shallow lots which create a better street scene with respect to the development itself.

The ingress and egress is off Commerce Street and also Dorrell Lane, and is a gated community. The open space requirements are a discussion item. Mr. Gronauer stated they meet and exceed the open space requirements per the Planned Unit Development. Six hundred (600) square feet of open space is required per unit proposed. Mr. Gronauer stated one of the issues was a fundamental agreement/disagreement with staff on how they would use the open space. Mr. Gronauer said they were using the open space as programmable space and preferred to have it moved around to other parts of the property. Mr. Gronauer reviewed the map and said if you had it all in one area, you would not get as much use from all the residents within the subdivision. Mr. Gronauer discussed the amenities and stated within the open spaces are tot lots, benches, and doggy stations. Pedestrian trails are planned along the perimeter of the property. They will be working with staff and will finalize anything that may need to be amenitized within the project with the Parks and Recreation Department.

Mr. Gronauer added they did not want the open space to be centrally located because a regional park was located across the street that would also be used by the residents of the subdivision.

The next issue with the PUD is the street sections. There are different street sections in different jurisdictions that allow for private street sections which reduces the street section, and paving of the street. The private streets require one side of the street to have a sidewalk.

Mr. Gronauer stated this has been done in Providence, Mountain's Edge, Summerlin, and Sky Canyon. If there was an issue of having sidewalk on one side of the street in the private street section, Summerlin would not allow that to happen. Mr. Gronauer referenced the Paseo's in Summerlin, west of Hualapai, and said there are hundreds of acres being developed that include subdivisions that have streets with no or one sidewalk within master planned communities. Aliante has a street section that has a sidewalk on one side of the street, in a private street section.

Mr. Gronauer proposed a street section that is approximately 41 feet wide going from the back of rolled curb to back of rolled curb, along with a three and one half foot sidewalk. Mr. Gronauer referred to a street section in Eldorado which has been recently constructed. In addition, he referred to a street section in Clark County that is 43 feet wide private street section which goes from back of curb to back of curb and is approximately 39 feet, with four feet of sidewalk.

Mr. Gronauer stated he appeared before the Clark County Commission today and received approval for two, multi-million dollar, single-family residential developments in the southwest. The subdivision has one side of the street with sidewalks in the private street section. Mr. Gronauer stated the purpose was to show these are being done on a routine basis.

Mr. Gronauer stated in the City of Henderson, the private street section is approximately 41 feet wide. There is 37 feet of curb/gutter and the rolled curb in street, along with a four foot sidewalk. This is approved in the City of Henderson and builders are building this on a project-by-project basis.

Mr. Gronauer stated in the City of North Las Vegas the private street section is 47-foot wide, which is similar to a public street section, with five feet of sidewalk on both sides of the street.

There are sidewalks on one side of the street within the City of North Las Vegas, such as within Aliante. There is a 41-foot wide street, with a 4-foot wide sidewalk. There is red curb which prohibits parking on one side of the street. Mr. Gronauer added they are not providing red curb and are allowing parking on both sides of the street.

Mr. Gronauer referred to the Eldorado exhibit and stated the private street section is approximately 44.5 feet with one sidewalk that is 3.5 feet wide, and no red curb on the other side of the street, and is an example of a street section they are also proposing.

Mr. Gronauer referred to an approval letter and stated approximately four years ago they represented KB Homes for a subdivision that reduced the street section between Centennial Valley and the I-215.

Mr. Gronauer said Pardee and the other builders are not aware of any complaints from their customers.

The condition for Item No. 5, VAC-02-17 is:

Public Works:

1. The vacation must record concurrently with the final map. Should the Order of Vacation not record within two years from the approval date, the vacation shall be deemed null and void.

Chairman Kraft opened the public hearing on Item No. 5, VAC-02-17. Chairman Kraft closed the public hearing on Item No. 5, VAC-02-17.

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Perkins

AYES: Chairman Kraft, Vice-Chairman Ewing, Commissioners Perkins, Robison, Greer, Lemmon, and Roundy

NAYS: None

ABSTAIN: None

6. **T-1398 (56769) COMMERCE AND REVERE. AN APPLICATION SUBMITTED BY PARDEE HOMES OF NEVADA, ON BEHALF OF B THREE, LLC, PROPERTY OWNER, FOR APPROVAL OF A TENTATIVE MAP IN AN R-E, RANCH ESTATES DISTRICT (PROPOSED REZONING TO PUD, PLANNED UNIT DEVELOPMENT DISTRICT) TO ALLOW A 208-LOT, SINGLE-FAMILY RESIDENTIAL SUBDIVISION. THE PROPERTY IS LOCATED EAST OF THE INTERSECTION OF COMMERCE STREET AND REVERE STREET. THE ASSESSOR'S PARCEL NUMBER IS 124-22-201-002. (FOR POSSIBLE ACTION)**

This item was presented by Robert Eastman, Principal Planner.

Item Nos. 3 (AMP-01-17), 4 (ZN-03-17), 5 (VAC-02-17), and 6 (T-1398) were briefed together, and voted upon separately.

Note: The minutes below include content for related Item Nos. 3, 4, 5, and 6.

Mr. Eastman referred to Item No. 3, AMP-01-17, and stated the Comprehensive Plan initially showed this as mixed use commercial; an amendment is needed to reflect single-family, medium density. Surrounding land uses contain heavy commercial to the north, undeveloped and planned residential to the west; undeveloped Clark County School District property to the east, and existing single-family homes to the south, which were developed under the original RCL, single-family compact lot in the R-1 Districts.

Staff stated this site was a transition area between the larger lot, single-family homes to the south and the commercial properties to the north, and also between the future regional park at the Villages of Tule Springs and the School District property to the east. There are two arterials, Commerce and Revere Streets. Staff stated a slightly higher density residential development is appropriate at this site. Staff recommended approval of AMP-01-17.

Mr. Eastman referred to Item No. 5, VAC-02-17, and stated the request was to vacate the drive approach where Commerce and Revere Streets come together at an intersection. When originally proposed, it was conceived that the street would travel farther northeast. Instead, the Master Plan of Streets and Highways does not show the street continuing onward, and the developer is proposing to move the entry of their development farther south on Commerce Street and does not want to use the proposed location. Therefore, they are requesting the approach drives be vacated to allow them to be incorporated into the development. Since the continuation of the street is not part of the Master Plan of Streets and Highways, staff believes the vacation is appropriate and recommended approval of VAC-02-17.

Mr. Eastman referred to Item No. 4, ZN-03-17, and stated the applicant proposed to develop the site with 207, single-family homes, that are RCL-style lots. The more appropriate zoning for the site is RCL; however, the applicant has also folded in a waiver request to change the width of the street to 44.5 feet, where a 47-foot wide street is required. Instead of asking for an RCL and waiver, the applicant is proposing and has folded it all together into one application as a Planned Unit Development (PUD).

When reviewing the site, the site contains RCL lots that range in size from 3,600 to 6,000 square feet. The predominant size is between 3,600-3,800 square feet. The configuration is unusual as lots are wider than what is normally seen – 48 feet by 75 feet. Lot sizes are wider, but not as deep.

The applicant is required to provide 600 square feet of open space per unit. The applicant is proposing to use 134,000 square feet of open space as provided as part of the development. A large portion (47,600 square feet) of the open space is part of their

perimeter landscaping. The applicant is required to amenitize the perimeter landscaping. The applicant proposed to add benches and dog stations to the perimeter landscaping. The architectural design and elevations are in compliance with residential design standards.

Mr. Eastman said when reviewing the street cross sections, staff had objections and concerns. The applicant proposed to use the 44.5-foot wide street cross section, which is used in Eldorado – the City now requires 47 feet. Eldorado was developed in 1988, and since that time, staff believes a more appropriate street size and street cross section is the 47-foot street, which has 5-foot sidewalks on both sides of the street.

Staff does not support the requested waiver.

Mr. Eastman stated when looking at the PUD, the requirement is for 600 square feet of open space per unit and now the requirement would be 124,200 square feet. The applicant provides this in a number of small fragmented portions of land throughout the development. The applicant has not provided any centralized park for the neighborhood and open space is only provided in some small remnants that are either undevelopable or were left over after they designed their site. Staff did not think the open space provided adequately meets the intent of the code, and staff does not believe the proposed PUD is appropriate.

Mr. Eastman said there are a handful of lots that either do not comply with the Title 16 requirements for driveway locations or from lot lines radiating properly from cul-de-sacs. They are either creating flag lots and/or do not meet the minimum lot width from a Title 17 perspective, which requires a lot width to be measured at the setback line.

Staff believes the PUD should be continued indefinitely to allow the applicant to amend their street cross section and provide a more appropriate open space area, and fix the handful of lots that were identified. Staff recommended that T-1398 also be continued as it needs to be in substantial compliance with the PUD and to conform to what was shown in the preliminary development plan.

Bob Gronauer, Kaempfer Crowell, 1980 Festival Plaza Drive, Las Vegas, appeared on behalf of the Pardee Homes.

Mr. Gronauer referenced Item Nos. 3, AMP-01-17, and 5, VAC-02-17, and reviewed several exhibits regarding the proposal to build single-family residential homes on 28.6 acres. It is currently zoned mixed use, and the applicant is requesting single-family, medium density. Mr. Gronauer reiterated staff recommended approval for the Amendment to the Master Plan and also the vacation.

Mr. Gronauer referred to Item Nos. 4, ZN-03-17, and 6, T-1398, and stated they are requesting a Planned Unit Development (PUD) zone change. The site is planned for 207 homes and the density is slightly over 7 units per acre. Mr. Gronauer said the lots are described as wide-shallow lots which create a better street scene with respect to the development itself.

The ingress and egress is off Commerce Street and also Dorrell Lane, and is a gated community. The open space requirements are a discussion item. Mr. Gronauer stated they meet and exceed the open space requirements per the Planned Unit Development. Six hundred (600) square feet of open space is required per unit proposed. Mr. Gronauer stated one of the issues was a fundamental agreement/disagreement with staff on how they would use the open space. Mr. Gronauer said they were using the open space as programmable space and preferred to have it moved around to other parts of the property. Mr. Gronauer reviewed the map and said if you had it all in one area, you would not get as much use from all the residents within the subdivision. Mr. Gronauer discussed the amenities and stated within the open spaces are tot lots, benches, and doggy stations. Pedestrian trails are planned along the perimeter of the property. They will be working with staff and will finalize anything that may need to be amenitized within the project with the Parks and Recreation Department.

Mr. Gronauer added they did not want the open space to be centrally located because a regional park was located across the street that would also be used by the residents of the subdivision.

The next issue with the PUD is the street sections. There are different street sections in different jurisdictions that allow for private street sections which reduces the street section, and paving of the street. The private streets require one side of the street to have a sidewalk.

Mr. Gronauer stated this has been done in Providence, Mountain's Edge, Summerlin, and Sky Canyon. If there was an issue of having sidewalk on one side of the street in the private street section, Summerlin would not allow that to happen. Mr. Gronauer referenced the Paseo's in Summerlin, west of Hualapai, and said there are hundreds of acres being developed that include subdivisions that have streets with no or one sidewalk within master planned communities. Aliante has a street section that has a sidewalk on one side of the street, in a private street section.

Mr. Gronauer proposed a street section that is approximately 41 feet wide going from the back of rolled curb to back of rolled curb, along with a three and one half foot sidewalk. Mr. Gronauer referred to a street section in Eldorado which has been recently constructed. In addition, he referred to a street section in Clark County that is 43 feet wide private street section which goes from back of curb to back of curb and is approximately 39 feet, with four feet of sidewalk.

Mr. Gronauer stated he appeared before the Clark County Commission today and received approval for two, multi-million dollar, single-family residential developments in the southwest. The subdivision has one side of the street with sidewalks in the private street section. Mr. Gronauer stated the purpose was to show these are being done on a routine basis.

Mr. Gronauer stated in the City of Henderson, the private street section is approximately 41 feet wide. There is 37 feet of curb/gutter and the rolled curb in street, along with a four foot sidewalk. This is approved in the City of Henderson and builders are building this on a project-by-project basis.

Mr. Gronauer stated in the City of North Las Vegas the private street section is 47-foot wide, which is similar to a public street section, with five feet of sidewalk on both sides of the street.

