



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

February 8, 2023  
6:00 p.m., Council Chambers,  
2250 Las Vegas Boulevard North,  
North Las Vegas, Nevada 89030

Website - <http://www.cityofnorthlasvegas.com>

**CALL TO ORDER**

**Chairman Warner** called the meeting into order at 6:00 PM

**ROLL CALL**

**COMMISSIONERS PRESENT**

Chairman Warner  
Vice Chairman Calhoun  
Commissioner Greer  
Commissioner Guymon (Via Google Meet)  
Commissioner Riley  
Commissioner Villeda  
Commissioner Zeiler

## **WELCOME**

Chairman Warner

## **VERIFICATION**

Jackie Rodgers

City Clerk

## **PLEDGE OF ALLEGIANCE - BY INVITATION**

Commissioner Zeiler

## **PUBLIC FORUM**

There was no public participation.

## **AGENDA**

1. Approve Planning Commission Regular Meeting Agenda of February 8, 2023. (For Possible Action)

ACTION: APPROVED AS AMENDED; ITEM NO. 6 FDP-24-2022, CONTINUED UNTIL THE APRIL 12, 2023 PLANNING COMMISSION MEETING.

## **BUSINESS**

2. **SUP-52-2022 AGUILAR ADDITION (Public Hearing).** Applicant: David Schwinghemer. Request: A special use permit in an R-1 (Single-Family Low Density District) to allow an accessory dwelling unit. Location: 4315 Bitterroot Drive. (APN 139-07-111-038) Ward 3. (For Possible Action)

**Ana L. Aguilar S., 4315 Bitterroot Dr, North Las Vegas, NV** applicant.

[6:06 PM] Chairman Warner opened the public hearing for public testimony.

**Ms. Leon, Broken Oak Ln., North Las Vegas, NV**

[6:07 PM] Chairman Warner closed the public hearing for public testimony.

ACTION: APPROVED SUBJECT TO THE FOLLOWING CONDITION:

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

3. **SUP-62-2022 PROPOSED C-STORE & CARWASH BUILDING (Public Hearing).**  
Applicant: ETT I, LLC. Request: A special use permit in a PUD (Planned Unit Development District) to allow a vehicle washing establishment. Location: Northwest corner of Lamb Boulevard and Tropical Parkway. (APN 123-30-601-019) Ward 1. (For Possible Action)

**Ben Girardin, 7373 Peak Dr., Las Vegas, NV** applicant.

[6:16 PM]: Chairman Warner opened the public hearing for public testimony, there was no public participation.

ACTION: APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. UNLESS EXPRESSLY AUTHORIZED THROUGH A VARIANCE, WAIVER OR ANOTHER APPROVED METHOD, THIS DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
  2. THIS APPLICATION SHALL COMPLY WITH COMPLY WITH THE CONDITIONS OF APPROVAL FOR ZN-27-2020 (ORDINANCE NO. 3063).
  3. MUST COMPLY WITH STACKING REQUIREMENTS OF SIX (6) VEHICLES BEFORE THE WASHING BAY AREA.
  4. APPLICANT SHALL PROVIDE THE (2) BICYCLE PARKING STALLS.
  5. RELOCATE THE TRASH ENCLOSURE AWAY FROM THE RIGHT-OF-WAY OF TROPICAL PARKWAY AND LAMB BOULEVARD.
4. **FDP-27-2022 PROPOSED C-STORE BUILDING** - Applicant: Tropical Lamb Series of Doumani Dev, LLC. Request: A final development plan in a PUD (Planned Unit Development District) to develop a convenience food store with gas pumps and a vehicle washing establishment. Location: Northwest corner of Lamb Boulevard and Tropical Parkway. (APN 123-30-601-019) Ward 1. (For Possible Action)

ACTION: APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. UNLESS EXPRESSLY AUTHORIZED THROUGH A VARIANCE, WAIVER OR ANOTHER APPROVED METHOD, THIS DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
2. MUST COMPLY WITH STACKING REQUIREMENTS OF SIX (6) VEHICLES BEFORE THE WASHING BAY AREA.
3. RELOCATE THE TRASH ENCLOSURE AWAY FROM THE RIGHT-OF-WAY OF TROPICAL PARKWAY AND LAMB BOULEVARD.
4. APPLICANT SHALL PROVIDE THE (2) BICYCLE PARKING STALLS.
5. THIS APPLICATION SHALL COMPLY WITH THE CONDITIONS OF APPROVAL FOR ZN-27-2020 (ORDINANCE NO. 3063).

5. **SUP-63-2022 QUIK TRIP #7235 (Public Hearing).** Applicant: Daniel Chambers. Request: A special use permit in an M-2 (General Industrial District) to allow a convenience food store with gas pumps. Location: Northwest corner of Lamb Boulevard and Nexus Way. (APN 123-30-801-003) Ward 1. (For Possible Action)

**Lexa Green, Kaempfer Crowell, 1980 Festival Plaza Dr., Las Vegas, NV on behalf of the applicant.**

[6:24 PM]: Chairman Warner opened the public hearing for public testimony, there was no public participation.

