

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

November 9, 2016

BRIEFING:

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

CALL TO ORDER:

6:05 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 Nelson Stone - Present
Commissioner Laura Perkins – Absent
Commissioner Willard Ewing – Present
Commissioner Randy Robison – Present
Commissioner Al Greer – Present
Commissioner Rick Lemmon - Present

STAFF PRESENT:

Marc Jordan, Acting Director
Robert Eastman, Principal Planner
Bethany Rudd Sanchez, Acting City Attorney
Jose Valenzuela, Deputy City Attorney
Robert McLaughlin, Public Works/Manager
Duane McNelly, Major Proj. Coordinator/Public Works
Curt Kroeker, Public Works/Engineering Associate
Diana Tsouras, Executive/Recording Secretary

VERIFICATION:

Diana Tsouras, Recording Secretary

PLEDGE OF ALLEGIANCE:

Chairman Kenneth Kraft

PUBLIC FORUM

Alice Moore, 7233 Millerbird Street, North Las Vegas, is a 12-year Club Aliante resident who requested the Planning Commission assist by ensuring the aesthetics are maintained in both Aliante and Park Highlands developments.

AGENDA

1. **APPROVAL OF THE PLANNING COMMISSION MEETING AGENDA OF NOVEMBER 9, 2016 (FOR POSSIBLE ACTION)**

ACTION: APPROVED AS AMENDED; ITEM NO. 5, UN-74-16, CONTINUED TO DECEMBER 14, 2016 PLANNING COMMISSION MEETING

MOTION: Vice-Chairman Stone

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

NAYS: None

ABSTAIN: None

ABSENT: Commissioner Perkins

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 OCTOBER 12, 2016 (FOR POSSIBLE ACTION)**

ACTION: APPROVED

MOTION: Vice-Chairman Stone

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

NAYS: None

ABSTAIN: None

ABSENT: Commissioner Perkins

NEW BUSINESS

3. **UN-45-14 (56165) 4606 LLC (PUBLIC HEARING). AN APPLICATION SUBMITTED BY 4606 LLC, PROPERTY OWNER, FOR AN EXTENSION OF TIME FOR A PREVIOUSLY APPROVED SPECIAL USE PERMIT IN AN M-2, GENERAL INDUSTRIAL DISTRICT, TO ALLOW A CULTIVATION FACILITY FOR MEDICAL MARIJUANA. THE PROPERTY IS LOCATED AT 4606 ANDREWS STREET. THE ASSESSOR'S PARCEL NUMBER IS 140-06-510-002. (FOR POSSIBLE ACTION)**

This item was presented by Marc Jordan, Acting Director.

This item was originally approved by City Council on October 14, 2014, and the Planning Commission approved an extension of time on December 9, 2015 -- this is the second request. The applicant wants to retain this entitlement to help market their property for a future cultivator.

The building is 54,000 square feet in size and the applicant submitted a survey that indicates they meet the separation 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.

Police:

2. All applications must follow State of Nevada requirements for facility security.
3. Police Department approval is contingent upon submittal of a security plan to the Police Department, which will be verified with a site visit.

Steve Anderson, 4606 LLC, 4380 East Alexander Road, Las Vegas, managing member, and property owner, requested an extension of time to allow him to market the property. He agreed with staff recommendations.

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

ACTION: APPROVED

MOTION: Commissioner Ewing

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

NAYS: None

ABSTAIN: None

ABSENT: Commissioner Perkins

4. **UN-73-16 (56054) LAS VEGAS DISTRIBUTION CENTER BLDG 2 (PUBLIC HEARING). AN APPLICATION SUBMITTED BY JOHN LOW, ON BEHALF OF PROLOGIS - EXCHANGE 4140 FREHNER ROAD LLC, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN AN M-2, GENERAL INDUSTRIAL DISTRICT, TO ALLOW A VEHICLE, BOAT AND RV REPAIR FACILITY. THE PROPERTY IS LOCATED AT 4140 FREHNER ROAD. THE ASSESSOR'S PARCEL NUMBER IS 139-01-402-006. (FOR POSSIBLE ACTION)**

This item was presented by Marc Jordan, Acting Director.

The applicant proposed to lease 215,000 square feet of this building for their distribution center. They will have two additional businesses. One tenant will operate as a service center and occupy approximately 27,000 square feet. This tenant will provide major/minor service equipment to cement trucks and refuse collection vehicles. Another tenant, Jerr-Dan, will install carrier and wrecker kits to custom vehicles. There are eight (8) bay doors on the north side of the building. The site plan did not indicate where vehicles awaiting repair would be located. According to the site plan, there are oversized vehicle parking spaces on the north and east sides, adjacent to the drainage channel, Union Pacific Railroad and other storage yards that are surrounding the area. Staff recommends all vehicles awaiting repair be located within this area, which would help screen them from Frehner Drive.

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. All vehicles awaiting repair must be stored within the oversized parking spaces located north and east of the building adjacent to the eastern property line

No applicant appeared before the Planning Commission.

Chairman Kraft opened the public hearing.

Vice-Chairman Stone asked staff if they were familiar with the applicant or knew why they did not appear.

Mr. Jordan stated he was not familiar with the applicant; however, the building met the City's design guidelines. Final landscaping was completed approximately one week ago.

Chairman Kraft closed the public hearing.

ACTION: APPROVED

MOTION: Vice-Chairman Stone

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

NAYS: None

ABSTAIN: None

ABSENT: Commissioner Perkins

5. **UN-74-16 (56184) THREE CUPS YARD NORTH AMERICA CULTIVATION FACILITY (PUBLIC HEARING). AN APPLICATION SUBMITTED BY THREE CUPS YARD NORTH AMERICA, LLC, ON BEHALF OF THREE CUPS YARD REAL ESTATE, LLC, 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 12465 APEX GREAT BASIN WAY. THE ASSESSOR'S PARCEL NUMBER IS 103-13-010-025. (FOR POSSIBLE ACTION)**

ACTION: CONTINUED TO DECEMBER 14, 2016 PLANNING COMMISSION MEETING

6. **VAC-09-16 (56209) NORTHGATE BUILDING 3 (PUBLIC HEARING). AN APPLICATION SUBMITTED BY TRACY HAMMER, ON BEHALF OF CAPITAL XI, LLC, PROPERTY OWNER, TO VACATE PORTIONS OF MARION DRIVE (AKA PUEBLA STREET) AND AN ASSOCIATED EASEMENT SOUTH OF TROPICAL PARKWAY. THE ASSESSOR'S PARCEL NUMBERS ARE 123-29-310-001, 123-29-399-004, AND 123-29-799-001. (FOR POSSIBLE ACTION)**

This item was presented by Marc Jordan, Acting Director.

The applicant proposed to vacate the eastern 10 feet of Marion Drive and the entire portion of Marion Drive that begins approximately 680 feet south of Tropical Parkway and continues south to where it ends at the cul-de-sac next to the I-15 right-of-way. Additionally, they are proposing a five (5) foot street light and traffic control easement on the west side of the street. By vacating this, an existing billboard would be taken out of the public right-of-way. There will be access to the properties on the east and west sides.

This street is no longer on the Master Plan of Streets and Highways, as it was approved to be removed on September 16, 2015 by the City Council.

Staff had no objections and recommended approval.

The conditions are:

Public Works:

1. The Order of Vacation shall record concurrently with, or after, the dedication of right-of-way for the new offset cul-de-sac.
2. The property owner shall dedicate a public utility easement (PUE) over a portion of the area being vacated. The PUE is subject to review by the Department of Public Works and shall record concurrently with the Order of Vacation.

No applicant appeared before the Planning Commission.

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

Chairman Kraft asked if the billboard owner still had access to the billboard even though the public right-of-way has been vacated. Mr. Jordan stated they would have access

through the adjacent property owner, which would be addressed through a private agreement.