There are sidewalks on one side of the street within the City of North Las Vegas, such as within Aliante. There is a 41-foot wide street, with a 4-foot wide sidewalk. There is red curb which prohibits parking on one side of the street. Mr. Gronauer added they are not providing red curb and are allowing parking on both sides of the street.

Mr. Gronauer referred to the Eldorado exhibit and stated the private street section is approximately 44.5 feet with one sidewalk that is 3.5 feet wide, and no red curb on the other side of the street, and is an example of a street section they are also proposing.

Mr. Gronauer referred to an approval letter and stated approximately four years ago they represented KB Homes for a subdivision that reduced the street section between Centennial Valley and the I-215.

Mr. Gronauer said Pardee and the other builders are not aware of any complaints from their customers.

The conditions for Item No. 6, T-1398 are:

Planning & Zoning:

1. Unless expressly, authorized through a variance, waiver or another method, development shall comply with all applicable codes and ordinances.
2. Pedestrian gates shall be provided with every vehicular gated entry as well as the emergency access gate located adjacent to Deer Springs Way; and at the end of Street "B."

Public Works:

3. Comply with all conditions of ZN-03-17.
4. Three (3) copies of a conforming tentative map incorporating the conditions of approval shall be submitted for review and approval to the Department of Public Works and the Department of Planning and Development prior to submittal of the final map and civil improvement plans.
5. Any proposed storm drain facilities shown on the plans are preliminary and shall be used for planning purposes only; approval of any drainage concepts or facilities are contingent upon the approval of the Technical Drainage Study for the development.

FIRST MOTION:

ACTION: DENIED

MOTION: Commissioner Perkins

AYES: Commissioners Perkins, Lemmon, and Roundy

NAYS: Chairman Kraft, Vice-Chairman Ewing, and Commissioner Greer

ABSTAIN: Commissioner Robison

Note: The comments below are in addition to those made during the combined briefing and are specifically related to Item No. 6, T-1398.

The first motion failed. A discussion was held regarding options for consideration. Mr. Eastman stated the tentative map cannot be approved at this time with the PUD being denied. Mr. Jordan explained either the tentative map could be denied or continue the item indefinitely – with the concurrence of the applicant. Chairman Kraft advised Item No. 4, ZN-03-17, could also be reconsidered.

Mr. Gronauer stated he wanted the items to move forward and they could go without a recommendation to City Council. Mr. Jordan advised the tentative map does not go forward to City Council and could be appealed.

SECOND MOTION:

ACTION: DENIED

MOTION: Commissioner Robison

AYES: Vice-Chairman Ewing, Commissioners Perkins, Robison, Greer, Lemmon,
and Roundy
NAYS: Chairman Kraft
ABSTAIN: None

7. **ZN-04-17 (57030) VILLAGES AT TULE SPRINGS – VILLAGE 3.06 (PUBLIC HEARING). AN APPLICATION SUBMITTED BY PARDEE HOMES OF NEVADA, ON BEHALF OF KBS SOR TULE SPRINGS OWNER TRS, LLC, PROPERTY OWNER, FOR A PROPERTY RECLASSIFICATION FROM THE CURRENT DESIGNATION PCD, PLANNED COMMUNITY DEVELOPMENT DISTRICT, TO R-CL-PCD, MEDIUM DENSITY RESIDENTIAL, PLANNED COMMUNITY DEVELOPMENT DISTRICT. THE PROPERTY IS LOCATED ON THE NORTHEAST CORNER OF DEER SPRINGS WAY AND GENTLE BROOK STREET. THE ASSESSOR'S PARCEL NUMBER IS 124-21-213-001. (FOR POSSIBLE ACTION)**

This item was presented by Robert Eastman, Principal Planner.

Item Nos. 7, ZN-04-17, 8, VAC-03-17, 9, WAV-04-17, and 10, T-1399, were briefed together and voted upon separately.

Note: The minutes below include content for related Item Nos. 7, 8, 9, and 10.

Mr. Eastman referred to Item No. 7, ZN-04-17, and stated it is an application submitted by Pardee Homes for reclassification of the site from PCD, Planned Community Development District to R-CL-PCD, Medium Density Residential Planned Community District.

Mr. Eastman referred to Item No. 8, VAC-03-17, and stated it is an application to vacate a 50-foot right-of-way north of Brian Cram, and a utility easement on the western edge of Parcel 3.06 for the same parcel.

Mr. Eastman referred to Item No. 9, WAV-04-17, and stated it is a waiver and said the applicant is requesting a waiver to allow a 44.5-foot street section as a private street within the Villages at Tule Springs and to allow a terminal street beyond 150 feet in length. The remaining waiver requests that were initially shown as part of the agenda packet have been withdrawn by the applicant.

Mr. Eastman referred to Item No. 10, T-1399, and stated it is an approval for a tentative map within the proposed RCL-PCD District for a 101-lot, single-family subdivision in the same parcel.

Mr. Eastman referred to Item No. 7, ZN-04-17, and stated the applicant is requesting R-CL-PCD, Medium Density (small lot) Residential Planned Community Development District. This is special for the slightly different regulations in the Villages at Tule Springs and what is within Title 17. The underlying land use in Village 3.06 is for medium density. Their proposed lot count is in compliance and is lower than what was originally proposed. The proposed zoning is appropriate for the underlying land use.

Staff recommended approval of Item No. 7, ZN-04-17.

Mr. Eastman referred to Item No. 8, VAC-03-17, and stated it was originally a 50-foot right-of-way that was granted to the City by the Bureau of Land Management. There is another 50-foot right-of-way on the west side of their property between their property and the Aliante Development. There is a small 10-foot wide strip to the east of Gentle Brook that is designated for utilities.

Staff recommended approval of the vacation; however, staff expressed concerns that this would create an undesired situation for the residents in Aliante -- it created a "no man's land" and initially, staff wanted the applicant to landscape the area. Since that area is public right-of-way, staff instead is requesting the applicant landscape it in a method that was approved along with Aliante to use hydroseeding and temporary irrigation to allow the 50-foot strip between what would be their property and the homes in Aliante, and to provide some additional greenery and buffering between the two neighborhoods.

Staff recommended approval of Item No. 8, VAC-03-17, with an amendment to Condition No. 4.

"The remaining right-of-way to the west of the vacated parcel (APN 124-21-110-005) shall be landscaped with hydroseeding and temporary irrigation for a minimum of one year. The irrigation may be done by truck or irrigation system, with a minimum watering schedule of twice a week from May through October, and once a week from November through April, as approved by the Community Development and Compliance Department."

Mr. Eastman referred to Item No. 9, WAV-04-17, and stated it was a waiver for the 44.5-foot street cross section and to use one street that is longer than 150 feet in length without a full sized cul-de-sac. Staff is not in support of the waiver.

The Fire Department submitted a memorandum that opposed the longer street length. The fire code requires a full size emergency turn-around if the street is beyond 150 feet in length. The Fire Department is opposed to allowing the applicant to extend their street. Additionally, staff feels that with a very minor change the street could be

shortened to accommodate the shorter length or they could provide a full sized cul-de-sac, but would reduce their number of lots.

Staff does not support the 44.5-foot street because of the Development Agreement and Design Standards. The Design Standards specifically state that streets will comply with those designed and shown in the attachments that are part of the Development Standards and their traffic study.

Staff believed the 47-foot street is the appropriate street. When the Development Agreement was negotiated, the City gave a number of concessions to the developer, and with that, the developer gave certain concessions to the City. The neighborhood standards include this 47-foot street, and therefore, staff believed the waiver to be inappropriate, and recommended the item be denied.

Mr. Eastman referred to Item No. 10, T-1399, and stated the tentative map was for 101-lot subdivision. The street cross section they are proposing is for 44.5 feet. The applicant needs to add 2.5 feet to meet the 47-foot requirement. Staff believes this can be accomplished with the plan and tentative map that they have. It would be a minor change. Staff recommended approval subject to conditions listed, with minor modifications. Specifically, an amendment to Condition No. 2, and Condition No. 5 would be deleted.

“Pedestrian trail connections shall be provided through common elements “A, D, and J” as well as at all vehicular gated entries”

Robert Gronauer, Kaempfer Crowell, 1980 Festival Plaza Drive, Las Vegas, appeared on behalf of Pardee Homes. Mr. Gronauer reviewed the site map for Tule Springs Development, Village 3. KB Home is purchasing properties north of Dorrell Lane. Pardee is considering the purchase of Parcel Nos. 3.05, 3.06 and 3.07. This is the beginning of construction for the new master planned community outside of Eldorado and Valley Vista. The road for the Revere Interchange is being put in by Tule Springs. Builders are excited to come into the master planned community. It is important to note 162 homes could be built on this property by right and per the Development Agreement; however, Pardee proposed to come in with 101 homes. The density equates to 4.63 units per acre, and Mr. Gronauer asked the Planning Commission to take this into consideration. Otherwise, the applicant could design a street with sidewalks and add more homes into the area and have a higher density. The developer is trying to be responsible by coming in with a product that works in the area. This is a wide-shallow product. They held their neighborhood meeting as required by code, and when the neighbors found out the builder was Pardee Homes, they were 100% on board with the project proposed.

Mr. Gronauer stated staff recommended approval of the zone change because they conform to the Development Agreement.

Mr. Gronauer referred to the vacation and a sliver of property owned by North Las Vegas. There was not a plan for a portion of Tule Springs to be part of a landscaped area, and it has never been part of a park connection or trail connection for Tule Springs. The concern the applicant has with the conditions is the requirement for them to do additional irrigation and hydroseeding on the property. The concern is there will be a private taxpayer (an HOA or individuals) who live in the subdivision, that are going to be required to water City property to ensure the landscaping or hydroseeding is going to take place. Mr. Gronauer stated it was not their or Tule Springs' property and is a condition the City is asking the applicant to do the City's job for them. Mr. Gronauer referred to the waiver and stated they could work with the Fire Department and it would not be an issue. Pardee is excited to come into the Tule Springs Master Planned Community and hopes to create synergy for additional development.

Chairman Kraft opened the public hearing for Item No. 7, ZN-04-17. Chairman Kraft closed the public hearing for Item No. 7, ZN-04-17.

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Lemmon

AYES: Chairman Kraft, Vice-Chairman Ewing, Commissioners Perkins, Robison, Greer, Lemmon, and Roundy

NAYS: None

ABSTAIN: None

8. **VAC-03-17 (57029) VILLAGES AT TULE SPRINGS – VILLAGE 3.06 (PUBLIC HEARING). AN APPLICATION SUBMITTED BY PARDEE HOMES OF NEVADA, ON BEHALF OF KBS SOR TULE SPRINGS OWNER TRS, LLC, PROPERTY OWNER, TO VACATE A 50-FOOT RIGHT-OF-WAY NORTH OF BRIAN CRAM DRIVE AND UTILITY EASEMENT ALONG THE WESTERN EDGE OF PARCEL 3.06. THE PROPERTY IS LOCATED ON THE NORTHEAST CORNER OF DEER SPRINGS WAY AND GENTLE BROOK STREET. THE ASSESSOR'S PARCEL NUMBER IS 124-21-213-001. (FOR POSSIBLE ACTION)**

This item was presented by Robert Eastman, Principal Planner.

Item Nos. 7, ZN-04-17, 8, VAC-03-17, 9, WAV-04-17, and 10, T-1399, were briefed together and voted upon separately.

Note: The minutes below include content for related Item Nos. 7, 8, 9, and 10.

Mr. Eastman referred to Item No. 7, ZN-04-17, and stated it is an application submitted by Pardee Homes for reclassification of the site from PCD, Planned Community Development District to R-CL-PCD, Medium Density Residential Planned Community District.

Mr. Eastman referred to Item No. 8, VAC-03-17, and stated it is an application to vacate a 50-foot right-of-way north of Brian Cram, and a utility easement on the western edge of Parcel 3.06 for the same parcel.

Mr. Eastman referred to Item No. 9, WAV-04-17, and stated it is a waiver and said the applicant is requesting a waiver to allow a 44.5-foot street section as a private street within the Villages at Tule Springs and to allow a terminal street beyond 150 feet in length. The remaining waiver requests that were initially shown as part of the agenda packet have been withdrawn by the applicant.