ACTION: APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. THAT, UNLESS EXPRESSLY AUTHORIZED THROUGH A VARIANCE, WAIVER OR ANOTHER APPROVED METHOD, THIS DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
2. GAS CANOPY COLUMNS SHALL TO HAVE A BRICK VENEER TO MATCH PRINCIPAL BUILDING.

3. ALL PERIMETER SIDEWALK AND LANDSCAPING FOR THE SUBJECT PARCEL (APN 123-30-801-003) SHALL BE INSTALLED WITH THE FIRST PHASE OF DEVELOPMENT, IN COMPLIANCE WITH *CITY OF NORTH LAS VEGAS MUNICIPAL CODE* REQUIREMENTS. (REF. TITLE 17.060.E.1.A)
4. TRASH ENCLOSURE EXTERIOR FINISH SHALL MATCH THE CONVENIENCE FOOD STORE BUILDING.
5. THE PROJECT'S ORIGINAL TENTATIVE MAP (T-1480) WAS APPROVED ON FEBRUARY 14, 2018 AND HAS EXPIRED. SHOULD THE PROPERTY OWNER DESIRE TO CREATE A COMMERCIAL SUBDIVISION AS INDICATED IN THE LETTER OF INTENT, AN APPLICATION FOR A NEW TENTATIVE MAP MUST BE SUBMITTED. 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 APPROVAL.
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.
7. APPROVAL OF A DRAINAGE STUDY IS REQUIRED PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS. CONFORMANCE MAY REQUIRE MODIFICATIONS TO THE SITE PLAN.
8. THE SIZE AND NUMBER OF ACCESS POINTS AND THEIR LOCATIONS ARE SUBJECT TO REVIEW AND APPROVAL BY THE CITY OF NORTH LAS VEGAS TRAFFIC ENGINEER AND MUST MEET THE STANDARDS SET FORTH IN *NORTH LAS VEGAS MUNICIPAL CODE* SECTION 17.24.040. CONFORMANCE MAY REQUIRE MODIFICATIONS TO THE SITE.
9. ALL DRIVEWAY GEOMETRICS SHALL BE IN COMPLIANCE WITH THE *UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS* DRAWING NUMBER 222.1 AND 225.
10. THE PROPERTY OWNER IS REQUIRED TO GRANT A ROADWAY EASEMENT FOR COMMERCIAL DRIVEWAYS.

11. THE PUBLIC STREET GEOMETRICS AND THICKNESS OF THE PAVEMENT SECTIONS WILL BE DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS.

12. DEDICATION AND CONSTRUCTION OF THE FOLLOWING STREETS AND/OR HALF STREETS IS REQUIRED PER THE MASTER PLAN OF STREETS AND/OR HIGHWAYS AND CITY OF NORTH LAS VEGAS MUNICIPAL CODE SECTION 16.24.100:

- a. DONOVAN WAY
- b. NEXUS WAY

13. ALL NEVADA ENERGY EASEMENTS, APPURTENANCES, LINES AND POLES MUST BE SHOWN AND SHALL BE LOCATED ENTIRELY WITHIN THE PERIMETER LANDSCAPE AREA OF THIS DEVELOPMENT. DISTRIBUTION LINES, EXISTING OR PROPOSED, SHALL BE PLACED UNDERGROUND IF IMPACTED BY THE PROPOSED DEVELOPMENT OF THE PARCEL OR IF THE POLE IMPEDES UPON THE PROPER ADA CLEARANCES FOR SIDEWALK. UNDER NO CIRCUMSTANCES WILL NEW DOWN GUY WIRES BE PERMITTED.

14. APPROVAL OF A TRAFFIC STUDY IS REQUIRED PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS. PLEASE CONTACT TRAFFIC ENGINEERING AT 633-1938 TO REQUEST A SCOPE. A QUEUING ANALYSIS MAY BE REQUIRED.

6. **FDP-24-2022 N 5TH AND AZURE** - Applicant: Harmony Homes. Request: A final development plan in a PUD (Planned Unit Development) to develop a 108-lot, multi-family (condominium) subdivision. Location: Northwest corner of North 5th Street and Azure Avenue. (APNs 124-27-504-002, 124-27-504-004, 124-27-504-006 and 124-27-504-008) Ward 4. (For Possible Action)

ACTION: CONTINUED TO APRIL 12, 2023 PLANNING COMMISSION MEETING.