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Ewing

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

NAYS: None

ABSTAIN: None

ABSENT: Commissioner Perkins

7. **ZN-16-16 (56208) ROSE GARDENS (PUBLIC HEARING). AN APPLICATION SUBMITTED BY ROBERT FEIBLEMAN, NEVADA H.A.N.D., INC., ON BEHALF OF SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY, PROPERTY OWNER, FOR A RECLASSIFICATION OF PROPERTY FROM THE CURRENT DESIGNATION OF R-A/R-2, REDEVELOPMENT AREA/MEDIUM DENSITY RESIDENTIAL SUBDISTRICT, TO A PUD/PID, PLANNED UNIT DEVELOPMENT DISTRICT/PLANNED INFILL DEVELOPMENT DISTRICT TO ALLOW 120 SENIOR MULTI-FAMILY DWELLING UNITS. THE PROPERTY IS LOCATED AT 1731 YALE STREET (SOUTHWEST CORNER OF TONOPAH AVENUE AND YALE STREET). THE ASSESSOR'S PARCEL NUMBER IS 139-22-802-002. (FOR POSSIBLE ACTION)**

This item was presented by Marc Jordan, Acting Director.

The applicant proposed to develop the site with 120 senior apartment units. In addition, they proposed to develop one, four story building, 47 feet in height. Access would be provided off the main entrance on Yale Street, with emergency access next to Tonopah Avenue. They are proposing 90 parking spaces where 219 are required. The site would consist of 102, two-bedroom and 18, one-bedroom units. They are also proposing approximately 25,000 square feet of open space, which would be located outside and inside the building. Each unit would have a 53 square foot patio or balcony, whichever is appropriate.

Mr. Jordan stated the applicant proposed that after developing this site, the residents in the Rose Garden senior complex located across the street would be moved to the new site, and the applicant would tear down the existing Rose Garden complex.

Staff had no objections to the preliminary development plan or building elevations. Since this is an infill development, certain deviations may be considered. The applicant requested a deviation to the parking standards.

Staff reviewed the prior ordinance that required one parking space per unit, or a total of 120 parking spaces. The site is within close proximity to North 5th Street and Las Vegas Boulevard where there is either existing or proposed mass transit, therefore, a 25% reduction (90 parking spaces) can be considered. Staff had no objections to the deviation of the zoning ordinance.

The applicant also requested a deviation in the number of carports, as well as a reduction in size. Normally, one covered parking space per dwelling unit (120 spaces) would be required, and the applicant is proposing 90 covered parking spaces. The applicant indicated within their study the residents of the existing complex reflect .33 vehicles per unit, which would not equate to covering all parking spaces. The site plan reflects there will be 42 covered parking spaces. Staff had no objections to the deviation of the number of covered parking spaces nor to the reduction in size from 19 feet to 16 feet in length.

The applicant also requested a deviation in the patio and balcony size requirements. The zoning ordinance requires an 80 square foot patio and 40 square foot balcony for units above the first floor. The applicant is proposing an average of 50 square feet for each patio. Staff had no objections to the waiver. These deviations can be considered because this is an infill development.

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. That the number of units shall not exceed 120 multi-family units.
3. Development of the site, including building and parking lot setbacks shall conform to the preliminary development plan dated September 22, 2016.
4. Occupancy of the dwelling units shall be restricted to Senior Citizens as defined in the Federal Fair Housing Act and amendments.
5. A minimum 90 off-street parking spaces shall be provided.
6. A minimum 40 covered parking spaces shall be provided as shown on the

preliminary development plan. Furthermore, each carport shall have a minimum length of 16 feet.

7. Building elevations shall conform to the conceptual building elevations dated September 27, 2016. Furthermore, each patio and balcony shall have an average size of 53 square feet.
8. A detailed landscape and amenities plan shall be submitted with the Final Development Plan.

Public Works:

9. 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.
10. Approval of a drainage study is required prior to submittal of the civil improvement plans.
11. The size and number of driveways and their locations are subject to review and approval by the City Traffic Engineer and must meet the standards set forth in *North Las Vegas Municipal Code* section 17.24.040 and *Clark County Area Uniform Standard Drawing* number 222.1, including throat depths. Conformance may require modifications to the site plan.
12. Commercial driveways are to be constructed in accordance with *Clark County Area Uniform Standard Drawing* numbers 222.1, including throat depths, and 225, with minimum widths of 32 feet as measured from lip of gutter to lip of gutter.
13. The property owner is required to grant a roadway easement for commercial driveway(s).

Bob Feibleman, Nevada H.A.N.D., Inc., 295 East Warm Springs Road, Suite #101, Las Vegas, thanked staff for their assistance and agreed with staff recommendations.

Chairman Kraft opened the public hearing.

Marilyn Norris, 1824 Harvard Street, North Las Vegas, stated the project would extend to North 5th Street and asked how it would impact homeowners.

Mr. Jordan stated the proposed site was not extending onto North 5th Street, and is located on the southwest corner of Yale Street and Tonopah Avenue.

Chairman Kraft closed the public hearing.

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Greer

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

NAYS: None

ABSTAIN: None

ABSENT: Commissioner Perkins

8. **T-1390 (56074) NORTHERN HILLS PLAZA. AN APPLICATION SUBMITTED BY PETE MICHELIN, ON BEHALF OF, MICHAEL ANGELO LLC, PROPERTY OWNER, FOR APPROVAL OF A TENTATIVE MAP IN A C-2, GENERAL COMMERCIAL DISTRICT, TO ALLOW A SINGLE LOT COMMERCIAL TENTATIVE MAP. THE PROPERTIES ARE LOCATED AT THE SOUTHEAST CORNER OF CENTENNIAL PARKWAY AND LAMB BOULEVARD. THE ASSESSOR'S PARCEL NUMBERS ARE 123-29-101-001, 123-29-101-002, 123-29-101-003, AND 123-29-101-004. (FOR POSSIBLE ACTION)**

This item was presented by Marc Jordan, Planning Manager.

Currently, the proposed site is comprised of four parcels and the applicant is proposing to develop the site as a single lot, commercial tentative map for future development as a commercial center.

Staff had no objections and recommended approval.

The conditions are:

Planning & Zoning:

1. Unless expressly authorized through a variance, waiver or another approved

method, this development shall comply with all applicable codes and ordinances.

Public Works:

2. All known geologic hazards shall be shown on the civil improvement plans. Subsequent identification of additional hazards may substantially alter proposed site plans not containing this information.
3. Approval of a drainage study is required prior to submittal of the civil improvement plans.
4. 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. Centennial Parkway
 - b. Azure Avenue
5. The public street geometrics, width of over-pave and thickness of the pavement sections will be determined by the Department of Public Works.
6. The size and number of driveways and their locations are subject to review and approval by the City Traffic Engineer and must meet the standards set forth in *North Las Vegas Municipal Code* section 17.24.040 and *Clark County Area Uniform Standard Drawing* number 222.1, including throat depths.
7. Commercial driveways are to be constructed in accordance with *Clark County Area Uniform Standard Drawing* numbers 222.1, including throat depths, and 225, with minimum widths of 32 feet as measured from lip of gutter to lip of gutter.
8. The property owner is required to grant a roadway easement for commercial driveway(s).
9. Prior to recording the final map for the commercial subdivision, the property owner shall provide a copy of the recorded Reciprocal Easement Agreement and/or other Covenants, Conditions, and Restrictions for the subject development.

Taylor Lily, 4850 Camino Al Norte, North Las Vegas, represented Michael Angelo, LLC.

ACTION: APPROVED

MOTION: Vice-Chairman Stone

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

NAYS: None

ABSTAIN: None

ABSENT: Commissioner Perkins

9. T-1391 (56187) PARK HIGHLANDS WEST PARCEL 1.4. AN APPLICATION SUBMITTED BY AMBER OWL HOLDINGS, LLC, PROPERTY OWNER, FOR APPROVAL OF A TENTATIVE MAP IN AN RZ10/MPC RESIDENTIAL ZONE UP TO 10 DU/AC – MASTER PLANNED COMMUNITY, TO ALLOW 401 SINGLE-FAMILY LOTS. THE PROPERTY IS LOCATED ON NORTHWEST CORNER OF THE FARM ROAD AND AVIARY WAY ALIGNMENT. THE ASSESSOR'S PARCEL NUMBER IS 124-18-210-002. (FOR POSSIBLE ACTION)

This item was presented by Robert Eastman, Principal Planner.