Mr. Eastman referred to Item No. 10, T-1399, and stated it is an approval for a tentative map within the proposed RCL-PCD District for a 101-lot, single-family subdivision in the same parcel.

Mr. Eastman referred to Item No. 7, ZN-04-17, and stated the applicant is requesting R-CL-PCD, Medium Density (small lot) Residential Planned Community Development District. This is special for the slightly different regulations in the Villages at Tule Springs and what is within Title 17. The underlying land use in Village 3.06 is for medium density. Their proposed lot count is in compliance and is lower than what was originally proposed. The proposed zoning is appropriate for the underlying land use.

Staff recommended approval of Item No. 7, ZN-04-17.

Mr. Eastman referred to Item No. 8, VAC-03-17, and stated it was originally a 50-foot right-of-way that was granted to the City by the Bureau of Land Management. There is another 50-foot right-of-way on the west side of their property between their property and the Aliante Development. There is a small 10-foot wide strip to the east of Gentle Brook that is designated for utilities.

Staff recommended approval of the vacation; however, staff expressed concerns that this would create an undesired situation for the residents in Aliante -- it created a "no man's land" and initially, staff wanted the applicant to landscape the area. Since that area is public right-of-way, staff instead is requesting the applicant landscape it in a

method that was approved along with Aliante to use hydroseeding and temporary irrigation to allow the 50-foot strip between what would be their property and the homes in Aliante, and to provide some additional greenery and buffering between the two neighborhoods.

Staff recommended approval of Item No. 8, VAC-03-17, with an amendment to Condition No. 4.

“The remaining right-of-way to the west of the vacated parcel (APN 124-21-110-005) shall be landscaped with hydroseeding and temporary irrigation for a minimum of one year. The irrigation may be done by truck or irrigation system, with a minimum watering schedule of twice a week from May through October, and once a week from November through April, as approved by the Community Development and Compliance Department.”

Mr. Eastman referred to Item No. 9, WAV-04-17, and stated it was a waiver for the 44.5-foot street cross section and to use one street that is longer than 150 feet in length without a full sized cul-de-sac. Staff is not in support of the waiver.

The Fire Department submitted a memorandum that opposed the longer street length. The fire code requires a full size emergency turn-around if the street is beyond 150 feet in length. The Fire Department is opposed to allowing the applicant to extend their street. Additionally, staff feels that with a very minor change the street could be shortened to accommodate the shorter length or they could provide a full sized cul-de-sac, but would reduce their number of lots.

Staff does not support the 44.5-foot street because of the Development Agreement and Design Standards. The Design Standards specifically state that streets will comply with those designed and shown in the attachments that are part of the Development Standards and their traffic study.

Staff believed the 47-foot street is the appropriate street. When the Development Agreement was negotiated, the City gave a number of concessions to the developer, and with that, the developer gave certain concessions to the City. The neighborhood standards include this 47-foot street, and therefore, staff believed the waiver to be inappropriate, and recommended the item be denied.

Mr. Eastman referred to Item No. 10, T-1399, and stated the tentative map was for 101-lot subdivision. The street cross section they are proposing is for 44.5 feet. The applicant needs to add 2.5 feet to meet the 47-foot requirement. Staff believes this can be accomplished with the plan and tentative map that they have. It would be a minor change. Staff recommended approval subject to conditions listed, with minor

modifications. Specifically, an amendment to Condition No. 2, and Condition No. 5 would be deleted.

“Pedestrian trail connections shall be provided through common elements “A, D, and J” as well as at all vehicular gated entries”

Robert Gronauer, Kaempfer Crowell, 1980 Festival Plaza Drive, Las Vegas, appeared on behalf of Pardee Homes. Mr. Gronauer reviewed the site map for Tule Springs Development, Village 3. KB Home is purchasing properties north of Dorrell Lane. Pardee is considering the purchase of Parcel Nos. 3.05, 3.06 and 3.07. This is the beginning of construction for the new master planned community outside of Eldorado and Valley Vista. The road for the Revere Interchange is being put in by Tule Springs. Builders are excited to come into the master planned community. It is important to note 162 homes could be built on this property by right and per the Development Agreement; however, Pardee proposed to come in with 101 homes. The density equates to 4.63 units per acre, and Mr. Gronauer asked the Planning Commission to take this into consideration. Otherwise, the applicant could design a street with sidewalks and add more homes into the area and have a higher density. The developer is trying to be responsible by coming in with a product that works in the area. This is a wide-shallow product. They held their neighborhood meeting as required by code, and when the neighbors found out the builder was Pardee Homes, they were 100% on board with the project proposed.

Mr. Gronauer stated staff recommended approval of the zone change because they conform to the Development Agreement.

Mr. Gronauer referred to the vacation and a sliver of property owned by North Las Vegas. There was not a plan for a portion of Tule Springs to be part of a landscaped area, and it has never been part of a park connection or trail connection for Tule Springs. The concern the applicant has with the conditions is the requirement for them to do additional irrigation and hydroseeding on the property. The concern is there will be a private taxpayer (an HOA or individuals) who live in the subdivision, that are going to be required to water City property to ensure the landscaping or hydroseeding is going to take place. Mr. Gronauer stated it was not their or Tule Springs' property and is a condition the City is asking the applicant to do the City's job for them. Mr. Gronauer referred to the waiver and stated they could work with the Fire Department and it would not be an issue. Pardee is excited to come into the Tule Springs Master Planned Community and hopes to create synergy for additional development.

Note: The comments below are in addition to those made during the combined briefing and are specifically related to Item No. 8, VAC-03-17.

Staff recommended approval of Item No. 8, VAC-03-17, with an amendment to Condition No. 4. The existing language would be deleted and replaced. The current language is reflected in the conditions below for Item No. 8, VAC-03-17:

Planning & Zoning:

1. Unless expressly, authorized through a variance, waiver or another method, development shall comply with all applicable codes and ordinances.
2. Landscaping along Gentle Brook Street shall be in compliance with the Villages at Tule Springs Development Standards.
3. The homes located adjacent to the open space shall utilize a view fence as defined in the Villages at Tule Springs Development Standards.

Public Works:

4. The remaining right-of-way to the west of the vacated parcel (APN 124-21-110-005) shall be landscaped with hydroseeding and temporary irrigation for a minimum of one year. The irrigation may be done by truck or irrigation system, with a minimum watering schedule of twice a week from May through October, and once a week from November through April, as approved by the Community Development and Compliance Department.
5. The areas being vacated are subject to modification based upon a detailed analysis of the site during the civil improvement plan review process for T -1399.
6. The vacation must record concurrently with the associated final map (T-1399). Should the Order of Vacation not record within two years from the approval date, the vacation shall be deemed null and void.

Chairman Kraft opened the public hearing on Item No. 8, VAC-03-17. Chairman Kraft closed the public hearing on Item No. 8, VAC-03-17.

Commissioner Robison discussed the strip of property that is owned by the City and confirmed with staff the developer would be responsible for one year to hydroseed and irrigate it. He asked if there were other instances with projects where a developer or private person was required to do something on a public right-of-way.

Mr. Eastman responded not that he was aware of; however, the parcel of land they want them to hydroseed and irrigate is a strip of land that is currently listed as a public right-of-way and is covered by the Aliante Development Agreement and the Aliante Homeowners Association is responsible for maintenance. The City would request that

the developer put in the landscaping and irrigate it for one year; otherwise, they would be putting the burden on Aliante to maintain this landscaping. The City wants to give the residents of Aliante the benefit of the landscaping that is currently in public right-of-way. In exchange, the City is vacating the 50 feet along their property. Alternatively, the City could recommend denial and keep the extra footage, and that would create a 100-foot strip of land that would be a buffer between the Aliante parcels and their parcel. Staff felt it was more appropriate to give the developer the extra 50 feet to allow them to develop the property. Since the buffer shrank from 100 feet to 50 feet, the developer could landscape it with plants that, once established, would be able to live in the desert without additional maintenance and irrigation.

Chairman Kraft asked if view fences were proposed in the subject section of property in Tule Springs, or would there be solid block walls, and Mr. Gronauer responded solid block walls.

Chairman Kraft reiterated we are asking a private developer to irrigate public property for which those residents who receive no benefit. Mr. Eastman responded they do not receive a direct benefit unless the builder chooses to put a view fence there. The benefit is for the neighboring property, the residents of Aliante, which are required to have a view fence, and they all have one in their back property line.

Mr. Eastman stated this is a unique circumstance. The burden would be placed on the applicant, but we are giving the applicant 50 feet of land that is currently City property. Otherwise, the tentative map the applicant is presenting would start 50 feet over. The applicant is asking for a vacation of the 50 feet that is adjacent to his property so that he can develop it with lots. Staff is recommending as part of a condition that they put in landscaping on the other 50 feet, but with temporary irrigation so that it does not create a burden on the Aliante Master Planned Community.

Chairman Kraft asked if the City donated the 50 feet or if the developer purchased the property, and Mr. Eastman responded neither, that it was public right-of-way and the developer requested that it be vacated to them.

Commissioner Robison confirmed the applicant accepted this condition and Mr. Gronauer responded they have a Development Agreement and this request is in complete violation to require them to add more open space where it is not required. It has been understood and negotiated that the subject area is no longer a right-of-way and will be vacated. Mr. Gronauer's concern is the applicant may have to go out with a water truck two times per week. They will accept the condition and will water it the number of times they believe it should be watered. Pardee will put the hydroseed in the proposed location, but would like to have the ability to do so when they believe it is needed.

Commissioner Robison asked what liability the applicant had if the hydroseeding did not take and the plants die. Mr. Eastman said they would provide temporary irrigation for one year to allow the plants to grow and be established. It is not the City's intent when the condition was constructed to place an on-going burden on the applicant. It was to have enough water being placed on the plants to allow them to become established. Staff discussed this with experts in the field who thought one year would be sufficient. Using a water truck or temporary irrigation could be used. Mr. Eastman explained in regard to the water truck that as the builder is developing the tentative map and building their homes that they would be able to use the water truck that would also be used for dust mitigation, and the impact on the developer would be minimal.

Commissioner Perkins confirmed with Mr. Gronauer that he had no issues with the condition. Mr. Gronauer stated that Pardee is willing to hydroseed the area, but the concern is how many times per week they will be required to water the area; and counsel has a concern about liability of going on the City's or someone else's property. This condition is also outside the Development Agreement.

Mr. Jordan added if a watering schedule was not established, the hydroseeding would not be effective. Mr. Gronauer stated they would work this out with staff before the City Council meeting.

ACTION: APPROVED AS AMENDED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

CONDITION NO. 4 TO READ:

The remaining right-of-way to the west of the vacated parcel (APN 124-21-110-005) shall be landscaped with hydroseeding and temporary irrigation for a minimum of one year. The irrigation may be done by truck or irrigation system, with a minimum watering schedule of twice a week from May through October, and once a week from November through April, as approved by the Community Development and Compliance Department.

MOTION: Commissioner Greer

AYES: Chairman Kraft, Vice-Chairman Ewing, Commissioners Perkins, Greer, Lemmon, and Roundy

NAYS: Commissioner Robison

ABSTAIN: None

9. WAV-04-17 (57036) VILLAGES AT TULE SPRINGS – VILLAGE 3.06. AN APPLICATION SUBMITTED BY PARDEE HOMES OF NEVADA, ON BEHALF OF KBS SOR TULE SPRINGS OWNER TRS, LLC, PROPERTY OWNER, FOR

WAIVERS WITHIN A PCD, PLANNED COMMUNITY DEVELOPMENT DISTRICT (PROPOSED REZONING TO R-CL-PCD, MEDIUM DENSITY RESIDENTIAL, PLANNED COMMUNITY DEVELOPMENT DISTRICT), TO ALLOW THE USE OF A 44.5-FOOT STREET SECTION AS A PRIVATE STREET SECTION; EXTEND A TERMINAL STREET BEYOND 150 FEET IN LENGTH; USE MODIFIED ROLL CURB AND GUTTER; USE MODIFIED CROSS GUTTER AND SIDEWALK RAMP; AND ALLOW UP TO 12-FOOT HIGH WALLS. THE PROPERTY IS LOCATED ON THE NORTHEAST CORNER OF DEER SPRINGS WAY AND GENTLE BROOK STREET. THE ASSESSOR'S PARCEL NUMBER IS 124-21-213-001. (FOR POSSIBLE ACTION)

This item was presented by Robert Eastman, Principal Planner.