7. **ZN-32-2022 THE VILLAGES AT TULE SPRINGS - PARCEL 1.11 (Public Hearing)**. Applicant: DR Horton. Request: A property reclassification from an MPC RZ10 (Master Planned Community Residential Zone up to 10 Dwelling Units per Acre District). Location: Northwest corner of Tule Springs Parkway and Upper Sonoran Road. (APN 124-16-601-002) Ward 4. (For Possible Action)

**Lexa Green, Kaempfer Crowell, 1980 Festival Plaza Dr., Las Vegas, NV on behalf of the applicant.**

[6:41 PM]: Chairman Warner opened the public hearing for public testimony, there was no public participation.

ACTION: APPROVED; FORWARD TO CITY COUNCIL FOR FINAL CONSIDERATION

8. **T-MAP-26-2022 THE VILLAGES AT TULE SPRINGS - PARCEL 1.11** - Applicant: DR Horton. Request: A tentative map in an MPC RZ10 (Master Planned Community Residential Zone up to 10 Dwelling Units per Acre District) to a proposed R-1 PCD (Medium-Low Density Residential Planned Community District), to allow a 67-lot, single-family subdivision. Location: Northwest corner of Tule Springs Parkway and Upper Sonoran Road. (APN 124-16-601-002) Ward 4. (For Possible Action)

**Lexa Green, Kaempfer Crowell, 1980 Festival Plaza Dr., Las Vegas, NV on behalf of the applicant.**

ACTION: APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. UNLESS EXPRESSLY AUTHORIZED THROUGH A VARIANCE, WAIVER OR ANOTHER APPROVED METHOD, THIS DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES, INCLUDING THE SECOND AMENDED AND RESTATED DEVELOPMENT AGREEMENT FOR PARK HIGHLANDS EAST (VILLAGES AT TULE SPRINGS), AND THE VILLAGES AT TULE SPRINGS DEVELOPMENT STANDARDS AND DESIGN GUIDELINES.
2. ALL KNOWN GEOLOGIC HAZARDS SHALL BE SHOWN ON THE PRELIMINARY DEVELOPMENT PLAN, TENTATIVE MAP AND THE CIVIL IMPROVEMENT PLANS. GEOLOGICAL HAZARDS SUCH AS FAULT LINES OR FISSURES AFFECTING RESIDENTIAL STRUCTURES MAY SUBSTANTIALLY ALTER THE TENTATIVE MAP LAYOUT AND REQUIRE THE SUBMISSION OF A REVISED TENTATIVE MAP WHICH MUST BE APPROVED BY THE CITY PRIOR TO FINAL APPROVAL OF THE CIVIL IMPROVEMENT PLANS. THE FOOTPRINT OF PROPOSED STRUCTURES SHALL BE PLOTTED ON ALL LOTS IMPACTED BY FAULTS AND/OR FISSURES AND A MINIMUM WIDTH OF FIVE (5) FEET SHALL BE PROVIDED FROM THE EDGE OF ANY PROPOSED STRUCTURE TO THE NEAREST FAULT AND/OR FISSURE.

3. APPROVAL OF A DRAINAGE STUDY IS REQUIRED PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS.
4. PROPOSED RESIDENTIAL DRIVEWAY SLOPES SHALL NOT EXCEED TWELVE PERCENT (12%).
5. ALL RESIDENTIAL DRIVEWAY GEOMETRICS SHALL BE IN COMPLIANCE WITH THE *UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS* DRAWING NUMBER 222.
6. ALL COMMON ELEMENTS SHALL BE LABELED AND ARE TO BE MAINTAINED BY THE HOME OWNERS' ASSOCIATION.
7. THE PROPERTY OWNER IS REQUIRED TO GRANT A PUBLIC PEDESTRIAN ACCESS EASEMENT FOR SIDEWALK LOCATED WITHIN A COMMON ELEMENT, OR ON PRIVATE PROPERTY, WHEN THAT SIDEWALK IS PROVIDING PUBLIC ACCESS ADJACENT TO THE RIGHT-OF-WAY.
8. THE PROPERTY OWNER IS REQUIRED TO GRANT ROADWAY EASEMENTS WHERE PUBLIC AND PRIVATE STREETS INTERSECT.
9. A REVOCABLE ENCROACHMENT PERMIT FOR LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY IS REQUIRED, IF APPLICABLE.
10. THE STREET NAMES SHALL BE IN ACCORDANCE WITH THE NORTH LAS VEGAS STREET NAMING AND ADDRESS ASSIGNMENT STANDARDS, AND MUST BE APPROVED BY THE CITY OF LAS VEGAS CENTRAL FIRE ALARM OFFICE.
11. APPROVAL OF A TRAFFIC STUDY IS REQUIRED PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS. PLEASE CONTACT TRAFFIC ENGINEERING AT 633-2676 TO REQUEST A SCOPE. A QUEUING ANALYSIS MAY BE REQUIRED.
12. THE SIZE AND NUMBER OF ACCESS POINTS AND THEIR LOCATIONS ARE SUBJECT TO REVIEW AND APPROVAL BY THE CITY OF NORTH LAS VEGAS TRAFFIC ENGINEER AND MUST MEET THE STANDARDS SET FORTH IN *NORTH LAS VEGAS MUNICIPAL CODE* SECTION 17.24.040. CONFORMANCE MAY REQUIRE MODIFICATIONS TO THE SITE.