The proposed development is slightly less than 52.5 acres. The application is to allow 401, single-family lots with a density of 7.6 dwelling units to the acre, on Parcel 1.4 within the Park Highlands Master Planned Community.

The proposed lot sizes range from 3,500-4,100 square feet. All proposed lots meet the minimum lot size requirement of 2,000 square feet and also meet the minimum lot width requirement of 35 feet.

Perimeter landscaping will be provided by the Master Developer, and is not part of the proposed tentative map. The proposed tentative map is in compliance with the Park Highlands Development Standards and Guidelines. The developer is providing a 46 foot wide street which is in compliance with the Development Standards.

The only issue the applicant is currently not in compliance with is corner side lot landscaping. The tentative map shows a five (5) foot common element and a four (4) foot sidewalk, for a total of nine (9) feet. The Development Standards require a ten (10) foot total width. Since this is a minor change, staff believes this can be accomplished within the current tentative map.

Staff recommended approval subject to staff conditions and amended conditions in Public Works Memorandum dated November 9, 2016.

Stephanie Allen, Kaempfer Crowell, 1980 Festival Plaza Drive, Las Vegas, appeared on behalf of the applicant and master developer for the master planned community of Park Highlands West. Ms. Allen agreed with all staff recommended and revised conditions.

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, including the Park Highlands Development Standards and Design Guidelines.
2. A six foot landscaped common element shall be provided adjacent to all corner side lots.
3. Concrete paths shall be provided within common elements: "EE," "K," "D," and "LL."
4. A detail for the concrete paths shall be provided with the Final Map, the detail shall meet the intent of sheet "M03" of the Park Highlands Development Standards.
5. Landscaping to provide a minimum of 50% ground coverage within two years of planting and an eight foot concrete path shall be added to common elements "HH," "Z," "R," "F," and "EE."

Public Works:

6. All known geologic hazards shall be shown on the preliminary development plan, tentative map and the civil improvement plans. Geological hazards such as fault lines or fissures affecting residential structures may substantially alter the tentative map layout and require the submission of a revised tentative map which must be approved by the City prior to final approval of the civil improvement plans. The footprint of proposed structures shall be plotted on all lots impacted by faults and/or fissures and a minimum width of five (5) feet shall be provided from the edge of any proposed structure to the nearest fault and/or fissure.

7. Approval of a drainage study that conforms to the Overall Master Conceptual Drainage Study is required.
8. Approval of a traffic study update is required prior to submittal of the civil improvement plans. Please contact Traffic Engineering at 633-2676 to request a scope.
9. Per the Park Highlands Development Agreement, Section 2.07(a) "Developer shall furnish a phasing plan to the City providing for the orderly construction of Offsite Improvements to be constructed by Developer within and in support of the Master Planned Community." The subject phasing plan shall be submitted to the Department of Public Works for review and approval prior to submitting civil improvement plans for this project.
10. All supporting off-site street improvements within the Park Highlands development, as shown on the phasing plan, must be substantially complete prior to final inspection of the first building.
11. The public street geometrics, width of over-pave and thickness of the pavement sections will be determined by the Department of Public Works.
12. Interior streets in excess of five hundred (500) feet shall conform to the minimum curvilinear street requirements as outlined in *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).
13. 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.
 14. All residential driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.
 15. Proposed residential driveway slopes shall not exceed twelve percent (12%).

16. All Nevada Energy easements, appurtenances, lines and poles must be shown and shall be located entirely within the perimeter landscape area of this development. Distribution lines, existing or proposed, shall be placed underground if impacted by the proposed development of the parcel or if the pole impedes upon the proper ADA clearances for sidewalk. Under no circumstances will new down guy wires be permitted.

Utilities - For information only:

- This project shall comply with the General Provisions and Conditions of the *City of North Las Vegas Water Service Rules and Regulations* and the *Design and Construction Standards for Wastewater Collection Systems*.
- Submittal of a Hydraulic Analysis per the “*Uniform Design and Construction Standards (UDACS) for Potable Water Systems*”, is required and will be subject to review and approval of the Utilities Department.
- Individual pressure reducing valves will be required for areas where a static pressure in excess of 80 psi is realized. If static pressure exceeds 100 psi, connections to the lower pressure zone will be required.

Land Development - For information only:

The subject parcel(s) may be encumbered with a Restrictive Covenant Not To Build (running with the land) as certain supporting off-site utility and street improvements must be installed/constructed in order for the Covenant to be released.

For more information regarding the land development process and other associated requirements in the City of North Las Vegas, please visit the City’s website and find the **Land Development Guide**:

<http://www.cityofnorthlasvegas.com/Departments/PublicWorks/PublicWorks.shtm>

ACTION: APPROVED AS AMENDED, PER PUBLIC WORKS MEMORANDUM DATED NOVEMBER 9, 2016

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

10. T-1392 (56188) PARK HIGHLANDS WEST PARCEL 2.2. AN APPLICATION SUBMITTED BY AMBER OWL HOLDINGS, LLC, PROPERTY OWNER, FOR APPROVAL OF A TENTATIVE MAP IN AN RZ10/MPC RESIDENTIAL ZONE UP TO 10 DU/AC – MASTER PLANNED COMMUNITY, TO ALLOW 135 SINGLE-FAMILY LOTS. THE PROPERTY IS LOCATED ON GRAND TETON DRIVE AND APPROXIMATELY 1,030 FEET WEST OF ALIANTE PARKWAY. THE ASSESSOR'S PARCEL NUMBER IS 124-18-510-002. (FOR POSSIBLE ACTION)

This item was presented by Robert Eastman, Principal Planner.

The proposed development is slightly larger than 22 acres. The application is to allow 135, single-family lots, with a density of 5.9 dwelling units to the acre on Parcel 2.2, within the Park Highlands Master Planned Community.

The typical lot size is between 4,500 and 5,500 square feet. The applicant is in compliance with the Park Highlands Development Standards and Design Guidelines.

The applicant is currently not in compliance with the corner side lot landscaping. The tentative map shows a five (5) foot common element and a four (4) foot sidewalk, for a total of nine (9) feet. The Development Standards require a ten (10) foot total width. Since this is a minor change, staff believes this can be accomplished within the current tentative map.

There are a few smaller cul-de-sacs that butt up to the trail, and they will need to provide pedestrian access to the trail per the design guidelines.

Staff recommended approval subject to staff conditions and amended conditions in Public Works Memorandum dated November 9, 2016.

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, including the Park Highlands Development Standards and Design Guidelines.

2. A six foot landscaped common element shall be provided adjacent to all corner side lots.
3. Concrete paths shall be provided within common element: "B."
4. A detail for the concrete path shall be provided with the Final Map, the detail shall meet the intent of sheet "M03" of the Park Highlands Development Standards.
5. Common elements "C" and "H" shall be increased in width to 20 feet. Common Element "C" shall be relabeled as a drainage and pedestrian easement.
6. Landscaping to provide a minimum of 50% ground coverage within two years of planting and an eight foot concrete path shall be added to common elements "C" and "H."
7. The Street "D" entry at Virage Park Drive shall be modified to comply with the Subdivision Entry Standard as shown on sheet "M05."

Public Works:

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 that conforms to the Overall Master Conceptual Drainage Study is required.
10. Approval of a traffic study update is required prior to submittal of the civil improvement plans. Please contact Traffic Engineering at 633-2676 to request a scope.
11. Per the Park Highlands Development Agreement, Section 2.07(a) "Developer shall furnish a phasing plan to the City providing for the orderly construction of Offsite Improvements to be constructed by Developer within and in support of the Master Planned Community." The subject phasing plan shall be submitted to the

Department of Public Works for review and approval prior to submitting civil improvement plans for this project.