Item Nos. 7, ZN-04-17, 8, VAC-03-17, 9, WAV-04-17, and 10, T-1399, were briefed together and voted upon separately.

Note: The minutes below include content for related Item Nos. 7, 8, 9, and 10.

Mr. Eastman referred to Item No. 7, ZN-04-17, and stated it is an application submitted by Pardee Homes for reclassification of the site from PCD, Planned Community Development District to R-CL-PCD, Medium Density Residential Planned Community District.

Mr. Eastman referred to Item No. 8, VAC-03-17, and stated it is an application to vacate a 50-foot right-of-way north of Brian Cram, and a utility easement on the western edge of Parcel 3.06 for the same parcel.

Mr. Eastman referred to Item No. 9, WAV-04-17, and stated it is a waiver and said the applicant is requesting a waiver to allow a 44.5-foot street section as a private street within the Villages at Tule Springs and to allow a terminal street beyond 150 feet in length. The remaining waiver requests that were initially shown as part of the agenda packet have been withdrawn by the applicant.

Mr. Eastman referred to Item No. 10, T-1399, and stated it is an approval for a tentative map within the proposed RCL-PCD District for a 101-lot, single-family subdivision in the same parcel.

Mr. Eastman referred to Item No. 7, ZN-04-17, and stated the applicant is requesting R-CL-PCD, Medium Density (small lot) Residential Planned Community Development District. This is special for the slightly different regulations in the Villages at Tule Springs and what is within Title 17. The underlying land use in Village 3.06 is for medium

density. Their proposed lot count is in compliance and is lower than what was originally proposed. The proposed zoning is appropriate for the underlying land use.

Staff recommended approval of Item No. 7, ZN-04-17.

Mr. Eastman referred to Item No. 8, VAC-03-17, and stated it was originally a 50-foot right-of-way that was granted to the City by the Bureau of Land Management. There is another 50-foot right-of-way on the west side of their property between their property and the Aliante Development. There is a small 10-foot wide strip to the east of Gentle Brook that is designated for utilities.

Staff recommended approval of the vacation; however, staff expressed concerns that this would create an undesired situation for the residents in Aliante -- it created a "no man's land" and initially, staff wanted the applicant to landscape the area. Since that area is public right-of-way, staff instead is requesting the applicant landscape it in a method that was approved along with Aliante to use hydroseeding and temporary irrigation to allow the 50-foot strip between what would be their property and the homes in Aliante, and to provide some additional greenery and buffering between the two neighborhoods.

Staff recommended approval of Item No. 8, VAC-03-17, with an amendment to Condition No. 4.

"The remaining right-of-way to the west of the vacated parcel (APN 124-21-110-005) shall be landscaped with hydroseeding and temporary irrigation for a minimum of one year. The irrigation may be done by truck or irrigation system, with a minimum watering schedule of twice a week from May through October, and once a week from November through April, as approved by the Community Development and Compliance Department."

Mr. Eastman referred to Item No. 9, WAV-04-17, and stated it was a waiver for the 44.5-foot street cross section and to use one street that is longer than 150 feet in length without a full sized cul-de-sac. Staff is not in support of the waiver.

The Fire Department submitted a memorandum that opposed the longer street length. The fire code requires a full size emergency turn-around if the street is beyond 150 feet in length. The Fire Department is opposed to allowing the applicant to extend their street. Additionally, staff feels that with a very minor change the street could be shortened to accommodate the shorter length or they could provide a full sized cul-de-sac, but would reduce their number of lots.

Staff does not support the 44.5-foot street because of the Development Agreement and Design Standards. The Design Standards specifically state that streets will comply with

those designed and shown in the attachments that are part of the Development Standards and their traffic study.

Staff believed the 47-foot street is the appropriate street. When the Development Agreement was negotiated, the City gave a number of concessions to the developer, and with that, the developer gave certain concessions to the City. The neighborhood standards include this 47-foot street, and therefore, staff believed the waiver to be inappropriate, and recommended the item be denied.

Mr. Eastman referred to Item No. 10, T-1399, and stated the tentative map was for 101-lot subdivision. The street cross section they are proposing is for 44.5 feet. The applicant needs to add 2.5 feet to meet the 47-foot requirement. Staff believes this can be accomplished with the plan and tentative map that they have. It would be a minor change. Staff recommended approval subject to conditions listed, with minor modifications. Specifically, an amendment to Condition No. 2, and Condition No. 5 would be deleted.

“Pedestrian trail connections shall be provided through common elements “A, D, and J” as well as at all vehicular gated entries”

Robert Gronauer, Kaempfer Crowell, 1980 Festival Plaza Drive, Las Vegas, appeared on behalf of Pardee Homes. Mr. Gronauer reviewed the site map for Tule Springs Development, Village 3. KB Home is purchasing properties north of Dorrell Lane. Pardee is considering the purchase of Parcel Nos. 3.05, 3.06 and 3.07. This is the beginning of construction for the new master planned community outside of Eldorado and Valley Vista. The road for the Revere Interchange is being put in by Tule Springs. Builders are excited to come into the master planned community. It is important to note 162 homes could be built on this property by right and per the Development Agreement; however, Pardee proposed to come in with 101 homes. The density equates to 4.63 units per acre, and Mr. Gronauer asked the Planning Commission to take this into consideration. Otherwise, the applicant could design a street with sidewalks and add more homes into the area and have a higher density. The developer is trying to be responsible by coming in with a product that works in the area. This is a wide-shallow product. They held their neighborhood meeting as required by code, and when the neighbors found out the builder was Pardee Homes, they were 100% on board with the project proposed.

Mr. Gronauer stated staff recommended approval of the zone change because they conform to the Development Agreement.

Mr. Gronauer referred to the vacation and a sliver of property owned by North Las Vegas. There was not a plan for a portion of Tule Springs to be part of a landscaped area, and it has never been part of a park connection or trail connection for Tule

Springs. The concern the applicant has with the conditions is the requirement for them to do additional irrigation and hydroseeding on the property. The concern is there will be a private taxpayer (an HOA or individuals) who live in the subdivision, that are going to be required to water City property to ensure the landscaping or hydroseeding is going to take place. Mr. Gronauer stated it was not their or Tule Springs' property and is a condition the City is asking the applicant to do the City's job for them. Mr. Gronauer referred to the waiver and stated they could work with the Fire Department and it would not be an issue. Pardee is excited to come into the Tule Springs Master Planned Community and hopes to create synergy for additional development.

Note: The comments below are in addition to those made during the combined briefing and are specifically related to Item No. 9, WAV-04-17.

Commissioner Perkins asked if conditions had to be changed such as the terminal street beyond 150 feet according to what the applicant has said. Chairman Kraft responded the applicant said they were willing to work with the Fire Department to adjust the cul-de-sac on the terminal street, and Mr. Gronauer concurred.

Mr. Jordan stated it is a waiver for the street cross section. Staff recommended denial, but there are no conditions listed. Mr. Eastman reiterated the waiver does not have any conditions attached. Mr. Eastman stated the Planning Commission would be forwarding a recommendation to the City Council on the waiver. If the Planning Commission recommends approval of the street width, but then with the understanding the applicant would withdraw the terminal street length or work with Fire Department to comply with the Fire Code. Mr. Gronauer confirmed with the applicant they would be conforming to Fire Code requirements and could withdraw that portion on the application.

Commissioner Perkins conveyed to Mr. Gronauer that the Development Agreement was worked on for many hours, and now there is a request for an exception to the Agreement on one side and not an exception to the Agreement on the other side.

ACTION: DENIED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Perkins

AYES: Vice-Chairman Ewing, Commissioners Perkins, Greer, Lemmon, and Roundy

NAYS: Chairman Kraft and Commissioner Robison

ABSTAIN: None

10. T-1399 (57032) VILLAGES AT TULE SPRINGS – VILLAGE 3.06. AN APPLICATION SUBMITTED BY PARDEE HOMES OF NEVADA, ON BEHALF

OF KBS SOR TULE SPRINGS OWNER TRS, LLC, PROPERTY OWNER, FOR APPROVAL OF A TENTATIVE MAP IN A PCD, PLANNED COMMUNITY DEVELOPMENT DISTRICT, (PROPOSED REZONING TO R-CL-PCD, MEDIUM DENSITY RESIDENTIAL, PLANNED COMMUNITY DEVELOPMENT DISTRICT) TO ALLOW A 101-LOT, SINGLE-FAMILY RESIDENTIAL SUBDIVISION. THE PROPERTY IS LOCATED ON THE NORTHEAST CORNER OF DEER SPRINGS WAY AND GENTLE BROOK STREET. THE ASSESSOR'S PARCEL NUMBER IS 124-21-213-001. (FOR POSSIBLE ACTION)

This item was presented by Robert Eastman, Principal Planner
Item Nos. 7, ZN-04-17, 8, VAC-03-17, 9, WAV-04-17, and 10, T-1399, were briefed together and voted upon separately.

Note: The minutes below include content for related Item Nos. 7, 8, 9, and 10.

Mr. Eastman referred to Item No. 7, ZN-04-17, and stated it is an application submitted by Pardee Homes for reclassification of the site from PCD, Planned Community Development District to R-CL-PCD, Medium Density Residential Planned Community District.

Mr. Eastman referred to Item No. 8, VAC-03-17, and stated it is an application to vacate a 50-foot right-of-way north of Brian Cram, and a utility easement on the western edge of Parcel 3.06 for the same parcel.

Mr. Eastman referred to Item No. 9, WAV-04-17, and stated it is a waiver and said the applicant is requesting a waiver to allow a 44.5-foot street section as a private street within the Villages at Tule Springs and to allow a terminal street beyond 150 feet in length. The remaining waiver requests that were initially shown as part of the agenda packet have been withdrawn by the applicant.

Mr. Eastman referred to Item No. 10, T-1399, and stated it is an approval for a tentative map within the proposed RCL-PCD District for a 101-lot, single-family subdivision in the same parcel.

Mr. Eastman referred to Item No. 7, ZN-04-17, and stated the applicant is requesting R-CL-PCD, Medium Density (small lot) Residential Planned Community Development District. This is special for the slightly different regulations in the Villages at Tule Springs and what is within Title 17. The underlying land use in Village 3.06 is for medium density. Their proposed lot count is in compliance and is lower than what was originally proposed. The proposed zoning is appropriate for the underlying land use.

Staff recommended approval of Item No. 7, ZN-04-17.

Mr. Eastman referred to Item No. 8, VAC-03-17, and stated it was originally a 50-foot right-of-way that was granted to the City by the Bureau of Land Management. There is another 50-foot right-of-way on the west side of their property between their property and the Aliante Development. There is a small 10-foot wide strip to the east of Gentle Brook that is designated for utilities.

Staff recommended approval of the vacation; however, staff expressed concerns that this would create an undesired situation for the residents in Aliante -- it created a "no man's land" and initially, staff wanted the applicant to landscape the area. Since that area is public right-of-way, staff instead is requesting the applicant landscape it in a method that was approved along with Aliante to use hydroseeding and temporary irrigation to allow the 50-foot strip between what would be their property and the homes in Aliante, and to provide some additional greenery and buffering between the two neighborhoods.

Staff recommended approval of Item No. 8, VAC-03-17, with an amendment to Condition No. 4.

"The remaining right-of-way to the west of the vacated parcel (APN 124-21-110-005) shall be landscaped with hydroseeding and temporary irrigation for a minimum of one year. The irrigation may be done by truck or irrigation system, with a minimum watering schedule of twice a week from May through October, and once a week from November through April, as approved by the Community Development and Compliance Department."

Mr. Eastman referred to Item No. 9, WAV-04-17, and stated it was a waiver for the 44.5-foot street cross section and to use one street that is longer than 150 feet in length without a full sized cul-de-sac. Staff is not in support of the waiver.