13. THE PUBLIC STREET GEOMETRICS AND THICKNESS OF THE PAVEMENT SECTIONS WILL BE DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS.
14. ALL OFF-SITE IMPROVEMENTS MUST BE COMPLETED PRIOR TO FINAL INSPECTION OF THE FIRST BUILDING.
15. 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.
16. THE DEVELOPER SHALL PROVIDE AN OFFSITE PHASING PLAN THAT INCLUDES PROPOSED DATES OF COMPLETION FOR ORDERLY CONSTRUCTION OF THE SUPPORTING OFFSITE STREET IMPROVEMENTS. THE OFFSITE PHASING PLAN MUST BE SUBMITTED FOR REVIEW AND APPROVAL TO THE DEPARTMENT OF PUBLIC WORKS PRIOR TO ISSUANCE OF THE PROJECT'S GRADING PERMIT.
17. DEDICATION AND CONSTRUCTION OF THE FOLLOWING STREETS AND/OR HALF STREETS IS REQUIRED PER THE *MASTER PLAN OF STREETS AND/OR HIGHWAYS AND CITY OF NORTH LAS VEGAS MUNICIPAL CODE* SECTION 16.24.100:
  - b. TULE SPRINGS PARKWAY
  - c. UPPER SONORAN ROAD

9. **ZN-33-2022 THE VILLAGES AT TULE SPRINGS - PARCEL 1.12 (Public Hearing).** Applicant: DR Horton. Request: A property reclassification from an MPC RZ10 (Master Planned Community Residential Zone up to 10 Dwelling Units per Acre District) to an R-CL PCD (Medium Density Residential Planned Community District). Location: Northwest corner of Tule Springs Parkway and Eglington Street. (APN 124-16-601-002) Ward 4. (For Possible Action)

**Lexa Green, Kaempfer Crowell, 1980 Festival Plaza Dr., Las Vegas, NV on behalf of the applicant.**

[6:44 PM]: Chairman Warner opened the public hearing for public testimony, there was no public participation.

ACTION: APPROVED; FORWARD TO CITY COUNCIL FOR FINAL CONSIDERATION

10. **T-MAP-28-2022 THE VILLAGES AT TULE SPRINGS - PARCEL 1.12** - Applicant: DR Horton. Request: A tentative map in an MPC RZ10 (Master Planned Community Residential Zone up to 10 Dwelling Units per Acre District) to a proposed R-CL PCD (Medium Density Residential Planned Community District), to allow a 142-lot, single-family subdivision. Location: Northwest corner of Tule Springs Parkway and Eglington Street. (APN 124-16-601-002) Ward 4. (For Possible Action)

**Lexa Green, Kaempfer Crowell, 1980 Festival Plaza Dr., Las Vegas, NV on behalf of the applicant.**

ACTION: APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. UNLESS EXPRESSLY AUTHORIZED THROUGH A VARIANCE, WAIVER OR ANOTHER APPROVED METHOD, THIS DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES, INCLUDING THE SECOND AMENDED AND RESTATED DEVELOPMENT AGREEMENT FOR PARK HIGHLANDS EAST (VILLAGES AT TULE SPRINGS), AND THE VILLAGES AT TULE SPRINGS DEVELOPMENT STANDARDS AND DESIGN GUIDELINES.
2. ALL KNOWN GEOLOGIC HAZARDS SHALL BE SHOWN ON THE PRELIMINARY DEVELOPMENT PLAN, TENTATIVE MAP AND THE CIVIL IMPROVEMENT PLANS. GEOLOGICAL HAZARDS SUCH AS FAULT LINES OR FISSURES AFFECTING RESIDENTIAL STRUCTURES MAY SUBSTANTIALLY ALTER THE TENTATIVE MAP LAYOUT AND REQUIRE THE SUBMISSION OF A REVISED TENTATIVE MAP WHICH MUST BE APPROVED BY THE CITY PRIOR TO FINAL APPROVAL OF THE CIVIL IMPROVEMENT PLANS. THE FOOTPRINT OF PROPOSED STRUCTURES SHALL BE PLOTTED ON ALL LOTS IMPACTED BY FAULTS AND/OR FISSURES AND A MINIMUM WIDTH OF FIVE (5) FEET SHALL BE PROVIDED FROM THE EDGE OF ANY PROPOSED STRUCTURE TO THE NEAREST FAULT AND/OR FISSURE.
3. APPROVAL OF A DRAINAGE STUDY IS REQUIRED PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS.

