

# CITY OF NORTH LAS VEGAS

## MEMORANDUM

TO: Planning Commission

FROM: Land Development and Community Services Department

SUBJECT: **ZN-20-2024 CENTENNIAL LOSEE**

DATE: February 12, 2025

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The item was continued at the January 8, 2025, Planning Commission at the request of the applicant. The request allowed staff to meet with the developer to confirm the open space provided. At this time, the developer is meeting the required open space for both the east parcel and the west parcel. A bridge between the east and west portions of the development is no longer needed. Staff is recommending approval with the following amended conditions:

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. A Final Development Plan is required for both the west and east portions.
3. All driveways within the west portion single-family duplex shall have brick driveways.
4. All pathways within both developments shall be 6 feet in width.
5. The following amenities shall be provided within the open space areas: turf area, age appropriate playground equipment with EPDM surfacing, shade sail, picnic table. Ramada, benches, game table, trash receptacles and dog waste stations.
6. All known geologic hazards shall be shown on any preliminary development plans and civil improvement plans submitted to the City. Subsequent identification of additional hazards may substantially alter development plans. The footprint of proposed structures shall be plotted on the subject civil improvement plans 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. 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.
9. Dedication and construction of the following streets and/or half streets is required per the Master Plan of Streets and Highways and/or *City of North Las Vegas Municipal Code* section 16.24.100:

- a. Losee Road (sidewalk and streetlights)
- b. Lawrence Street

10. The property owner is required to grant roadway easements where public and private streets intersect.
11. The size and number of access points 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 (CCAUSD) 222.1, including throat depths. Conformance may require modifications to the site plan.
12. Security gates shall be provided at the Lawrence Street and Losee Road accesses in accordance with CCAUSD 222.1 including adequate storage lengths, callboxes, and turnarounds.
13. A lighting study is required to demonstrate illuminance meets or exceeds the prescribed levels in the CCAUSD where standard street lighting is not being proposed.
14. The property owner is required to grant a public pedestrian access easement for sidewalk located within a common element when that sidewalk is providing public access adjacent to the right-of-way.
15. Adjacent to all perimeter and internal streets, a five foot wide public utility easement shall be granted to accommodate dry utility appurtenances and fire hydrants.
16. A revocable encroachment permit for landscaping within the public right of way is required.
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. Prior to the installation of any subgrade street improvements, all required underground utilities (i.e., telephone, power, water, etc.) located within public rights-of-way, shall be extended a minimum of ten (10) feet beyond the project boundary.
19. Proposed residential driveway slopes shall not exceed twelve percent (12%).
20. All off-site improvements must be completed prior to final inspection of the first building.
21. All common elements shall be labeled and are to be maintained by the Home Owners Association.
22. A public Utility easement and public Drainage easement will be required over all private streets.
23. Appropriate subdivision and/or parcel mapping is required to complete this project. All mapping shall be in compliance with NRS Chapter 278 and the *City of North Las*

*Vegas Municipal Code* and associated Master Plans in effect at the time of subdivision and/or parcel map approval. Conformance may require modifications to the site.

24. All Nevada Energy easements, appurtenances, lines and poles must be shown and shall be located entirely within the perimeter landscape area of this development. Distribution lines, existing or proposed, shall be placed underground if impacted by the proposed development of the parcel or if the pole impedes upon the proper ADA clearances for sidewalk. Under no circumstances will new down guy wires be permitted.
25. Should the Applicant desire to change the internal drive aisles to private streets, this project would then be required to comply with the CNLV Private Street Policy.

*Attachment: East Development Open Space Plan*