The Fire Department submitted a memorandum that opposed the longer street length. The fire code requires a full size emergency turn-around if the street is beyond 150 feet in length. The Fire Department is opposed to allowing the applicant to extend their street. Additionally, staff feels that with a very minor change the street could be shortened to accommodate the shorter length or they could provide a full sized cul-de-sac, but would reduce their number of lots.

Staff does not support the 44.5-foot street because of the Development Agreement and Design Standards. The Design Standards specifically state that streets will comply with those designed and shown in the attachments that are part of the Development Standards and their traffic study.

Staff believed the 47-foot street is the appropriate street. When the Development Agreement was negotiated, the City gave a number of concessions to the developer, and with that, the developer gave certain concessions to the City. The neighborhood standards include this 47-foot street, and therefore, staff believed the waiver to be inappropriate, and recommended the item be denied.

Mr. Eastman referred to Item No. 10, T-1399, and stated the tentative map was for 101-lot subdivision. The street cross section they are proposing is for 44.5 feet. The applicant needs to add 2.5 feet to meet the 47-foot requirement. Staff believes this can be accomplished with the plan and tentative map that they have. It would be a minor change. Staff recommended approval subject to conditions listed, with minor modifications. Specifically, an amendment to Condition No. 2, and Condition No. 5 would be deleted.

“Pedestrian trail connections shall be provided through common elements “A, D, and J” as well as at all vehicular gated entries”

Robert Gronauer, Kaempfer Crowell, 1980 Festival Plaza Drive, Las Vegas, appeared on behalf of Pardee Homes. Mr. Gronauer reviewed the site map for Tule Springs Development, Village 3. KB Home is purchasing properties north of Dorrell Lane. Pardee is considering the purchase of Parcel Nos. 3.05, 3.06 and 3.07. This is the beginning of construction for the new master planned community outside of Eldorado and Valley Vista. The road for the Revere Interchange is being put in by Tule Springs. Builders are excited to come into the master planned community. It is important to note 162 homes could be built on this property by right and per the Development Agreement; however, Pardee proposed to come in with 101 homes. The density equates to 4.63 units per acre, and Mr. Gronauer asked the Planning Commission to take this into consideration. Otherwise, the applicant could design a street with sidewalks and add more homes into the area and have a higher density. The developer is trying to be responsible by coming in with a product that works in the area. This is a wide-shallow product. They held their neighborhood meeting as required by code, and when the neighbors found out the builder was Pardee Homes, they were 100% on board with the project proposed.

Mr. Gronauer stated staff recommended approval of the zone change because they conform to the Development Agreement.

Mr. Gronauer referred to the vacation and a sliver of property owned by North Las Vegas. There was not a plan for a portion of Tule Springs to be part of a landscaped area, and it has never been part of a park connection or trail connection for Tule Springs. The concern the applicant has with the conditions is the requirement for them to do additional irrigation and hydroseeding on the property. The concern is there will be a private taxpayer (an HOA or individuals) who live in the subdivision, that are going

to be required to water City property to ensure the landscaping or hydroseeding is going to take place. Mr. Gronauer stated it was not their or Tule Springs' property and is a condition the City is asking the applicant to do the City's job for them. Mr. Gronauer referred to the waiver and stated they could work with the Fire Department and it would not be an issue. Pardee is excited to come into the Tule Springs Master Planned Community and hopes to create synergy for additional development.

Note: The comments below are in addition to those made during the combined briefing and are specifically related to Item No. 10, T-1399.

The conditions are:

Planning & Zoning:

1. Unless expressly, authorized through a variance, waiver or another method, development shall comply with all applicable codes and ordinances.
2. Pedestrian trail connections shall be provided through common elements "A, D, and J" as well as at all vehicular gated entries.
3. The tentative map shall be modified to provide a 100' x 100' Monument area at the corner of Deer Springs Way and Gliding Eagle Road.

Public Works:

4. This application shall comply with the conditions of approval for VAC-03-17. Compliance may require modifications to the current layout.
5. This application shall comply with the conditions of approval for WAV-04-17. Compliance may require modifications to the current layout.
6. All lots shall comply with the City of North Las Vegas Municipal Code section 16.20.02.B which states: "The side lines of lots shall be approximately at right angles to the street upon which the lot faces, or approximately radial if the street is curved." Compliance will require modifications to the current layout that may result in fewer lots.
7. 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.
8. Approval of a technical drainage study is required prior to submittal of the civil improvement plans. Note: The master drainage study must be updated prior to submitting the technical drainage study for this development.
 9. 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:
 - a. Grading and off-site construction permits may be issued by the City of North Las Vegas once the drainage study and civil improvement plans have been approved and a copy of the Conditional Letter of Map Review (CLOMR) application has been submitted to FEMA for processing.
 - b. Building permits may be issued once a favorable CLOMR has been obtained from FEMA.
 - c. Certificates of Occupancy can be issued once a Letter of Map Revision (LOMR) has been obtained from FEMA.
 10. All local facilities and street centerline grades must be constructed in conformance with the City of North Las Vegas' *North Neighborhood Flood Control Master Plan*, or as otherwise approved by the Director of Public Works or her designee.
 11. 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.
 12. Any preliminary street section(s) shown on the plans shall be used for planning purposes only; the geometrics, width of over-pave and thickness of the pavement sections will be determined by the Department of Public Works.
 13. Approval of a traffic update study is required prior to submittal of the civil improvement plans. Please contact Traffic Engineering at 633-2676 to request a scope.
 14. The proposed driveway at the subdivision entrance shall be constructed in accordance with *Clark County Area Uniform Standard Drawing* numbers 225 and 222.1, including throat depths.
 15. The property owner is required to a grant roadway easement where public and private streets intersect.

16. If the internal streets are to remain private, gates shall be provided as a benefit to the residents for the increased cost maintaining the streets.
17. All common elements shall be labeled and are to be maintained by the Home Owners Association.
18. 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.
19. All residential driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.
20. Proposed residential driveway slopes shall not exceed twelve percent (12%).
21. A master developer must be appointed prior to submittal of the civil improvement plans.
22. All proposed off-site improvements shown on the VTS Village 3 Infrastructure civil improvement plans must be completed prior to final inspection of the first home.
23. 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.
24. Three (3) copies of a conforming tentative map incorporating the conditions of approval shall be submitted for review and approval to the Department of Public Works and the Department of Planning and Development prior to submittal of the final map and civil improvement plans.

Vice-Chairman Ewing stated they could deny Item No. 9, and still approve Item No. 10, because they would still be able to comply. Mr. Eastman confirmed and stated even with complying with the street cross section would expand the width of the street, and the lot layout would be fundamentally unchanged. Staff believed it to be a minor modification and recommended approval.

ACTION: APPROVED AS AMENDED.

CONDITION NO. 2 TO READ:

Pedestrian trail connections shall be provided through common elements "A, D, and J" as well as at all vehicular gated entries.

CONDITION NO. 5 – DELETED

MOTION: Vice-Chairman Ewing
AYES: Vice-Chairman Ewing, Commissioners Perkins, Greer, Lemmon, and Roundy
NAYS: Chairman Kraft and Commissioner Robison
ABSTAIN: None

11. **ZN-05-17 (57031) VILLAGES AT TULE SPRINGS – VILLAGE 3.05 AND 3.07 (PUBLIC HEARING). AN APPLICATION SUBMITTED BY PARDEE HOMES OF NEVADA, ON BEHALF OF KBS SOR TULE SPRINGS OWNER TRS, LLC, PROPERTY OWNER, FOR A PROPERTY RECLASSIFICATION FROM THE CURRENT DESIGNATION OF PCD, PLANNED COMMUNITY DEVELOPMENT DISTRICT, TO R-CL-PCD, MEDIUM DENSITY RESIDENTIAL, PLANNED COMMUNITY DEVELOPMENT DISTRICT. THE PROPERTIES ARE LOCATED ON THE NORTHEAST CORNER OF DEER SPRINGS WAY AND GLIDING EAGLE ROAD ALIGNMENT. THE ASSESSOR'S PARCEL NUMBERS ARE 124-21-611-001, 124-21-611-002 AND 124-21-611-006. (FOR POSSIBLE ACTION)**

This item was presented by Robert Eastman, Principal Planner.

Mr. Eastman briefed Item Nos. 11, ZN-05-17, 12, VAC-05-17, 13, WAV-03-17, and 14, T-1400 together. Each item was voted upon separately.

Note: The minutes below include content for related Item Nos. 11, 12, 13, and 14.

Mr. Eastman referred to Item No. 11, ZN-05-17, and stated it was a rezoning request for both Village 3.05 and 3.07, within the Villages of Tule Springs. This is a request for RCL, Medium Density Residential District from PCD, Planned Community District.

Mr. Eastman referred to Item No. 12, VAC-05-17, and stated it was a request to vacate public easements and pedestrian pathway access for an existing trail that runs within Village 3.07.

Mr. Eastman referred to Item No. 13, WAV-03-17, and stated this request was to allow the 44.5-foot street cross section.

Mr. Eastman referred to Item No. 14, T-1400, and stated this is a tentative map for 113-lot residential subdivision. The tentative map is mostly encompassed in Village 3.05. Village 3.07 is getting the rezoning and is impacted by the vacation and is not part of the tentative map.

Mr. Eastman referred to Item No. 11, ZN-05-17, and stated the proposed rezoning was in compliance with the land use plan for the Villages at Tule Springs. The proposed development has fewer lots than what was originally approved. The proposed zoning is appropriate and staff recommended approval.

Mr. Eastman referred to the Item No. 12, VAC-05-17, and stated there was a small piece to a public trail that ran through the parcel. Originally, it had both a pedestrian trail corridor and a drainage easement because of a continuation of the arroyo. Because of changes made up stream, the drainage is now being funneled into the street and the small portion is not needed. The trail was part of the Land Use plan, and a trail is required. Staff recommended approval of Item No. 12, VAC-05-17.

Mr. Eastman referred to Item No. 13, WAV-03-17, and stated the issues are the same as before so all comments for the previous item would carry over.

Mr. Eastman referred to Item No. 14, T-1400, and stated it was in conformance with the RCL medium-density requirements. Staff believes the change to require a wider street is a minor change and should not adversely affect the development. Although staff recommended denial of the waiver, they believed the tentative map could go forward and recommended approval of Item No. 14, T-1400.

Bob Gronauer, 1980 Festival Plaza Drive, Las Vegas, appeared on behalf of Pardee Homes. Mr. Gronauer referred to Item No. 11, ZN-05-17 and stated they requested to rezone Parcel Nos. 3.05 and 3.07. They are coming in with 113 homes where 124 homes have been approved within the Development Agreement. They are building less homes because of the product they are proposing. Staff recommended approval. Mr. Gronauer referred to Item No. 12, VAC-05-17, and stated they are moving an easement pedestrian area from one location to another and staff recommended approval. Mr. Gronauer referred to Item No. 13, WAV-03-17, and stated the waiver is for the reduced street section, and requested his previous comments be incorporated with respect to the street section itself. Mr. Gronauer referred to Item No. 14, T-1400 and requested approval for the tentative map for the 113 homes.

Chairman Kraft opened the public hearing on Item No. 11, ZN-05-17. Chairman Kraft closed the public hearing on Item No. 11, ZN-05-17.

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Greer

AYES: Chairman Kraft, Vice-Chairman Ewing, Commissioners Perkins, Robison, Greer, Lemmon, and Roundy

NAYS: None

ABSTAIN: None

12. **VAC-05-17 (57057) VILLAGES AT TULE SPRINGS – VILLAGE 3.05 AND 3.07 (PUBLIC HEARING). AN APPLICATION SUBMITTED BY PARDEE HOMES OF NEVADA, ON BEHALF OF KBS SOR TULE SPRINGS OWNER TRS, LLC, PROPERTY OWNER, TO VACATE PUBLIC EASEMENTS CONSISTING OF PUBLIC DRAINAGE, PUBLIC UTILITY, PATHWAY PEDESTRIAN ACCESS AND PUBLIC INGRESS/EGRESS FOR THE TRAIL CORRIDORS. THE PROPERTIES ARE LOCATED ON THE NORTHEAST CORNER OF DEER SPRINGS WAY AND GLIDING EAGLE ROAD ALIGNMENT. THE ASSESSOR'S PARCEL NUMBERS ARE 124-21-611-001, 124-21-611-002 AND 124-21-611-006. (FOR POSSIBLE ACTION)**

This item was presented by Robert Eastman, Principal Planner.