4. APPROVAL OF A TRAFFIC STUDY IS REQUIRED PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS. PLEASE CONTACT TRAFFIC ENGINEERING AT 633-2676 TO REQUEST A SCOPE. A QUEUING ANALYSIS MAY BE REQUIRED.
5. THE SIZE AND NUMBER OF ACCESS POINTS AND THEIR LOCATIONS ARE SUBJECT TO REVIEW AND APPROVAL BY THE CITY OF NORTH LAS VEGAS TRAFFIC ENGINEER AND MUST MEET THE STANDARDS SET FORTH IN *NORTH LAS VEGAS MUNICIPAL CODE* SECTION 17.24.040; CONFORMANCE MAY REQUIRE MODIFICATIONS TO THE SITE.
6. PROPOSED RESIDENTIAL DRIVEWAY SLOPES SHALL NOT EXCEED TWELVE PERCENT (12%).
7. THE PUBLIC STREET GEOMETRICS, WIDTH OF OVER-PAVE AND THICKNESS OF THE PAVEMENT SECTIONS WILL BE DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS.
8. ALL RESIDENTIAL DRIVEWAY GEOMETRICS SHALL BE IN COMPLIANCE WITH THE *UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS* DRAWING NUMBER 222.
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. TULE SPRINGS PARKWAY
  - b. EGLINGTON STREET
10. ALL OFF-SITE IMPROVEMENTS MUST BE COMPLETED PRIOR TO FINAL INSPECTION OF THE FIRST BUILDING.
11. ALL COMMON ELEMENTS SHALL BE LABELED AND ARE TO BE MAINTAINED BY THE HOME OWNERS' ASSOCIATION.
12. 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.

13. THE PROPERTY OWNER IS REQUIRED TO GRANT A PUBLIC PEDESTRIAN ACCESS EASEMENT FOR SIDEWALK LOCATED WITHIN A COMMON ELEMENT, OR ON PRIVATE PROPERTY, WHEN THAT SIDEWALK IS PROVIDING PUBLIC ACCESS ADJACENT TO THE RIGHT-OF-WAY.
14. THE PROPERTY OWNER IS REQUIRED TO GRANT ROADWAY EASEMENTS WHERE PUBLIC AND PRIVATE STREETS INTERSECT.
15. A REVOCABLE ENCROACHMENT PERMIT FOR LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY IS REQUIRED, IF APPLICABLE.
16. THE DEVELOPER SHALL PROVIDE AN OFFSITE PHASING PLAN THAT INCLUDES PROPOSED DATES OF COMPLETION FOR ORDERLY CONSTRUCTION OF THE SUPPORTING OFFSITE STREET IMPROVEMENTS. THE OFFSITE PHASING PLAN MUST BE SUBMITTED FOR REVIEW AND APPROVAL TO THE DEPARTMENT OF PUBLIC WORKS PRIOR TO ISSUANCE OF THE PROJECT'S GRADING PERMIT.
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.

11. **ZN-37-2022 THE VILLAGES AT TULE SPRINGS - PARCEL 1.15 (Public Hearing).** Applicant: DR Horton. Request: A property reclassification from an MPC RZ6 (Master Planned Community Residential Zone up to 6 Dwelling Units per Acre District) to an R-1 PCD (Medium-Low Density Residential Planned Community District). Location: South of the Grand Teton Alignment and west of Eglington Street. (APN 124-16-501-004) Ward 4. (For Possible Action)

**Lexa Green, Kaempfer Crowell, 1980 Festival Plaza Dr., Las Vegas, NV on behalf of the applicant.**

[6:45 PM]: Chairman Warner opened the public hearing for public testimony, there was no public participation.

ACTION: APPROVED; FORWARD TO CITY COUNCIL FOR FINAL CONSIDERATION

12. **T-MAP-29-2022 THE VILLAGES AT TULE SPRINGS - PARCEL 1.15** - Applicant: DR Horton. Request: A tentative map in an MPC RZ6 (Master Planned Community Residential Zone up to 6 Dwelling Units per Acre District) to a proposed R-1 PCD (Medium-Low Density Residential Planned Community District), to allow a 178-lot, single-family subdivision. Location: South of the Grand Teton Alignment west of Eglington Street. (APN 124-16-501-004) Ward 4. (For Possible Action)