12. All supporting off-site street improvements within the Park Highlands development, as shown on the phasing plan, must be substantially complete prior to final inspection of the first building.
13. The public street geometrics, width of over-pave and thickness of the pavement sections will be determined by the Department of Public Works.
14. Interior streets in excess of five hundred (500) feet shall conform to the minimum curvilinear street requirements as outlined in *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).

15. 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.
16. All residential driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works’ Construction Off-Site Improvements* Drawing Number 222.
17. Proposed residential driveway slopes shall not exceed twelve percent (12%).
18. 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.

Utilities - For information only:

- This project shall comply with the General Provisions and Conditions of the *City of North Las Vegas Water Service Rules and Regulations* and the *Design and Construction Standards for Wastewater Collection Systems*.
- Submittal of a Hydraulic Analysis per the “*Uniform Design and Construction Standards (UDACS) for Potable Water Systems*”, is required and will be subject to review and approval of the Utilities Department.
- Individual pressure reducing valves will be required for areas where a static pressure in excess of 80 psi is realized. If static pressure exceeds 100 psi, connections to the lower pressure zone will be required.

Land Development - For information only:

The subject parcel(s) may be encumbered with a Restrictive Covenant Not To Build (running with the land) as certain supporting off-site utility and street improvements must be installed/constructed in order for the Covenant to be released.

For more information regarding the land development process and other associated requirements in the City of North Las Vegas, please visit the City's website and find the **Land Development Guide**:

<http://www.cityofnorthlasvegas.com/Departments/PublicWorks/PublicWorks.shtm>

Stephanie Allen, Kaempfer Crowell, 1980 Festival Plaza Drive, Las Vegas, appeared on behalf of the applicant and master developer for the master planned community of Park Highlands West. Ms. Allen agreed with all staff recommended and revised conditions.

Ms. Allen referenced Condition No. 7, and compliance with sub-division entry Standard MO-5. The applicant may be returning to the Planning Commission to request allowance for an MO-5A and MO-5B.

Commissioner Ewing asked if it was easier to market to potential builders if the lot sizes were bigger and Ms. Allen responded it was.

Commissioner Robison requested the applicant discuss aesthetics, design standards and compatibility. Ms. Allen stated the design standards would be consistent throughout

Park Highlands East and West, and would be similar to Aliante or other master planned communities throughout the valley.

Chairman Kraft asked how the design guidelines for Park Highlands West compared to those of Aliante. Mr. Eastman stated they were similar in buffering, landscaping and also from an architectural standpoint. The homes would also have similar characteristics. Park Highlands is building larger lots than what were originally required.

ACTION: APPROVED AS AMENDED, PER PUBLIC WORKS MEMORANDUM DATED NOVEMBER 9, 2016

MOTION: Commissioner Ewing

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

NAYS: None

ABSTAIN: None

ABSENT: Commissioner Perkins

11. T-1393 (56189) PARK HIGHLANDS WEST PARCEL 3.1. AN APPLICATION SUBMITTED BY AMBER OWL HOLDINGS, LLC, PROPERTY OWNER, FOR APPROVAL OF A TENTATIVE MAP IN AN RZ25/MPC RESIDENTIAL ZONE UP TO 25 DU/AC – MASTER PLANNED COMMUNITY, TO ALLOW 115 SINGLE-FAMILY LOTS. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF DECATUR BOULEVARD AND FARM ROAD ALIGNMENT. THE ASSESSOR'S PARCEL NUMBER IS 124-18-310-001. (FOR POSSIBLE ACTION)

This item was presented by Robert Eastman, Principal Planner.

The proposed development is slightly less than 20 acres. The application is to allow 118, single-family lots, with a density of 25 dwelling units to the acre on Parcel 3.1, within the Park Highlands Master Planned Community.

The site was originally master planned and designed to be a multi-family residential apartment or condo-type development. The applicant is proposing to develop 118, single-family, detached lots. The proposed density is six (6) dwelling units to the acre.

The typical lot size is between 5,000 and 5,500 square feet. Under traditional zoning, the applicant would need to re-zone the property; however, within the Park Highlands Development Standards and Guidelines, there is a provision to allow single-family homes on multi-family lots with the request and approval of a minor modification to the Development Standards.

The applicant requested a minor modification which has been processed administratively.

The proposed development is in compliance as a single-family development, with the single-family design guidelines.

The applicant meets the minimum lots size requirements, street standards and minimum lot width. The applicant is required to add the additional foot for corner side lot landscaping. They also have an entry that is currently not in compliance with the design.

There is a standard entry feature for all subdivisions within Park Highlands. It is a 48-foot wide street and two (2) twenty (20) foot drive aisles with a median and a small subdivision entry feature that reflects the name of the neighborhood and landscaping on both sides of the street.

The applicant will work with staff to come up with other alternatives, which would be brought back to the Planning Commission as a major modification.

Staff recommended approval subject to staff conditions and amended conditions in Public Works Memorandum dated November 9, 2016.

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, including the Park Highlands Development Standards and Design Guidelines.
2. A six foot landscaped common element shall be provided adjacent to all corner side lots.
3. Concrete paths shall be provided within common elements: "B," "C," and "F."
4. A detail for the concrete paths shall be provided with the Final Map, the detail shall meet the intent of sheet "M03" of the Park Highlands Development Standards.
5. Landscaping to provide a minimum of 50% ground coverage within two years of planting and an eight foot concrete path shall be added to common element "D."
6. The Street "D" entry at Farm Road shall be modified to comply with the Subdivision Entry Standard as shown on sheet "M05."

Public Works:

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 drainage study that conforms to the Overall Master Conceptual Drainage Study is required.
9. Approval of a traffic study update is required prior to submittal of the civil improvement plans. Please contact Traffic Engineering at 633-2676 to request a scope.
10. Per the Park Highlands Development Agreement, Section 2.07(a) "Developer shall furnish a phasing plan to the City providing for the orderly construction of Offsite Improvements to be constructed by Developer within and in support of the Master Planned Community." The subject phasing plan shall be submitted to the Department of Public Works for review and approval prior to submitting civil improvement plans for this project.
11. All supporting off-site street improvements within the Park Highlands development, as shown on the phasing plan, must be substantially complete prior to final inspection of the first building.
12. The public street geometrics, width of over-pave and thickness of the pavement sections will be determined by the Department of Public Works.
13. Interior streets in excess of five hundred (500) feet shall conform to the minimum curvilinear street requirements as outlined in *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).

14. 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
15. All residential driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.
16. Proposed residential driveway slopes shall not exceed twelve percent (12%).
17. 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.

Utilities - For information only:

- This project shall comply with the General Provisions and Conditions of the *City of North Las Vegas Water Service Rules and Regulations* and the *Design and Construction Standards for Wastewater Collection Systems*.
- Submittal of a Hydraulic Analysis per the "*Uniform Design and Construction Standards (UDACS) for Potable Water Systems*", is required and will be subject to review and approval of the Utilities Department.
- Individual pressure reducing valves will be required for areas where a static pressure in excess of 80 psi is realized. If static pressure exceeds 100 psi, connections to the lower pressure zone will be required.

Land Development - For information only:

The subject parcel(s) may be encumbered with a Restrictive Covenant Not To Build (running with the land) as certain supporting off-site utility and street improvements must be installed/constructed in order for the Covenant to be released.

For more information regarding the land development process and other associated requirements in the City of North Las Vegas, please visit the City's website and find the

Land Development Guide:

<http://www.cityofnorthlasvegas.com/Departments/PublicWorks/PublicWorks.shtm>

Stephanie Allen, Kaempfer Crowell, 1980 Festival Plaza Drive, Las Vegas, appeared on behalf of the applicant and master developer for the master planned community of Park Highlands West. Ms. Allen agreed with all staff recommended and revised conditions.

Ms. Allen will work with staff on proposed entry revisions to MO-5 A and B.

Commissioner Ewing stated in the past some of the citizens had issues with minor modifications, and noted no citizens were in attendance to object to them.

Chairman Kraft requested that staff and the applicant discuss their intentions regarding entry modifications.