Mr. Eastman briefed Item Nos. 11, ZN-05-17, 12, VAC-05-17, 13, WAV-03-17, and 14, T-1400 together. Each item was voted upon separately.

Note: The minutes below include content for related Item Nos. 11, 12, 13, and 14.

Mr. Eastman referred to Item No. 11, ZN-05-17, and stated it was a rezoning request for both Village 3.05 and 3.07, within the Villages of Tule Springs. This is a request for RCL, Medium Density Residential District from PCD, Planned Community District.

Mr. Eastman referred to Item No. 12, VAC-05-17, and stated it was a request to vacate public easements and pedestrian pathway access for an existing trail that runs within Village 3.07.

Mr. Eastman referred to Item No. 13, WAV-03-17, and stated this request was to allow the 44.5-foot street cross section.

Mr. Eastman referred to Item No. 14, T-1400, and stated this is a tentative map for 113-lot residential subdivision. The tentative map is mostly encompassed in Village 3.05.

Village 3.07 is getting the rezoning and is impacted by the vacation and is not part of the tentative map.

Mr. Eastman referred to Item No. 11, ZN-05-17, and stated the proposed rezoning was in compliance with the land use plan for the Villages at Tule Springs. The proposed development has fewer lots than what was originally approved. The proposed zoning is appropriate and staff recommended approval.

Mr. Eastman referred to the Item No. 12, VAC-05-17, and stated there was a small piece to a public trail that ran through the parcel. Originally, it had both a pedestrian trail corridor and a drainage easement because of a continuation of the arroyo. Because of changes made up stream, the drainage is now being funneled into the street and the small portion is not needed. The trail was part of the Land Use plan, and a trail is required. Staff recommended approval of Item No. 12, VAC-05-17.

Mr. Eastman referred to Item No. 13, WAV-03-17, and stated the issues are the same as before so all comments for the previous item would carry over.

Mr. Eastman referred to Item No. 14, T-1400, and stated it was in conformance with the RCL medium-density requirements. Staff believes the change to require a wider street is a minor change and should not adversely affect the development. Although staff recommended denial of the waiver, they believed the tentative map could go forward and recommended approval of Item No. 14, T-1400.

Bob Gronauer, 1980 Festival Plaza Drive, Las Vegas, appeared on behalf of Pardee Homes. Mr. Gronauer referred to Item No. 11, ZN-05-17 and stated they requested to rezone Parcel Nos. 3.05 and 3.07. They are coming in with 113 homes where 124 homes have been approved within the Development Agreement. They are building less homes because of the product they are proposing. Staff recommended approval. Mr. Gronauer referred to Item No. 12, VAC-05-17, and stated they are moving an easement pedestrian area from one location to another and staff recommended approval. Mr. Gronauer referred to Item No. 13, WAV-03-17, and stated the waiver is for the reduced street section, and requested his previous comments be incorporated with respect to the street section itself. Mr. Gronauer referred to Item No. 14, T-1400 and requested approval for the tentative map for the 113 homes.

The conditions are:

Public Works:

1. The vacation must record concurrently with the associated final map (T-1400). Should the Order of Vacation not record within two years from the approval date, the vacation shall be deemed null and void.

2. The areas being vacated and the new easements being dedicated are subject to modification based upon a detailed analysis of the site during the civil improvement plan review process for T-1400.

Chairman Kraft opened the public hearing on Item No. 12, VAC-05-17. Chairman Kraft closed the public hearing on Item No. 12, VAC-05-17.

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Lemmon

AYES: Chairman Kraft, Vice-Chairman Ewing, Commissioners Perkins, Robison, Greer, Lemmon, and Roundy

NAYS: None

ABSTAIN: None

13. **WAV-03-17 (57033) VILLAGES AT TULE SPRINGS – VILLAGE 3.05 AND 3.07. AN APPLICATION SUBMITTED BY PARDEE HOMES OF NEVADA, ON BEHALF OF KBS SOR TULE SPRINGS OWNER TRS, LLC, PROPERTY OWNER, FOR WAIVERS WITHIN A PCD, PLANNED COMMUNITY DEVELOPMENT DISTRICT (PROPOSED REZONING TO R-CL-PCD, MEDIUM DENSITY RESIDENTIAL, PLANNED COMMUNITY DEVELOPMENT DISTRICT), TO ALLOW THE USE OF: A 44.5-FOOT STREET SECTION AS A PRIVATE STREET SECTION; MODIFIED ROLL CURB AND GUTTER; AND MODIFIED CROSS GUTTER AND SIDEWALK RAMP. THE PROPERTIES ARE LOCATED ON THE NORTHEAST CORNER OF DEER SPRINGS WAY AND GLIDING EAGLE ROAD ALIGNMENT. THE ASSESSOR'S PARCEL NUMBERS ARE 124-21-611-001, 124-21-611-002 AND 124-21-611-006. (FOR POSSIBLE ACTION)**

This item was presented by Robert Eastman, Principal Planner.

Note: The minutes below include content for related Item Nos. 11, 12, 13, and 14.

Mr. Eastman referred to Item No. 11, ZN-05-17, and stated it was a rezoning request for both Village 3.05 and 3.07, within the Villages of Tule Springs. This is a request for RCL, Medium Density Residential District from PCD, Planned Community District.

Mr. Eastman referred to Item No. 12, VAC-05-17, and stated it was a request to vacate public easements and pedestrian pathway access for an existing trail that runs within Village 3.07.

Mr. Eastman referred to Item No. 13, WAV-03-17, and stated this request was to allow the 44.5-foot street cross section.

Mr. Eastman referred to Item No. 14, T-1400, and stated this is a tentative map for 113-lot residential subdivision. The tentative map is mostly encompassed in Village 3.05. Village 3.07 is getting the rezoning and is impacted by the vacation and is not part of the tentative map.

Mr. Eastman referred to Item No. 11, ZN-05-17, and stated the proposed rezoning was in compliance with the land use plan for the Villages at Tule Springs. The proposed development has fewer lots than what was originally approved. The proposed zoning is appropriate and staff recommended approval.

Mr. Eastman referred to the Item No. 12, VAC-05-17, and stated there was a small piece to a public trail that ran through the parcel. Originally, it had both a pedestrian trail corridor and a drainage easement because of a continuation of the arroyo. Because of changes made up stream, the drainage is now being funneled into the street and the small portion is not needed. The trail was part of the Land Use plan, and a trail is required. Staff recommended approval of Item No. 12, VAC-05-17.

Mr. Eastman referred to Item No. 13, WAV-03-17, and stated the issues are the same as before so all comments for the previous item would carry over.

Mr. Eastman referred to Item No. 14, T-1400, and stated it was in conformance with the RCL medium-density requirements. Staff believes the change to require a wider street is a minor change and should not adversely affect the development. Although staff recommended denial of the waiver, they believed the tentative map could go forward and recommended approval of Item No. 14, T-1400.

Bob Gronauer, 1980 Festival Plaza Drive, Las Vegas, appeared on behalf of Pardee Homes. Mr. Gronauer referred to Item No. 11, ZN-05-17 and stated they requested to rezone Parcel Nos. 3.05 and 3.07. They are coming in with 113 homes where 124 homes have been approved within the Development Agreement. They are building less homes because of the product they are proposing. Staff recommended approval. Mr. Gronauer referred to Item No. 12, VAC-05-17, and stated they are moving an easement pedestrian area from one location to another and staff recommended approval. Mr. Gronauer referred to Item No. 13, WAV-03-17, and stated the waiver is for the reduced street section, and requested his previous comments be incorporated with respect to the street section itself. Mr. Gronauer referred to Item No. 14, T-1400 and requested approval for the tentative map for the 113 homes.

Note: The comments below are in addition to those made during the combined briefing and are specifically related to Item No. 13, WAV-03-17.

Commissioner Robison reiterated the Planning Commission had a duty to the existing code and standards. Commissioner Robison stated, in general, the City moved too slowly for private developers and private industry.

Vice-Chairman Ewing stated he would be voting to deny these items because Title 16 compels him to, and not because he is not opposed to the concepts. Vice-Chairman Ewing stated he appreciated builders coming in and not building up to density, and the City liked bigger lots. Vice-Chairman Ewing stated Pardee puts together a great product.

ACTION: DENIED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Greer

AYES: Vice-Chairman Ewing, Commissioners Perkins, Greer, Lemmon, and Roundy

NAYS: Chairman Kraft and Commissioner Robison

ABSTAIN: None

14. **T-1400 (57034) VILLAGES AT TULE SPRINGS – VILLAGE 3.05 AND 3.07. AN APPLICATION SUBMITTED BY PARDEE HOMES OF NEVADA, ON BEHALF OF KBS SOR TULE SPRINGS OWNER TRS, LLC, PROPERTY OWNER, FOR APPROVAL OF A TENTATIVE MAP IN A PCD, PLANNED COMMUNITY DEVELOPMENT DISTRICT, (PROPOSED REZONING TO R-CL-PCD, MEDIUM DENSITY RESIDENTIAL, PLANNED COMMUNITY DEVELOPMENT DISTRICT) TO ALLOW A 113-LOT, SINGLE-FAMILY RESIDENTIAL SUBDIVISION. THE PROPERTIES ARE LOCATED ON THE NORTHEAST CORNER OF DEER SPRINGS WAY AND GLIDING EAGLE ROAD ALIGNMENT. THE ASSESSOR'S PARCEL NUMBERS ARE 124-21-611-001, 124-21-611-002 AND 124-21-611-006. (FOR POSSIBLE ACTION)**

This item was presented by Robert Eastman, Principal Planner.

Note: The minutes below include content for related Item Nos. 11, 12, 13, and 14.

Mr. Eastman referred to Item No. 11, ZN-05-17, and stated it was a rezoning request for both Village 3.05 and 3.07, within the Village of Tule Springs. This is a request for RCL, Medium Density Residential District from PCD, Planned Community District.

Mr. Eastman referred to Item No. 12, VAC-05-17, and stated it was a request to vacate public easements and pedestrian pathway access for an existing trail that runs within Village 3.07.

Mr. Eastman referred to Item No. 13, WAV-03-17, and stated this request was to allow the 44.5-foot street cross section.

Mr. Eastman referred to Item No. 14, T-1400, and stated this is a tentative map for 113-lot residential subdivision. The tentative map is mostly encompassed in Village 3.05. Village 3.07 is getting the rezoning and is impacted by the vacation and is not part of the tentative map.

Mr. Eastman referred to Item No. 11, ZN-05-17, and stated the proposed rezoning was in compliance with the land use plan for the Villages at Tule Springs. The proposed development has fewer lots than what was originally approved. The proposed zoning is appropriate and staff recommended approval.

Mr. Eastman referred to the Item No. 12, VAC-05-17, and stated there was a small piece to a public trail that ran through the parcel. Originally, it had both a pedestrian trail corridor and a drainage easement because of a continuation of the arroyo. Because of changes made up stream, the drainage is now being funneled into the street and the small portion is not needed. The trail was part of the Land Use plan, and a trail is required. Staff recommended approval of Item No. 12, VAC-05-17.

Mr. Eastman referred to Item No. 13, WAV-03-17, and stated the issues are the same as before so all comments for the previous item would carry over.

Mr. Eastman referred to Item No. 14, T-1400, and stated it was in conformance with the RCL medium-density requirements. Staff believes the change to require a wider street is a minor change and should not adversely affect the development. Although staff recommended denial of the waiver, they believed the tentative map could go forward and recommended approval of Item No. 14, T-1400.

Bob Gronauer, 1980 Festival Plaza Drive, Las Vegas, appeared on behalf of Pardee Homes. Mr. Gronauer referred to Item No. 11, ZN-05-17 and stated they requested to rezone Parcel Nos. 3.05 and 3.07. They are coming in with 113 homes where 124 homes have been approved within the Development Agreement. They are building less homes because of the product they are proposing. Staff recommended approval. Mr. Gronauer referred to Item No. 12, VAC-05-17, and stated they are moving an easement pedestrian area from one location to another and staff recommended approval. Mr. Gronauer referred to Item No. 13, WAV-03-17, and stated the waiver is for the reduced street section, and requested his previous comments be incorporated with respect to

the street section itself. Mr. Gronauer referred to Item No. 14, T-1400 and requested approval for the tentative map for the 113 homes.