**Lexa Green, Kaempfer Crowell, 1980 Festival Plaza Dr., Las Vegas, NV on behalf of the applicant.**

ACTION: APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. UNLESS EXPRESSLY AUTHORIZED THROUGH A VARIANCE, WAIVER OR ANOTHER APPROVED METHOD, THIS DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES, INCLUDING THE SECOND AMENDED AND RESTATED DEVELOPMENT AGREEMENT FOR PARK HIGHLANDS EAST (VILLAGES AT TULE SPRINGS), AND THE VILLAGES AT TULE SPRINGS DEVELOPMENT STANDARDS AND DESIGN GUIDELINES.
2. ALL KNOWN GEOLOGIC HAZARDS SHALL BE SHOWN ON THE PRELIMINARY DEVELOPMENT PLAN, TENTATIVE MAP AND THE CIVIL IMPROVEMENT PLANS. GEOLOGICAL HAZARDS SUCH AS FAULT LINES OR FISSURES AFFECTING RESIDENTIAL STRUCTURES MAY SUBSTANTIALLY ALTER THE TENTATIVE MAP LAYOUT AND REQUIRE THE SUBMISSION OF A REVISED TENTATIVE MAP WHICH MUST BE APPROVED BY THE CITY PRIOR TO FINAL APPROVAL OF THE CIVIL IMPROVEMENT PLANS. THE FOOTPRINT OF PROPOSED STRUCTURES SHALL BE PLOTTED ON ALL LOTS IMPACTED BY FAULTS AND/OR FISSURES AND A MINIMUM WIDTH OF FIVE (5) FEET SHALL BE PROVIDED FROM THE EDGE OF ANY PROPOSED STRUCTURE TO THE NEAREST FAULT AND/OR FISSURE.
3. APPROVAL OF A DRAINAGE STUDY IS REQUIRED PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS.

4. APPROVAL OF A TRAFFIC STUDY IS REQUIRED PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS. PLEASE CONTACT TRAFFIC ENGINEERING AT 633-2676 TO REQUEST A SCOPE. A QUEUING ANALYSIS MAY BE REQUIRED.
5. THE SIZE AND NUMBER OF ACCESS POINTS AND THEIR LOCATIONS ARE SUBJECT TO REVIEW AND APPROVAL BY THE CITY OF NORTH LAS VEGAS TRAFFIC ENGINEER AND MUST MEET THE STANDARDS SET FORTH IN *NORTH LAS VEGAS MUNICIPAL CODE* SECTION 17.24.040; CONFORMANCE MAY REQUIRE MODIFICATIONS TO THE SITE.
6. PROPOSED RESIDENTIAL DRIVEWAY SLOPES SHALL NOT EXCEED TWELVE PERCENT (12%).
7. THE PUBLIC STREET GEOMETRICS, WIDTH OF OVER-PAVE AND THICKNESS OF THE PAVEMENT SECTIONS WILL BE DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS.
8. ALL RESIDENTIAL DRIVEWAY GEOMETRICS SHALL BE IN COMPLIANCE WITH THE *UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS* DRAWING NUMBER 222.
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. TULE SPRINGS PARKWAY
  - b. EGLINGTON STREET
10. ALL OFF-SITE IMPROVEMENTS MUST BE COMPLETED PRIOR TO FINAL INSPECTION OF THE FIRST BUILDING.
11. ALL COMMON ELEMENTS SHALL BE LABELED AND ARE TO BE MAINTAINED BY THE HOME OWNERS' ASSOCIATION.
12. 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.

13. THE PROPERTY OWNER IS REQUIRED TO GRANT A PUBLIC PEDESTRIAN ACCESS EASEMENT FOR SIDEWALK LOCATED WITHIN A COMMON ELEMENT, OR ON PRIVATE PROPERTY, WHEN THAT SIDEWALK IS PROVIDING PUBLIC ACCESS ADJACENT TO THE RIGHT-OF-WAY.
14. THE PROPERTY OWNER IS REQUIRED TO GRANT ROADWAY EASEMENTS WHERE PUBLIC AND PRIVATE STREETS INTERSECT.
15. A REVOCABLE ENCROACHMENT PERMIT FOR LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY IS REQUIRED, IF APPLICABLE.
16. THE DEVELOPER SHALL PROVIDE AN OFFSITE PHASING PLAN THAT INCLUDES PROPOSED DATES OF COMPLETION FOR ORDERLY CONSTRUCTION OF THE SUPPORTING OFFSITE STREET IMPROVEMENTS. THE OFFSITE PHASING PLAN MUST BE SUBMITTED FOR REVIEW AND APPROVAL TO THE DEPARTMENT OF PUBLIC WORKS PRIOR TO ISSUANCE OF THE PROJECT'S GRADING PERMIT.
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.

13. **ZN-38-2022 THE VILLAGES AT TULE SPRINGS - PARCEL 1.16 (Public Hearing).** Applicant: DR Horton. Request: A property reclassification from an MPC RZ6 (Master Planned Community Residential Zone up to 6 Dwelling Units per Acre District). Location: South of the Grand Teton Alignment east of Eglington Street. (APN 124-16-501-004) Ward 4. (For Possible Action)

**Lexa Green, Kaempfer Crowell, 1980 Festival Plaza Dr., Las Vegas, NV on behalf of the applicant.**

[6:46 PM]: Chairman Warner opened the public hearing for public testimony, there was no public participation.