Mr. Eastman stated the development standards and guidelines reflected one primary entrance off Decatur Boulevard which is in compliance with the Design Standards and Design Guidelines, and which only has the entry design for subdivision entries. The applicant proposed another entry off Farm Road, which may be a traditional subdivision-style access point. The design requires and expects a more grand entry with landscaping and a median and to have the single-family residential lots parallel to that entry and not have a driveway access point off the street, immediately after the entry. The larger entry is better for safety and provides a better visual component.

Stephanie Allen stated MO-5 provides 20 feet on each side and an 8-foot median in the center, with landscaping on either side, along with signage to the community. The master developer wanted to keep signage at all entries so that those coming into the development at every entrance point would know the community they are entering.

The applicant wants to clarify in the Design Standards from the main and secondary entries and would like to work with staff on options.

Commissioner Lemmon confirmed the main entrance is on Decatur Boulevard and asked if there was a concern regarding traffic, and asked if Decatur Boulevard would be widened. Ms. Allen responded it would be widened, and it would also become a major thoroughfare.

Vice-Chairman Stone referred to standard drawing 5 B and observed that if an island were included, access would be blocked to the three lots on the right. There would be a right in/right out condition, which may not be what the resident would want.

ACTION: APPROVED AS AMENDED, PER PUBLIC WORKS MEMORANDUM DATED NOVEMBER 9, 2016

MOTION: Vice-Chairman Stone

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

NAYS: None

ABSTAIN: None

ABSENT: Commissioner Perkins

12. **T-1394 (56190) PARK HIGHLANDS WEST PARCEL 3.3. AN APPLICATION SUBMITTED BY AMBER OWL HOLDINGS, LLC, PROPERTY OWNER, FOR APPROVAL OF A TENTATIVE MAP IN AN RZ10/MPC RESIDENTIAL ZONE UP TO 10 DU/AC – MASTER PLANNED COMMUNITY, TO ALLOW 263 SINGLE-FAMILY LOTS. THE PROPERTY IS LOCATED ON THE SOUTHWEST CORNER OF AVIARY WAY AND FARM ROAD ALIGNMENT. THE ASSESSOR'S PARCEL NUMBER IS 124-18-310-003. (FOR POSSIBLE ACTION)**

This item was presented by Robert Eastman, Principal Planner.

The proposed development is slightly less than 36.5 acres. The application is to allow 261, single-family lots, with a density of 7.2 dwelling units to the acre on Parcel 3.3, within the Park Highlands Master Planned Community. This is also Master Planned for Medium Density Residential which would allow up to 10 units to the acre. Typical lot sizes within this development range between 4,000 and 5,000 square feet. All lots meet the minimum lot size requirement. The streets are 46 feet wide. The proposed development is in compliance with the Development Standards and Design Guidelines for Park Highlands.

The applicant needs to add an additional foot for corner side lot landscaping and will need to provide a few pedestrian access points to the surrounding trails and pathways within the development.

Staff recommended approval subject to staff conditions and amended conditions in Public Works Memorandum dated November 9, 2016.

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, including the Park Highlands Development Standards and Design Guidelines.
2. A six foot landscaped common element shall be provided adjacent to all corner side lots.
3. Concrete paths shall be provided within common elements: "D," "F," "J," "K," "M," and "DD."
4. A detail for the concrete paths shall be provided with the Final Map, the detail shall meet the intent of sheet "M03" of the Park Highlands Development Standards.
5. Landscaping to provide a minimum of 50% ground coverage within two years of planting and an eight foot concrete path shall be added to common elements "C," "E," "G," and "L."

Public Works:

6. All known geologic hazards shall be shown on the preliminary development plan, tentative map and the civil improvement plans. Geological hazards such as fault lines or fissures affecting residential structures may substantially alter the tentative map layout and require the submission of a revised tentative map which must be approved by the City prior to final approval of the civil improvement plans. The footprint of proposed structures shall be plotted on all lots impacted by faults and/or fissures and a minimum width of five (5) feet shall be provided from the edge of any proposed structure to the nearest fault and/or fissure.
7. Approval of a drainage study that conforms to the Overall Master Conceptual Drainage Study is required.

8. Approval of a traffic study update is required prior to submittal of the civil improvement plans. Please contact Traffic Engineering at 633-2676 to request a scope.
9. Per the Park Highlands Development Agreement, Section 2.07(a) "Developer shall furnish a phasing plan to the City providing for the orderly construction of Offsite Improvements to be constructed by Developer within and in support of the Master Planned Community." The subject phasing plan shall be submitted to the Department of Public Works for review and approval prior to submitting civil improvement plans for this project.
10. All supporting off-site street improvements within the Park Highlands development, as shown on the phasing plan, must be substantially complete prior to final inspection of the first building.
11. The public street geometrics, width of over-pave and thickness of the pavement sections will be determined by the Department of Public Works.
12. Interior streets in excess of five hundred (500) feet shall conform to the minimum curvilinear street requirements as outlined in *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).

13. 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.
14. All residential driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.
15. Proposed residential driveway slopes shall not exceed twelve percent (12%).

16. All Nevada Energy easements, appurtenances, lines and poles must be shown and shall be located entirely within the perimeter landscape area of this development. Distribution lines, existing or proposed, shall be placed underground if impacted by the proposed development of the parcel or if the pole impedes upon the proper ADA clearances for sidewalk. Under no circumstances will new down guy wires be permitted.

Utilities - For information only:

- This project shall comply with the General Provisions and Conditions of the *City of North Las Vegas Water Service Rules and Regulations* and the *Design and Construction Standards for Wastewater Collection Systems*.
- Submittal of a Hydraulic Analysis per the "*Uniform Design and Construction Standards (UDACS) for Potable Water Systems*", is required and will be subject to review and approval of the Utilities Department.
- Individual pressure reducing valves will be required for areas where a static pressure in excess of 80 psi is realized. If static pressure exceeds 100 psi, connections to the lower pressure zone will be required.

Land Development - For information only:

The subject parcel(s) may be encumbered with a Restrictive Covenant Not To Build (running with the land) as certain supporting off-site utility and street improvements must be installed/constructed in order for the Covenant to be released.

For more information regarding the land development process and other associated requirements in the City of North Las Vegas, please visit the City's website and find the **Land Development Guide:**

<http://www.cityofnorthlasvegas.com/Departments/PublicWorks/PublicWorks.shtm>

Stephanie Allen, Kaempfer Crowell, 1980 Festival Plaza Drive, Las Vegas, appeared on behalf of the applicant and master developer for the master planned community of Park Highlands West.

Ms. Allen stated they agreed with all staff recommended and revised conditions.

ACTION: APPROVED AS AMENDED, PER PUBLIC WORKS MEMORANDUM DATED NOVEMBER 9, 2016

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

13. **T-1395 (56191) PARK HIGHLANDS WEST PARCELS 4.2 AND 4.3. AN APPLICATION SUBMITTED BY AMBER OWL HOLDINGS, LLC, PROPERTY OWNER, FOR APPROVAL OF A TENTATIVE MAP IN AN RZ10/MPC RESIDENTIAL ZONE UP TO 10 DU/AC – MASTER PLANNED COMMUNITY, AND AN RZ6/MPC RESIDENTIAL ZONE UP TO 6 DU/AC – MASTER PLANNED COMMUNITY, TO ALLOW 195 SINGLE-FAMILY LOTS. THE PROPERTIES ARE LOCATED AT THE SOUTHEAST CORNER OF AVIARY WAY AND FARM ROAD ALIGNMENT. THE ASSESSOR'S PARCEL NUMBERS ARE 124-18-714-001 AND 124-18-714-002. (FOR POSSIBLE ACTION)**

This item was presented by Robert Eastman, Principal Planner.

The application is to allow 195, single-family lots, with a density of 7.2 dwelling units to the acre on Parcels 4.2 and 4.3, within the Park Highlands Master Planned Community. Parcel 4.2 abuts Club Aliante, and is master-planned for medium-low density (up to 6 dwelling units to the acre). Medium-high density allows up to 13 dwelling units to the acre.