The conditions for Item No. 14, T-1400 are:

Planning & Zoning:

1. Unless expressly, authorized through a variance, waiver or another method, development shall comply with all applicable codes and ordinances.
2. Pedestrian trail connections shall be provided through common elements "C, D, H, K, and O" as well as at all vehicular gated entries.
3. The linear trail adjacent to the residential development shall be development in conformance with the Villages at Tule Springs Development Standards.

Public Works:

4. This application shall comply with the conditions of approval for VAC-05-17. Compliance may require modifications to the current layout.
5. This application shall comply with the conditions of approval for WAV-03-17. Compliance may require modifications to the current layout.
6. All lots shall comply with the City of North Las Vegas Municipal Code section 16.20.02.B which states: "The side lines of lots shall be approximately at right angles to the street upon which the lot faces, or approximately radial if the street is curved." Compliance will require modifications to the current layout that may result in fewer lots.
7. 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.
8. Approval of a technical drainage study is required prior to submittal of the civil improvement plans. Note: The master drainage study must be updated prior to submitting the technical drainage study for this development.

9. 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.
10. 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:
 - a. Grading and off-site construction permits may be issued by the City of North Las Vegas once the drainage study and civil improvement plans have been approved and a copy of the Conditional Letter of Map Review (CLOMR) application has been submitted to FEMA for processing.
 - b. Building permits may be issued once a favorable CLOMR has been obtained from FEMA.
 - c. Certificates of Occupancy can be issued once a Letter of Map Revision (LOMR) has been obtained from FEMA.
11. All local facilities and street centerline grades must be constructed in conformance with the City of North Las Vegas' *North Neighborhood Flood Control Master Plan*, or as otherwise approved by the Director of Public Works or her designee.
12. Any preliminary street section(s) shown on the plans shall be used for planning purposes only; the geometrics, width of over-pave and thickness of the pavement sections will be determined by the Department of Public Works.
13. Approval of a traffic update study is required prior to submittal of the civil improvement plans. Please contact Traffic Engineering at 633-2676 to request a scope.
14. The proposed driveway at the subdivision entrance shall be constructed in accordance with *Clark County Area Uniform Standard Drawing* numbers 225 and 222.1, including throat depths.
15. The property owner is required to a grant roadway easement where public and private streets intersect.
16. If the internal streets are to remain private, gates shall be provided as a benefit to the residents for the increased cost maintaining the streets.
17. All common elements shall be labeled and are to be maintained by the Home Owners Association.

18. 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.
19. All residential driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.
20. Proposed residential driveway slopes shall not exceed twelve percent (12%).
21. A master developer must be appointed prior to submittal of the civil improvement plans.
22. All proposed off-site improvements shown on the VTS Village 3 Infrastructure civil improvement plans must be completed prior to final inspection of the first home.
23. 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.
24. Three (3) copies of a conforming tentative map incorporating the conditions of approval shall be submitted for review and approval to the Department of Public Works and the Department of Planning and Development prior to submittal of the final map and civil improvement plans.

ACTION: APPROVED

MOTION: Commissioner Perkins

AYES: Chairman Kraft, Vice-Chairman Ewing, Commissioners Perkins, Robison
Greer, Lemmon, and Roundy

NAYS: None

ABSTAIN: None

15. **ZOA-01-17 (56851) CITY OF NORTH LAS VEGAS RV PARKING (PUBLIC HEARING). AN APPLICATION SUBMITTED BY THE CITY OF NORTH LAS VEGAS TO AMEND TITLE 17 (ZONING ORDINANCE), BY AMENDING SECTION 17.24.040.C TO ALLOW RV OR RECREATIONAL VEHICLE PARKING WITHIN THE SIDE YARDS OF A RESIDENTIAL DWELLING, AND**

**PROVIDING FOR OTHER MATTERS PROPERTY RELATED THERETO.
(FOR POSSIBLE ACTION)**

This item was presented by Robert Eastman, Principal Planner.

The current code allows a mobile home to only be parked on a corner lot, on the side adjacent to the garage. Staff proposed to allow parking of a Recreational Vehicle (RV) on either side of the home. If it is the side opposite the garage, it may impact the neighborhood or the neighboring properties. Staff proposed that the applicant be required to have a special use permit, which would come before the Planning Commission as a public hearing to be approved or denied.

When staff reviewed the code, they compared it to other jurisdictions' codes in the valley. The City of North Las Vegas is most restrictive on where recreational vehicles can be parked. The County's code is silent on the parking of recreational vehicles. The City of Henderson's code is vague and when talking to their planners, they state the RV has to be behind screening and on a paved surface. The City of Las Vegas has extensive regulations regarding RV's and proper screening and location. They require special use permits for most RV parking within residential districts. Mr. Eastman proposed a special use permit be required so that conditions could be placed on a case-by-case basis depending upon the lot and the circumstance in the neighborhood. Staff recommended the item be approved.

The recommended change is:

(Note: Bold-Italics represent new language, and deleted language is represented with strikeouts.)

Section 17.24.040 Parking and Loading

D. General Standards for Off-Street Parking, Stacking, and Loading Areas

3. Setbacks

b. Parking of Motor Homes or Recreational Vehicles in Residential Setbacks

- i. A motor home or recreational vehicle shall be parked on a paved surface. ***Parking areas shall be paved with concrete, brick, pavers or other similar materials.***
- ii. Motor homes or recreational vehicles shall only be parked in the rear yard or in the ~~corner~~ side yard, adjacent to the garage. See Figure 17.24.040-A.
- iii. ***Motor homes or recreational vehicles may be parked in the side yard opposite the garage of a single-family home, with approval of a special use permit.***

Chairman Kraft opened the public hearing.

Larry Hamilton, 5920 Bullboat Court, North Las Vegas, spoke in support of this item. Mr. Hamilton purchased his property in North Las Vegas approximately 1.5 years ago. His development has approximately 144 homes and he had noticed that 50 of them had recreational vehicles (RV), with gates. Some RV's have gravel in front and in back of the RV's, and some do not. Mr. Hamilton stated he had a 12-foot gate for the back yard, with cement pad and also paving blocks. Mr. Hamilton was seeking approval from the front gate to a rolled curb. Mr. Hamilton received approval through the HOA from his neighbors. Mr. Hamilton's yard is 10,500 square feet.

Chairman Kraft closed the public hearing.

Commissioner Perkins asked staff if this would be approved administratively or come before the Planning Commission. Mr. Eastman stated the ordinance would go before City Council. Mr. Hamilton would have to apply for a special use permit and come before the Planning Commission.

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Lemmon

AYES: Chairman Kraft, Vice-Chairman Ewing, Commissioners Perkins, Robison Greer, Lemmon, and Roundy

NAYS: None

ABSTAIN: None

16. **FDP-02-17 (57022) THE HABIT BURGER GRILL (SHELL). AN APPLICATION SUBMITTED BY OHANA LEGACY, LLC, ON BEHALF OF TML MENDENHALL LP, PROPERTY OWNER, FOR A FINAL DEVELOPMENT PLAN REVIEW IN A PUD, PLANNED UNIT DEVELOPMENT DISTRICT, TO DEVELOP A 2,885 SQUARE FOOT FAST-FOOD RESTAURANT. THE PROPERTY IS LOCATED AT 1950 EAST CRAIG ROAD. THE ASSESSOR'S PARCEL NUMBER IS 139-02-612-001. (FOR POSSIBLE ACTION)**

This item was presented by Marc Jordan, Acting Director.

The subject site is located within a Planned Unit Development (PUD) that was designated as commercial in 1990 when the PUD was approved. It was designated as either C-2 or C-3. Since C-3 is no longer a valid district, C-2 is more appropriate and is consistent with the Comprehensive Plan.

Staff had no objections to the item and recommended as part of the approval that they relocate the building and push it back 30 feet to allow a consistent drive aisle that will

connect all the commercial properties down this line to Raising Cane's. Otherwise, the way it is designed right now, the drive aisle from Raising Cane's to the medical office would not line up with the site. It would also allow them to have a longer throat depth for their entrance onto the property.

In addition, the applicant is using a Concrete Masonry Unit split face wainscoting around the building and the surrounding offices have used a stacked stone. Staff requests they replace the wainscoting with the stacked stone to blend in with the commercial development. Staff had no objections and recommended approval.

The conditions are:

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.
2. The building shall comply with the Commercial Design Standards, including, but not limited to: Onsite landscaping materials shall coordinate with landscaping plans used throughout the commercial component of the PUD; the split faced concrete block shall be replaced with a stack stone wainscoting to match approved buildings on site.

Public Works:

3. Approval of a drainage study is required prior to submittal of the civil improvement plans.
4. All known geologic hazards shall be shown on the site plan and the civil improvement plans. Subsequent identification of additional hazards may substantially alter the original site plan.
5. All Nevada Power Company 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 development of the site.
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. The site plan must be revised so that the east-west drive aisle aligns with the approved drive aisle serving the dental office building development and the

Raising Canes restaurant to the east, as this will satisfy the driveway throat depth required per *Clark County Area Uniform Standard Drawing* number 222.1.

Jeremy Campbell, KME Architects, 5588 South Fort Apache Road, Las Vegas, appeared on behalf of the applicant. Mr. Campbell concurred with staff recommendations.

ACTION: APPROVED

MOTION: Commissioner Lemmon

AYES: Chairman Kraft, Vice-Chairman Ewing, Commissioners Perkins, Robison Greer, Lemmon, and Roundy

NAYS: None

ABSTAIN: None

17. **ZN-06-17 (57037) NORTH LAS VEGAS ASSISTED LIVING CENTER (PUBLIC HEARING). AN APPLICATION SUBMITTED BY JMA ARCHITECTS, INC., ON BEHALF OF YONG KANG LAS VEGAS ASSISTED LIVING CENTER, LLC, PROPERTY OWNER, FOR AN AMENDMENT TO A PUD, PLANNED UNIT DEVELOPMENT DISTRICT TO ALLOW AN ASSISTED LIVING CENTER OF 195 UNITS WITH 300 BEDS. THE PROPERTIES ARE LOCATED AT RADIO COURT AND MARTIN LUTHER KING BOULEVARD. THE ASSESSOR'S PARCEL NUMBERS ARE 139-16-211-002 AND 139-16-211-004. (FOR POSSIBLE ACTION)**

This item was presented by Marc Jordan, Acting Director.

The Planned Unit Development (PUD) was approved in 2001 and has been amended several times; however, when it was originally approved, it allowed for the radio tower that was already existing in the Radio Court cul-de-sac. On the north side of Radio Court, the applicant proposed RV parking and a parking lot. On the south side, they proposed various office buildings. The applicant proposed to amend just the two parcels north and south of Radio Court. The current location of the television or radio antennae is not being amended as part of the application. The original PUD would apply to that parcel only. The new PUD will apply to the two parcels that were assisted living and where the parking is proposed.

Mr. Jordan stated the applicant proposed to develop the site with a four story, 66-foot high combined skilled nursing and assisted living facility. They will have 195 units with 300 beds on the property. Twenty percent (20%) of the beds are for skilled nursing and the remaining 80% are for assisted living. The site is developed with several amenities that include dining rooms, lounges, library, indoor theatre, and salon and spa, swimming pool and open space areas outside of the facility. All of the parking, with the exception

of a few ADA parking spaces, are located on the north side. On the south side, there is a port to share with some ADA parking spaces on both sides. The exterior of the building would primarily be an Exterior Insulation and Finish Systems exterior, cultured stone and a Spanish tile roof with metal guard rails shown on the patio and balcony areas.

The zoning ordinance requires that 24% of the site be dedicated to meaningful open space which is a little over 45,000 square feet. The site plan depicts 48% or 92,000 square feet has been dedicated to open space around the building. Half of that is located within the front of the building and the rest is located around the building. They are not allowed to exceed 80 beds per gross acre land, and in this case they average out to 69 beds per gross acre.

Staff had no objections and recommended approval.