ACTION: APPROVED; FORWARD TO CITY COUNCIL FOR FINAL CONSIDERATION

14. **T-MAP-30-2022 THE VILLAGES AT TULE SPRINGS - PARCEL 1.16** - Applicant: DR Horton. Request: A tentative map in an MPC RZ6 (Master Planned Community Residential Zone up to 6 Dwelling Units per Acre District) to a proposed R-1 PCD (Medium-Low Density Residential Planned Community District), to allow an 82-lot, single-family subdivision. Location: South of the Grand Teton Alignment east of Eglington Street. (APN 124-16-501-004) Ward 4. (For Possible Action)

**Lexa Green, Kaempfer Crowell, 1980 Festival Plaza Dr., Las Vegas, NV on behalf of the applicant.**

ACTION: APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. UNLESS EXPRESSLY AUTHORIZED THROUGH A VARIANCE, WAIVER OR ANOTHER APPROVED METHOD, THIS DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES, INCLUDING THE SECOND AMENDED AND RESTATED DEVELOPMENT AGREEMENT FOR PARK HIGHLANDS EAST (VILLAGES AT TULE SPRINGS), AND THE VILLAGES AT TULE SPRINGS DEVELOPMENT STANDARDS AND DESIGN GUIDELINES.
2. THE DEVELOPER SHALL PROVIDE A PEDESTRIAN CONNECTION TO THE COMMON LOT / TRAIL NODE AT THE NORTH END OF THE CUL-DE-SAC AT LEILANI FALLS LANE NEAR LOT 37.
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. APPROVAL OF A TRAFFIC STUDY IS REQUIRED PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS. PLEASE CONTACT TRAFFIC ENGINEERING AT 633-2676 TO REQUEST A SCOPE. A QUEUING ANALYSIS MAY BE REQUIRED.
6. THE SIZE AND NUMBER OF ACCESS POINTS AND THEIR LOCATIONS ARE SUBJECT TO REVIEW AND APPROVAL BY THE CITY OF NORTH LAS VEGAS TRAFFIC ENGINEER AND MUST MEET THE STANDARDS SET FORTH IN *NORTH LAS VEGAS MUNICIPAL CODE* SECTION 17.24.040; CONFORMANCE MAY REQUIRE MODIFICATIONS TO THE SITE.
7. PROPOSED RESIDENTIAL DRIVEWAY SLOPES SHALL NOT EXCEED TWELVE PERCENT (12%).
8. THE PUBLIC STREET GEOMETRICS, WIDTH OF OVER-PAVE AND THICKNESS OF THE PAVEMENT SECTIONS WILL BE DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS.
9. ALL RESIDENTIAL DRIVEWAY GEOMETRICS SHALL BE IN COMPLIANCE WITH THE *UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS* DRAWING NUMBER 222.
10. 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. TULE SPRINGS PARKWAY
  - b. EGLINGTON STREET
11. ALL OFF-SITE IMPROVEMENTS MUST BE COMPLETED PRIOR TO FINAL INSPECTION OF THE FIRST BUILDING.
12. ALL COMMON ELEMENTS SHALL BE LABELED AND ARE TO BE MAINTAINED BY THE HOME OWNERS' ASSOCIATION.
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. THE PROPERTY OWNER IS REQUIRED TO GRANT A PUBLIC PEDESTRIAN ACCESS EASEMENT FOR SIDEWALK LOCATED WITHIN A COMMON ELEMENT, OR ON PRIVATE PROPERTY, WHEN THAT SIDEWALK IS PROVIDING PUBLIC ACCESS ADJACENT TO THE RIGHT-OF-WAY.
15. THE PROPERTY OWNER IS REQUIRED TO GRANT ROADWAY EASEMENTS WHERE PUBLIC AND PRIVATE STREETS INTERSECT.
16. A REVOCABLE ENCROACHMENT PERMIT FOR LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY IS REQUIRED, IF APPLICABLE.
17. THE DEVELOPER SHALL PROVIDE AN OFFSITE PHASING PLAN THAT INCLUDES PROPOSED DATES OF COMPLETION FOR ORDERLY CONSTRUCTION OF THE SUPPORTING OFFSITE STREET IMPROVEMENTS. THE OFFSITE PHASING PLAN MUST BE SUBMITTED FOR REVIEW AND APPROVAL TO THE DEPARTMENT OF PUBLIC WORKS PRIOR TO ISSUANCE OF THE PROJECT'S GRADING PERMIT.
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.