The applicant provided one more unified tentative map that is in compliance with the Development Standards for the two different zoning classifications.

The proposed development is approximately 4.9 dwelling units to the acre. Typical lot sizes within this development range between 5,000 and 11,000 square feet, with the typical lot size between 5,000 and 6,500 square feet.

There is an issue with not being fully compliant with the entry feature, which is a minor modification that could be addressed on this tentative map.

The proposed development is in compliance with the Development Standards and Design Guidelines for Park Highlands. The applicant needs to add the additional foot on corner side lot landscaping.

Staff recommended approval subject to staff conditions and amended conditions in Public Works Memorandum dated November 9, 2016.

Planning & Zoning:

1. Unless expressly, authorized through a variance, waiver or another method, development shall comply with all applicable codes and ordinances, including the Park Highlands Development Standards and Design Guidelines.
2. A six foot landscaped common element shall be provided adjacent to all corner side lots.
3. Concrete paths shall be provided within common elements: "B," "D," "I," and "K." (all adjacent to Aviary Way).
4. A detail for the concrete path shall be provided with the Final Map, the detail shall meet the intent of sheet "M03" of the Park Highlands Development Standards.
5. Appropriate buffering landscaping shall be planted within common element "C," subject to review and approval by staff.
6. The Street "D" entry at Aviary Way shall be modified to comply with the Subdivision Entry Standard as shown on sheet "M05."
7. Common elements "F," "I," and "J" (adjacent to Street "M") shall be expanded to provide additional landscaping within the proposed bump-outs.
8. Landscaping shall be provided within the bump-outs on both sides of Street "M."

Public Works:

9. 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.
10. Approval of a drainage study that conforms to the Overall Master Conceptual Drainage Study is required.

11. Approval of a traffic study update is required prior to submittal of the civil improvement plans. Please contact Traffic Engineering at 633-2676 to request a scope.
12. Per the Park Highlands Development Agreement, Section 2.07(a) "Developer shall furnish a phasing plan to the City providing for the orderly construction of Offsite Improvements to be constructed by Developer within and in support of the Master Planned Community." The subject phasing plan shall be submitted to the Department of Public Works for review and approval prior to submitting civil improvement plans for this project.
13. All supporting off-site street improvements within the Park Highlands development, as shown on the phasing plan, must be substantially complete prior to final inspection of the first building.
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. Interior streets in excess of five hundred (500) feet shall conform to the minimum curvilinear street requirements as outlined in *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).

16. Although Street M is a straight segment of street extending over 950 feet, due to the existing forty (40) foot public drainage easement, is not required to meet the curvilinear street requirement. Traffic calming measures to reduce traffic speeds shall be implemented as shown on the revised map.
17. 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.
18. All residential driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.

19. Proposed residential driveway slopes shall not exceed twelve percent (12%).
20. All Nevada Energy easements, appurtenances, lines and poles must be shown and shall be located entirely within the perimeter landscape area of this development. Distribution lines, existing or proposed, shall be placed underground if impacted by the proposed development of the parcel or if the pole impedes upon the proper ADA clearances for sidewalk. Under no circumstances will new down guy wires be permitted.

Utilities - For information only:

- This project shall comply with the General Provisions and Conditions of the *City of North Las Vegas Water Service Rules and Regulations* and the *Design and Construction Standards for Wastewater Collection Systems*.
- Submittal of a Hydraulic Analysis per the "*Uniform Design and Construction Standards (UDACS) for Potable Water Systems*", is required and will be subject to review and approval of the Utilities Department.
- Individual pressure reducing valves will be required for areas where a static pressure in excess of 80 psi is realized. If static pressure exceeds 100 psi, connections to the lower pressure zone will be required.

Land Development - For information only:

The subject parcel(s) may be encumbered with a Restrictive Covenant Not To Build (running with the land) as certain supporting off-site utility and street improvements must be installed/constructed in order for the Covenant to be released.

For more information regarding the land development process and other associated requirements in the City of North Las Vegas, please visit the City's website and find the **Land Development Guide:**

<http://www.cityofnorthlasvegas.com/Departments/PublicWorks/PublicWorks.shtm>

Stephanie Allen, Kaempfer Crowell, 1980 Festival Plaza Drive, Las Vegas, appeared on behalf of the applicant and master developer for the master planned community of Park Highlands West.

Ms. Allen stated there were 195 lots with 4.9 dwelling units to the acre. They agreed with all staff recommended and revised conditions.

Chairman Kraft confirmed with Ms. Allen there would be a common gate and asked what the average lot sizes were for those that bordered Club Aliante. Ms. Allen responded 5,000 to 6,000 square feet lots.

ACTION: APPROVED AS AMENDED, PER PUBLIC WORKS MEMORANDUM DATED NOVEMBER 9, 2016

MOTION: Commissioner Greer

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

NAYS: None

ABSTAIN: None

ABSENT: Commissioner Perkins

14. T-1396 (56198) WASHBURN AND CONWAY. AN APPLICATION SUBMITTED BY RJJR INVESTMENTS, LLC, PROPERTY OWNER, FOR APPROVAL OF A TENTATIVE MAP IN A PUD, PLANNED UNIT DEVELOPMENT DISTRICT, TO ALLOW 11 SINGLE-FAMILY LOTS. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF WASHBURN ROAD AND CONWAY STREET. THE ASSESSOR'S PARCEL NUMBER IS 124-34-701-007. (FOR POSSIBLE ACTION)

This item was presented by Robert Eastman, Principal Planner.

The proposed site has a density of 5.3 dwelling units to the acre and was originally approved as part of a Planned Unit Development (PUD) in 2007. The lot sizes have a minimum requirement of 4,500 square feet and the smallest lot is 4,523 square feet. They meet the minimum lot width of 40 feet. The applicant provides perimeter landscaping along Washburn Road and Conway Street. The applicant also provides one open space parcel that would be developed as a park, per the requirement in the PUD.

Staff recommended approval subject to the following conditions:

Planning and Zoning:

1. Unless expressly, authorized through a variance, waiver or another method, development shall comply with all applicable codes and ordinances, including Ordinance 2366 (ZN-96-07).

Public Works:

2. The intersection of Willie Jenkins Jr Court shall align with Crystal Sunset Court.
3. All known geologic hazards shall be shown on the preliminary development plan, tentative map and the civil improvement plans. Geological hazards such as fault lines or fissures affecting residential structures may substantially alter the tentative map layout and require the submission of a revised tentative map which must be approved by the City prior to final approval of the civil improvement plans. The footprint of proposed structures shall be plotted on all lots impacted by faults and/or fissures and a minimum width of five (5) feet shall be provided from the edge of any proposed structure to the nearest fault and/or fissure.
4. Approval of a drainage study is required prior to submittal of the civil improvement plans.
5. 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.
6. The public street geometrics, width of over-pave and thickness of the pavement sections will be determined by the Department of Public Works.
7. Interior local residential streets shall be designed per Clark County Area Uniform Standard Drawing No. 206.S1 Option A. The use of roll curb will require an additional one foot of right of way for a total width of forty-eight (48) feet.
8. 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. Washburn Road
 - b. Conway Street
 - c. Willie Jenkins Jr. Drive
9. A revocable encroachment permit for landscaping within the public right of way is required.
10. The street name shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards and must be approved by the City of Las Vegas Central Fire Alarm Office.

11. All residential driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.
12. Proposed residential driveway slopes shall not exceed twelve percent (12%).
13. All off-site improvements must be completed prior to final inspection of the first building.
14. All Nevada Energy easements, appurtenances, lines and poles must be shown and shall be located entirely within the perimeter landscape area of this development. Distribution lines, existing or proposed, shall be placed underground if impacted by the proposed development of the parcel or if the pole impedes upon the proper ADA clearances for sidewalk. Under no circumstances will new down guy wires be permitted.

Chris Thompson, 4325 Dean Martin Drive, Las Vegas, represented the applicant and agreed with staff conditions.