The conditions are:

Planning & Zoning:

1. Unless expressly, authorized through a variance, waiver, or another method, development shall comply with all applicable codes and ordinances.
2. Development of the site, including building and parking lot setbacks shall conform to the preliminary development plan dated October 27, 2016.
3. Building elevations shall conform to the conceptual building elevations dated December 27, 2016.
4. A detailed landscape and amenities plan shall be submitted with the Final Development Plan.

Public Works:

5. Approval of a drainage study is required prior to submittal of the civil improvement plans.
6. All known geologic hazards shall be shown on the site plan and the civil improvement plans. Subsequent identification of additional hazards may substantially alter the original site plan.
7. Commercial driveways are to be constructed in accordance with *Clark County Area Uniform Standard Drawing* numbers 222.1 and 225, with minimum widths of 28 feet as measured from lip of gutter to lip of gutter

8. 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.
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.
10. The property owner is required to grant a roadway easement for commercial driveway(s).
11. The applicant is responsible for acquiring any easements needed to construct the project.

Chris Clark, Project Manager, JMA Architects, 1160 North Town Center Drive, Suite 170, Las Vegas, concurred with staff recommendations.

Kirk Williams, Corporate Counsel, Bigelow Aerospace, 1899 W. Brooks Avenue, North Las Vegas, stated he did not specifically support or oppose the project, but had a concern. Mr. Williams referred to the notice he received and said it struck him as it being an odd shape that they were proposing because they were cutting out the one section on the north part of the PUD that is off of Radio Court. Mr. Williams displayed a map and stated Bigelow Aerospace is located to the left. The entire project has a security fence and is secured with armed patrol 24-hours per day, seven days per week. If this were to be approved, a section would be landlocked. The only way the small parcel is accessed now is through the Radio Court cul-de-sac. Mr. Williams stated his concern was in two or three years, if access to the parcel is needed there is no way to do that if the assisted living center is approved and they do not allow access to the property. Access cannot be allowed through Bigelow Aerospace.

Mr. Jordan advised that Radio Court is a public street and provides access to the parcel in question. What is before the Planning Commission are the parcels north and south of Radio Court, and it will not landlock any parcels.

Mr. Clark displayed a map that showed access would be provided.

Commissioner Perkins stated the assisted living center is needed and necessary, but expressed concern regarding putting people in the middle of developed M-2 and stated there were better corners for this to be on and not in back of Bigelow Aerospace.

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Vice-Chairman Ewing

AYES: Chairman Kraft, Vice-Chairman Ewing, Commissioners Robison, Greer, Lemmon, and Roundy

NAYS: Commissioner Perkins

ABSTAIN: None

18. VAC-04-17 (57038) 5TH AND AZURE TOWNHOME APARTMENTS (PUBLIC HEARING). AN APPLICATION SUBMITTED BY KEVIN MCKINLEY ON BEHALF OF PATRICK HIGGINS, PROPERTY OWNER, TO VACATE A PORTION OF RIGHT-OF-WAY APPROXIMATELY 590 FEET WEST OF NORTH 5TH STREET, AND NORTH OF AZURE AVENUE. THE ASSESSOR'S PARCEL NUMBER IS 124-27-504-004. (FOR POSSIBLE ACTION)

This item was presented by Marc Jordan, Acting Director.

The area does not serve any purpose and does not provide access to any of the adjacent parcels. Not long ago the Planning Commission approved a Planned Unit Development (PUD) for the site that would allow 20 lots. Each lot would have a multi-family four-plex. The tentative map was also approved. A condition of approval on the PUD was the applicant was required to vacate the area. The request is consistent with the approved Planned Unit Development.

Staff recommended approval.

The condition is:

Public Works:

1. The vacation must record concurrently with the final map. Should the Order of Vacation not record within two years from the approval date, the vacation shall be deemed null and void.

Chris Thompson, 4325 Dean Martin Drive, Las Vegas, appeared on behalf of the applicant. Mr. Thompson concurred with staff recommendations.

Chairman Kraft opened the public hearing. Chairman Kraft closed the public hearing.

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Robison

AYES: Chairman Kraft, Vice-Chairman Ewing, Commissioners Perkins, Robison Greer, Lemmon, and Roundy

NAYS: None

ABSTAIN: None

19. **UN-06-17 (56840) CANNERY CORNER (PUBLIC HEARING). AN APPLICATION SUBMITTED BY PIZZA INVESTMENT ENTREPRENEURS, LLC, ON BEHALF OF KRG NORTH LAS VEGAS LOSEE, LLC, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN A C-2, GENERAL COMMERCIAL DISTRICT, TO ALLOW THE "ON-SALE" LIQUOR LICENSE (BEER, WINE, AND SPIRIT BASED PRODUCTS) IN CONJUNCTION WITH A RESTAURANT. THE PROPERTY IS LOCATED AT 2520 EAST CRAIG ROAD, SUITE 120. THE ASSESSOR'S PARCEL NUMBER IS 139-01-210-005. (FOR POSSIBLE ACTION)**

This item was presented by Marc Jordan, Acting Director.

Mr. Jordan advised the applicant indicated when they constructed this site, they had intended to sell beer and wine and that the equipment had been installed but not used. According to the City's Business License Division, the applicant received a business license in September 2016 for a restaurant. The applicant submitted a survey to staff that demonstrates they meet all the separation requirements. Staff had no objections and recommended approval.

The condition is:

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.

Jack Jolly, District Manager, Pieology Pizzeria, 2520 East Craig Road, Suite 120, North Las Vegas, stated this was a tenant improvement project and they recently spent \$700,000 improving this location, including installing televisions to make it more of a family environment.

Chairman Kraft opened the public hearing. Chairman Kraft closed the public hearing.

ACTION: APPROVED

MOTION: Commissioner Perkins

AYES: Chairman Kraft, Vice-Chairman Ewing, Commissioners Perkins, Robison Greer, Lemmon, and Roundy

NAYS: None

ABSTAIN: None

20. **UN-07-17 (57039) GREEN BLOSSOM CULTIVATION (PUBLIC HEARING). AN APPLICATION SUBMITTED BY GREEN BLOSSOM, INC. C/O JOHN GEZELIN, ESQUIRE, ON BEHALF OF DEAN R. AND PENNY S. BRUNNER 1985 TR, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN AN M-2, GENERAL INDUSTRIAL DISTRICT, TO ALLOW A CULTIVATION FACILITY FOR MEDICAL MARIJUANA. THE PROPERTY IS LOCATED AT 2553 EAST WASHBURN ROAD. THE ASSESSOR'S PARCEL NUMBER IS 124-36-312-004. (FOR POSSIBLE ACTION)**

This item was presented by Marc Jordan, Acting Director.

Mr. Jordan stated the facility the applicant proposed to use is an in-line suite within an area that is comprised of other office and warehouse suites. The existing suite or building the applicant is using is over 4,300 square feet in size. They have indicated in their letter of intent that they will be phasing this development. Phase I will consist of grow pods and it appears the Phase II would also consist of additional grow pods. This is a change of location and the applicant has a provisional license from the state.

Mr. Jordan stated they meet the separation requirements for a cultivation facility, and the applicant submitted a survey that demonstrates that. The property directly south is zoned R-E, Ranch Estates, and is not developed. Mr. Jordan advised they are required to be 300 feet from developed residential. The Comprehensive Plan for that area is Employment and will most likely be developed as a light industrial complex or office complex.

The applicant complies with all requirements in Title 17. Staff had no objections and recommended approval.

The conditions are:

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.

Police Department:

2. Suitable back up power to allow keypads and cameras/DVR to function during power outage shall be installed and operational.
3. Off-site remote access to surveillance cameras shall be given to the North Las Vegas Police Department.
4. If installed, all roll up doors and alarm auxiliary doors for emergency exit only shall be secured appropriately.
5. Repair or replace fencing and gates to appropriate security levels if they are already installed.

Lucy Stewart, 1930 Village Center Circle, Las Vegas, represented the applicant. Ms. Stewart reiterated this is a relocation from a previously approved location. The license has been purchased by an individual who is putting together the paperwork for the State of Nevada, which is pending. The state indicated that if you are not ready to sell product by July then your license may be revoked. This is the reason the applicant is using grow pods. This will allow them to get plants growing to produce medicine. The applicant will seek a larger facility in the future, but this will allow them to be at this location for two to three years.

Chairman Kraft opened the public hearing. Chairman Kraft closed the public hearing.

ACTION: APPROVED

MOTION: Vice-Chairman Ewing

AYES: Chairman Kraft, Vice-Chairman Ewing, Commissioners Perkins, Robison
Greer, Lemmon, and Roundy

NAYS: None

ABSTAIN: None

21. **FDP-03-17 (57026) ROSE GARDENS. AN APPLICATION SUBMITTED BY NEVADA H.A.N.D., INC., ON BEHALF OF SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY, PROPERTY OWNER, FOR A FINAL DEVELOPMENT PLAN REVIEW IN A PUD/PID, PLANNED UNIT DEVELOPMENT DISTRICT (PUD)/PLANNED INFILL DEVELOPMENT DISTRICT (PID), TO DEVELOP A**

BUILDING CONSISTING OF 102, ONE BEDROOM UNITS AND 18, TWO BEDROOM UNITS. THE PROPERTY IS LOCATED AT 1731 YALE STREET. THE ASSESSOR'S PARCEL NUMBER IS 139-22-802-002. (FOR POSSIBLE ACTION)

This item was presented by Marc Jordan, Acting Director.

Mr. Jordan advised not long ago, the Planning Commission and City Council approved a rezoning for this site for PUD/PID, a planned infill development.

The site plan is consistent with the approved preliminary development plan and the conditions of approval. The applicant has made some minor amendments which consist of a new entrance into the facility. There is a slight reconfiguration of some of the interior and exterior open space. It also appears they have relocated the trash enclosures to an interior area of the building.

Staff had no objections to the final development plan. Staff noted the applicant has given them a landscaping plan and staff considers it to be conceptual. The Plans Examiner reviewed the plans and there were a few areas where the applicant did not meet the 50% ground coverage criteria. When the applicant files for a building permit, they will have to meet the minimum requirements.

Staff had no objections and recommended approval.

The conditions are:

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.
2. This Final Development Plan shall comply with all conditions of approval per Ordinance 2781 (ZN-16-16).
3. All landscaped areas shall be landscaped in compliance with the landscaping requirements of Title 17.

Bob Feibleman, Nevada H.A.N.D., Inc., 295 East Warm Springs Road, Suite 101, Las Vegas, agreed with staff recommendations.

Commissioner Perkins asked if there were amenities on the property. Mr. Feibleman responded there are outdoor activities and common areas within the building. There are extensive community spaces, offices and recreation areas.

ACTION: APPROVED; FORWARDED TO REDEVELOPMENT AGENCY FOR FINAL CONSIDERATION

MOTION: Commissioner Perkins

AYES: Chairman Kraft, Vice-Chairman Ewing, Commissioners Perkins, Robison Greer, Lemmon, and Roundy

NAYS: None

ABSTAIN: None

PUBLIC FORUM

Gary Bouchard, 2611 Paradise Isle, North Las Vegas, said when he spoke about the sidewalks earlier, he forgot about the safety issue and thanked Commissioner Perkins for bringing it up.

Mr. Bouchard stated he was happy and impressed with the job the Planning Commission was doing and it was an important part of the future of any city. Mr. Bouchard said he was a 16-year resident. A lot of mistakes had been made and he hoped now that the City was growing again, some of the problems could be fixed. A couple of the problems he was concerned about were building substandard housing. He sees homes being built that are not energy-efficient. He also sees houses being built without overhangs, which make houses more energy efficient. Houses are also being built with blow insulation. Mr. Bouchard would also like to see homes being built that are more water efficient. Mr. Bouchard discussed hopscotch development and asked if the builders could fill in some of the 16-acre vacant parcels.

DIRECTOR'S BUSINESS

There was no Director's Business to report.

CHAIRMAN'S BUSINESS

Chairman Kraft welcomed Commissioner Travis Roundy.

ADJOURNMENT

The meeting adjourned at 8:26 p.m.

APPROVED: March 8, 2017

/s/ Kenneth Kraft
Kenneth Kraft, Chairman

/s/ Julie Shields
Julie Shields, Recording Secretary