15. **ZN-36-2022 THE VILLAGES AT TULE SPRINGS - PARCEL 1.17 & 1.18 (Public Hearing).** Applicant: DR Horton. Request: A property reclassification from an MPC RZ10 (Master Planned Community Residential Zone up to 10 Dwelling Units per Acre District) to an R-CL PCD (Medium Density Residential Planned Community District). Location: Northeast corner of Tule Springs Parkway and Eglington Street. (APN 124-16-601-002) Ward 4. (For Possible Action)

**Lexa Green, Kaempfer Crowell, 1980 Festival Plaza Dr., Las Vegas, NV on behalf of the applicant.**

[6:46 PM]: Chairman Warner opened the public hearing for public testimony, there was no public participation.

ACTION: APPROVED; FORWARD TO CITY COUNCIL FOR FINAL CONSIDERATION

16. **T-MAP-27-2022 THE VILLAGES AT TULE SPRINGS - PARCEL 1.17 & 1.18-**  
Applicant: DR Horton. Request: A tentative map in an MPC RZ10 (Master Planned Community Residential Zone up to 10 Dwelling Units per Acre District) to a proposed R-CL PCD (Medium Density Residential Planned Community District), to allow a 354-lot, single-family subdivision. Location: Northeast corner of Tule Springs Parkway and Eglington Street. (APN 124-16-601-002) Ward 4. (For Possible Action)

**Lexa Green, Kaempfer Crowell, 1980 Festival Plaza Dr., Las Vegas, NV on behalf of the applicant.**

ACTION: APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. UNLESS EXPRESSLY AUTHORIZED THROUGH A VARIANCE, WAIVER OR ANOTHER APPROVED METHOD, THIS DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES, INCLUDING THE SECOND AMENDED AND RESTATED DEVELOPMENT AGREEMENT FOR PARK HIGHLANDS EAST (VILLAGES AT TULE SPRINGS), AND THE VILLAGES AT TULE SPRINGS DEVELOPMENT STANDARDS AND DESIGN GUIDELINES.
2. THE SQUARE FOOTAGE OF LOT 98 MUST BE INCREASED TO COMPLY WITH THE MINIMUM STANDARD OF 3500 SQUARE FEET.
3. LOTS 214-216 AND 327/325 SHALL BE REVISED TO 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."
4. A FIVE (5) FOOT WIDE PUBLIC UTILITY EASEMENT IS REQUIRED ADJACENT TO ALL STREETS, INCLUDING THE INTERNAL PRIVATE STREETS. PROPERTY WALLS SHALL NOT BE CONSTRUCTED WITHIN THE EASEMENT(S) SO THAT ACCESS TO THE EASEMENT WILL NOT BE RESTRICTED.

5. A CONFORMING TENTATIVE MAP INCORPORATING THE CONDITIONS OF APPROVAL SHALL BE SUBMITTED FOR REVIEW AND APPROVAL TO THE DEPARTMENT OF PUBLIC WORKS AND LAND DEVELOPMENT & COMMUNITY SERVICES PRIOR TO SUBMITTAL OF THE PROJECT'S CIVIL IMPROVEMENT PLANS.
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.
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10. PROPOSED RESIDENTIAL DRIVEWAY SLOPES SHALL NOT EXCEED TWELVE PERCENT (12%).
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. ALL RESIDENTIAL DRIVEWAY GEOMETRICS SHALL BE IN COMPLIANCE WITH THE *UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS* DRAWING NUMBER 222.
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20. THE DEVELOPER SHALL PROVIDE AN OFFSITE PHASING PLAN THAT INCLUDES PROPOSED DATES OF COMPLETION FOR ORDERLY CONSTRUCTION OF THE SUPPORTING OFFSITE STREET IMPROVEMENTS. THE OFFSITE PHASING PLAN MUST BE SUBMITTED FOR REVIEW AND APPROVAL TO THE DEPARTMENT OF PUBLIC WORKS PRIOR TO ISSUANCE OF THE PROJECT'S GRADING PERMIT.

21. ALL NEVADA ENERGY EASEMENTS, APPURTENANCES, LINES AND POLES MUST BE SHOWN AND SHALL BE LOCATED ENTIRELY WITHIN THE PERIMETER LANDSCAPE AREA OF THIS DEVELOPMENT. DISTRIBUTION LINES, EXISTING OR PROPOSED, SHALL BE PLACED UNDERGROUND IF IMPACTED BY THE PROPOSED DEVELOPMENT OF THE PARCEL OR IF THE POLE IMPEDES UPON THE PROPER ADA CLEARANCES FOR SIDEWALK. UNDER NO CIRCUMSTANCES WILL NEW DOWN GUY WIRES BE PERMITTED.

### **STAFF ITEMS**

**Alfredo Melesio, Land Development and Community Services Director**

### **COMMISSION ITEMS**

There were no items brought forward by the commission.

### **PUBLIC FORUM**

There was no public participation.

### **ADJOURNMENT**

Chairman Warner Adjourned the Meeting at 6:48 PM.