ACTION: APPROVED

MOTION: Commissioner Robison

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

NAYS: None

ABSTAIN: None

ABSENT: Commissioner Perkins

15. **ZOA-04-16 (56194) HATCH STREET (PUBLIC HEARING). AN APPLICATION SUBMITTED BY PAULA G. FIALKOFF, PROPERTY OWNER, FOR AN AMENDMENT TO TITLE 17 (ZONING ORDINANCE), SECTION 17.24.090.D.3.A, OF THE NORTH LAS VEGAS MUNICIPAL CODE TO ALLOW LOGS AS EXTERIOR MATERIALS FOR A SINGLE-FAMILY HOUSE WITHIN THE RANCH ESTATES RURAL PRESERVATION OVERLAY DISTRICT AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO. (FOR POSSIBLE ACTION)**

This item was presented by Robert Eastman, Principal Planner.

When reviewing this proposal, staff looked at the Ranch Estates Rural Preservation Overlay District to receive guidance on the purpose and intent of the Preservation District, which is to maintain the rural character of designated rural neighborhoods

within the city. This designation would allow custom built homes, horse property, and have a more rustic and rural flavor than a typical subdivision within the city.

Staff felt the addition of a log home could be considered and appropriate in the Ranch Estates Rural Preservation Overlay District. There are approximately 550 acres within this district, most of which is developed; however, there are a few undeveloped areas and this amendment should have minimal impact.

Staff believed the proposal to be appropriate and recommended approval.

Paula G. Fialkoff, 4049 Hatch Street, North Las Vegas, stated the properties were a minimum of one half acre in size. Ms. Fialkoff stated a log home would fit in well with the pine trees and would be esthetically pleasing in this area. There would be 15-foot setbacks that would allow horseback riding. Ms. Fialkoff stated the log homes were energy efficient. Ms. Fialkoff thanked Robert Eastman for his assistance.

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Lemmon

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

NAYS: None

ABSTAIN: None

ABSENT: Commissioner Perkins

16. **AMP-07-16 (56305) ANN AND LAWRENCE (PUBLIC HEARING). AN APPLICATION SUBMITTED BY HARMONY HOMES, INC., ON BEHALF OF HARMONY 461, LLC AND FREHNER HOLDINGS, LLC, PROPERTY OWNERS, FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN TO CHANGE THE LAND USE FROM SINGLE-FAMILY LOW (UP TO 6 DU/AC) TO SINGLE-FAMILY MEDIUM (UP TO 13 DU/AC). THE PROPERTIES ARE LOCATED AT THE SOUTHWEST CORNER OF ANN ROAD AND LAWRENCE STREET. THE ASSESSOR'S PARCEL NUMBERS ARE 124-35-501-002, 124-35-501-008 AND 124-35-501-011. (FOR POSSIBLE ACTION)**

This item was presented by Robert Eastman, Principal Planner.

Mr. Eastman briefed Item Numbers 16 (AMP-07-16), 17 (ZN-15-16) and 18 (T-1389) together. Each item was voted upon separately.

There is a need for the land use modification to go to Residential Compact Lot (RCL). The surrounding parcels to the east and west are Planned Unit Developments (PUD). The parcels to the east are a larger six village development that includes a mix of residential housing types and lot sizes. The lot sizes range from a standard R-1 6,000 square foot lot to a much smaller cluster residential product. There are a number of smaller lots -- single-family homes that are similar to what is being proposed and also some 4,500 square foot lots.

The PUD to the west would also have predominantly 4,500 square foot lots. The development to the north is larger and has lot sizes approximately 6,000 square feet in size.

The proposed development is similar in characteristics to the surrounding neighborhoods. Staff believes the land use and zoning are appropriate for the neighborhood.

Staff recommended approval of Item Number 16 (AMP-07-16) and 17 (ZN-15-16).

Item Number 18 (T-1389) is a 120-lot tentative map that was originally continued because it did not comply with design standards. The new tentative map does comply.

Staff recommended approval of Item Number 18 (T-1389).

Brian Myers, Taney Engineering, 6030 South Jones Boulevard, Las Vegas, represented the applicant, and accepted all conditions for all items.

Chairman Kraft opened the public hearing for Item Number 16, AMP-07-16.

Grant Smallenberg, 5615 Tropic Breeze Street, North Las Vegas, stated 6.1 or 6.2 lots per acre was acceptable, but originally it was explained there would be 13 dwelling units per acre, which was not conducive to the area.

Chairman Kraft closed the public hearing for Item Number 16, AMP-07-16.

Vice-Chairman Stone said once the Amendment to the Master Plan (AMP) is changed from single-family low to single-family medium and the zoning change takes place, a tentative map does not guarantee the project will be built to 6.1 units to the acre. The AMP and zoning change will give the owner the right to build up to 13 units to the acre.

Vice-Chairman Stone asked if a tentative map could be filed at 13 units per acre. Mr. Eastman stated no because the RCL zoning district only allows a maximum density of 6.99 units per acre. In order to achieve 13 dwelling units per acre, the applicant would have to come back to the Planning Commission with a PUD or an R-2 development,

with more of a multi-development type product. They would also need a different zoning classification.

Chairman Kraft confirmed with staff that Item Numbers 16 (AMP-07-16) and 17 (ZN-15-16) would move forward to City Council for final consideration, if approved by the Planning Commission. Mr. Eastman confirmed they would, and that Item Number 18 (T-1389) would receive final action through the Planning Commission.

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Al Greer

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

NAYS: None

ABSTAIN: None

ABSENT: Commissioner Perkins

OLD BUSINESS

17. ZN-15-16 (55965) ANN & LAWRENCE (PUBLIC HEARING). AN APPLICATION SUBMITTED BY HARMONY HOMES, INC., ON BEHALF OF HARMONY 461, LLC AND FREHNER HOLDINGS, LLC, PROPERTY OWNERS, FOR A PROPERTY RECLASSIFICATION FROM THE CURRENT DESIGNATION OF PUD, PLANNED UNIT DEVELOPMENT DISTRICT, AND R-E, RANCH ESTATES DISTRICT, TO R-CL, SINGLE-FAMILY COMPACT LOT RESIDENTIAL DISTRICT. THE PROPERTIES ARE LOCATED AT THE SOUTHWEST CORNER OF ANN ROAD AND LAWRENCE STREET. THE ASSESSOR'S PARCEL NUMBERS ARE 124-35-501-002, 124-35-501-008 AND 124-35-501-011. (FOR POSSIBLE ACTION) (CONTINUED OCTOBER 12, 2016)

This item was presented by Robert Eastman, Principal Planner.

Mr. Eastman briefed Item Numbers 16 (AMP-07-16), 17 (ZN-15-16) and 18 (T-1389) together. Each item was voted upon separately.

There is a need for the land use modification to go to Residential Compact Lot (RCL). The surrounding parcels to the east and west are Planned Unit Developments (PUD). The parcels to the east are a larger six village development that includes a mix of residential housing types and lot sizes. The lot sizes range from a standard R-1 6,000 square foot lot to a much smaller cluster residential product. There are a number of

smaller lots -- single-family homes that are similar to what is being proposed and also some 4,500 square foot lots.

The PUD to the west would also have predominantly 4,500 square foot lots. The development to the north is larger and has lot sizes approximately 6,000 square feet in size.

The proposed development is similar in characteristics to the surrounding neighborhoods. Staff believes the land use and zoning are appropriate for the neighborhood.

Staff recommended approval of Item Number 16 (AMP-07-16) and 17 (ZN-15-16).

Item Number 18 (T-1389) is a 120-lot tentative map that was originally continued because it did not comply with design standards. The new tentative map does comply.

Staff recommended approval of Item Number 18 (T-1389).

Brian Myers, Taney Engineering, 6030 South Jones Boulevard, Las Vegas, represented the applicant, and accepted all conditions for all items.

Chairman Kraft opened the public hearing for Item Number 17, ZN-15-16.

Grant Smallenberg, 5615 Tropic Breeze Street, North Las Vegas, stated 6.1 or 6.2 lots per acre was acceptable, but originally it was explained there would be 13 dwelling units per acre, which was not conducive to the area.

Chairman Kraft closed the public hearing for Item Number 17, ZN-15-16.

Vice-Chairman Stone said once the Amendment to the Master Plan (AMP) is changed from single-family low to single-family medium and the zoning change takes place, a tentative map does not guarantee the project will be built to 6.1 units to the acre. The AMP and zoning change will give the owner the right to build up to 13 units to the acre.

Vice-Chairman Stone asked if a tentative map could be filed at 13 units per acre. Mr. Eastman stated no because the RCL zoning district only allows a maximum density of 6.99 units per acre. In order to achieve 13 dwelling units per acre, the applicant would have to come back to the Planning Commission with a PUD or an R-2 development, with more of a multi-development type product. They would also need a different zoning classification.

Chairman Kraft confirmed with staff that Item Numbers 16 (AMP-07-16) and 17 (ZN-15-16) would move forward to City Council for final consideration, if approved by the

Planning Commission. Mr. Eastman confirmed they would, and that Item Number 18 (T-1389) would receive final action through the Planning Commission.

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Ewing

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

NAYS: None

ABSTAIN: None

ABSENT: Commissioner Perkins

- 18. T-1389 (55964) ANN & LAWRENCE. AN APPLICATION SUBMITTED BY HARMONY HOMES, INC., ON BEHALF OF HARMONY 461, LLC, AND FREHNER HOLDINGS, LLC, PROPERTY OWNERS, FOR APPROVAL OF A TENTATIVE MAP IN A PUD, PLANNED UNIT DEVELOPMENT DISTRICT, (PROPOSED PROPERTY RECLASSIFICATION TO THE R-CL, SINGLE-FAMILY COMPACT LOT RESIDENTIAL DISTRICT) TO ALLOW A 120-LOT, SINGLE-FAMILY RESIDENTIAL SUBDIVISION. THE PROPERTIES ARE LOCATED AT THE SOUTHWEST CORNER OF ANN ROAD AND LAWRENCE STREET. THE ASSESSOR'S PARCEL NUMBERS ARE 124-35-501-002, 124-35-501-011, 124-35-501-008. (FOR POSSIBLE ACTION) (CONTINUED OCTOBER 12, 2016)**

This item was presented by Robert Eastman, Principal Planner.

Mr. Eastman briefed Item Numbers 16 (AMP-07-16), 17 (ZN-15-16) and 18 (T-1389) together. Each item was voted upon separately.

There is a need for the land use modification to go to Residential Compact Lot (RCL). The surrounding parcels to the east and west are Planned Unit Developments (PUD). The parcels to the east are a larger six village development that includes a mix of residential housing types and lot sizes. The lot sizes range from a standard R-1 6,000 square foot lot to a much smaller cluster residential product. There are a number of smaller lots -- single-family homes that are similar to what is being proposed and also some 4,500 square foot lots.

The PUD to the west would also have predominantly 4,500 square foot lots. The development to the north is larger and has lot sizes approximately 6,000 square feet in size.

The proposed development is similar in characteristics to the surrounding neighborhoods. Staff believes the land use and zoning are appropriate for the neighborhood.

Staff recommended approval of Item Number 16 (AMP-07-16) and 17 (ZN-15-16).

Item Number 18 (T-1389) is a 120-lot tentative map that was originally continued because it did not comply with design standards. The new tentative map does comply.

Staff recommended approval of Item Number 18 (T-1389).

Brian Myers, Taney Engineering, 6030 South Jones Boulevard, Las Vegas, represented the application, and accepted all conditions for all items.

Vice-Chairman Stone said once the Amendment to the Master Plan (AMP) is changed from single-family low to single-family medium and the zone change takes place, a tentative map does not guarantee the project to be built to 6.1 units to the acre. The AMP and zoning change will give the owner the right to build up to 13 units to the acre.

Vice-Chairman Stone asked if a tentative map could be filed at 13 units per acre. Mr. Eastman stated no because the RCL zoning district only allows a maximum density of 6.99 units per acre. In order to achieve 13 dwelling units per acre, the applicant would have to come back to the Planning Commission with a PUD or an R-2 development, with more of a multi-development type product. They would also need a different zoning classification.

Chairman Kraft confirmed with staff that Item Numbers 16 (AMP-07-16) and 17 (ZN-15-16) would move forward to City Council for final consideration, if approved. Mr. Eastman confirmed they would, and that Item Number 18 (T-1389) would receive final action through the Planning Commission.

The conditions are:

Planning & Zoning:

1. Unless expressly authorized through a variance, waiver, or another approved method, this development shall comply with all applicable codes and ordinances.
2. An emergency access gate shall be provided from Hammer Lane to Street "H" subject to review and approval of the Fire Prevention Division.
3. A minimum of four benches and dog stations shall be provided within the perimeter landscaping. (one on Hammer Lane, one on Ann Road, and two on

Lawrence Street)

4. The central park shall be provided with the following amenities:
 - a. 10,000 square feet of turf for open play
 - b. An age appropriate play structure with EPDM surface
 - c. One picnic table with gazebo or shade structure
 - d. Two benches
 - e. One pet station
 - f. One drinking fountain

Public Works:

5. The modified stub street, which features a minimum back of curb radius of 24 feet, is limited to a maximum lot frontage of four and a maximum length of 150 feet, as measured from the back of curb of the intersecting street to the back of curb at the furthest point of the cul-de-sac. Any cul-de-sac exceeding these standards shall provide a standard cul-de-sac design.
6. All known geologic hazards shall be shown on the preliminary development plan, tentative map and the civil improvement plans. Geological hazards such as fault lines or fissures affecting residential structures may substantially alter the tentative map layout and require the submission of a revised tentative map which must be approved by the City prior to final approval of the civil improvement plans. The footprint of proposed structures shall be plotted on all lots impacted by faults and/or fissures and a minimum width of five (5) feet shall be provided from the edge of any proposed structure to the nearest fault and/or fissure.
7. Approval of a drainage study is required prior to submittal of the civil improvement plans.
8. 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.
9. 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.
10. Approval of a traffic study is required prior to submittal of the civil improvement plans. Please contact Traffic Engineering at 633-2676 to request a scope.

11. Interior local residential streets shall be designed per *Clark County Area Uniform Standard Drawing* No. 206.S1 Option A.
12. 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.
13. The public street geometrics, width of over-pave and thickness of the pavement sections will be determined by the Department of Public Works.
14. Sixty (60) foot minor residential collector streets shall be designed and constructed per the *City of North Las Vegas 60' Standard Street Section with Offset Sidewalk*.
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. Ann Road
 - b. Lawrence Avenue
 - c. Hammer Lane
16. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Ann Road.
17. Prior to the installation of any subgrade street improvements, all required underground utilities (i.e., telephone, power, water, etc.) located within public rights-of-way, shall be extended a minimum of ten (10) feet beyond the project boundary.
18. The property owner is required to grant roadway easements where public and private streets intersect.
19. All common elements shall be labeled and are to be maintained by the Home Owners Association.
20. A revocable encroachment permit for landscaping within the public right of way is required.
21. 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.

22. All residential driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.
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. All mapping shall be in compliance with NRS Chapter 278 and the *City of North Las Vegas Municipal Code* and associated Master Plans in effect at the time of subdivision and/or parcel map approval. Conformance may require modifications to the site resulting in fewer lots.
26. In the event ZN-15-16 is denied, this application shall become null and void.
27. 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.
28. 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 Lemmon

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

NAYS: None

ABSTAIN: None

ABSENT: Commissioner Perkins

PUBLIC FORUM

There was no public participation.

DIRECTOR'S BUSINESS

Acting Director Marc Jordan extended happy Thanksgiving wishes to all in attendance.

CHAIRMAN'S BUSINESS

There was no business to report.

ADJOURNMENT

The meeting adjourned at 7:20 p.m.

APPROVED: December 14, 2016.

/s/Kenneth Kraft
Kenneth Kraft, Chairman

/s/ Diana Tsouras
Diana Tsouras, Recording Secretary