

ORDINANCE NO. 2601

AN ORDINANCE RELATED TO ZONING; AMENDING ORDINANCE NOS. 2339 & 2447 WHICH RECLASSIFIED APPROXIMATELY 22.91± ACRES THEREIN FROM A MUD, PLANNED UNIT DEVELOPMENT DISTRICT TO AN MUD, MIXED USE DEVELOPMENT DISTRICT (ZN-54-06, CRAIG & ALLEN) BY MODIFYING THE COMMERCIAL COMPONENT AND ADDING A PHASING PLAN FOR PROPERTY LOCATED AT THE SOUTHWEST CORNER OF ALLEN LANE AND CRAIG ROAD AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

WHEREAS, the amendment is consistent with the Comprehensive Plan; and,

WHEREAS, the Council determines that the amendment will not adversely affect the health and general welfare; and,

WHEREAS, according to Paragraphs 1 and 2 of Subsection E of Section 20 of Chapter 28 of Title 17 of the North Las Vegas Municipal Code, the City Council may, by ordinance, reclassify property.

NOW THEREFORE, the City Council of the City of North Las Vegas does ordain:

SECTION 1: In accordance with the provisions of Ordinance No. 2601, the conditions of Ordinance 2447 shall be amended to read as follows:

1. Unless expressly authorized through a variance, waiver or another approved method development shall comply with all applicable codes and ordinances.
2. Phasing shall be allowed consisting of the following three phases:
 - a. Phase One - Pad A, with associated pedestrian open space and all parking area east of Pad B, and the eastern drive ways on Craig Road and Craig Crossing.
 - b. Phase Two - Pad D, Pad E with associated pedestrian open space and parking areas, and the western drive ways on Craig Road and Craig Crossing.
 - c. Phase Three - Pad B, Pad C, Pad F with associated parking areas.
3. A Final Development Plan, for each phase, shall be reviewed and approved by the Planning Commission and City Council prior to construction of any building within the phase.
4. Gas pumps shall not be allowed within the development.

5. That development shall comply with Mixed Use Development Standards, including but not limited to the following:
 - a. Six (6) foot landscape islands shall be installed for every 12 spaces contained within a parking row, and at the end of all parking rows.
 - b. The residential land use type shall not occupy more than seventy-five percent (75%) of the entire site.
 - c. Internal pedestrian priority areas shall be provided to connect the internal residential areas to the commercial areas of the development. Furthermore, additional pedestrian priority areas shall also be provided next to Craig Road, Allen Lane and Goldcrest Drive to serve as pedestrian connections to the commercial areas from the surrounding neighborhoods.
 - d. Pedestrian crosswalks shall be provided across Craig Crossing as shown on the Preliminary Development Plan.
 - e. Decorative pavers or stamped and colored concrete shall be used as paving material on all pedestrian connections within the commercial component and across Craig Crossing.
 - f. A minimum 20 feet of landscaping shall be provided between the right-of-way and any wall or fence along Goldcrest Drive.
 - g. Carports shall be prohibited in front of any commercial establishments.
6. A minimum of 695 parking spaces shall be provided on the site in which 590 parking spaces shall be designated for the residential use, or as shown with a parking impact study subject to review and modification by the City of North Las Vegas Traffic Engineer.
7. No permanent structures, including signs, will be permitted over the 30' drainage easement area adjacent to Craig Road.
8. Approval of a drainage study is required prior to submittal of the civil improvement plans.
9. Clark County Regional Flood Control District (CCRFCD) concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
10. Right-of-way dedication and construction of a CAT bus turn-out is required on Allen Lane near Craig Road per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 234.1.

11. A minimum of 5' landscape area must be provided behind any proposed bus turn-outs.
12. The property owner is required to grant a roadway easement for commercial driveway(s).
13. The property owner is required to sign a restrictive covenant for utilities.
14. The property owner is required to grant a 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. All off-site improvements must be completed prior to final inspection of the first building.
16. All Nevada Power Company easements, appurtenances, lines and poles must be shown and shall be located entirely within the perimeter landscape area of this development. Distribution lines, existing or proposed, shall be placed underground.
17. No trees shall be planted within five (5) feet either side of the underground drainage facility.
18. Internal street names are required on all drive aisles.
19. Approval of a traffic study and a parking study is required prior to submittal of the civil improvement plans.
20. A queuing analysis may be required.
21. The size and number of driveways 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 17.24.130. Conformance may require modifications to the site.
22. That the development comply with the appropriate Building Code requirements.
23. Fire access lanes shall be marked to prohibit parking in accordance with the Fire Code.
24. The following minimum amenities shall be required as part of the usable open space:
 - a. Circuitous lighted paths and fitness course

- b. A minimum of 20 24-inch box trees per acre
- c. At least two locations providing 2 differing age appropriate play structures for children with EPDM resilient fall protection over a non-porous surface and accompanying shade ramada (4 play structures total)
- d. A minimum of 1,980 square feet of swimming pool area with clubhouse/cabana, restrooms, decking, barbecue areas, and shade structures
- e. Shaded picnic areas, including picnic table(s), barbecue grill(s), trash receptacle(s) and drinking fountain(s)
- f. At least one large open space area for group/organized play w/ drinking fountain
- g. One sport court (i.e. basketball, sand volleyball, tennis, etc.) may substitute two play structures from provision 3 above
- h. One large lighted group shade area/gazebo (30' diameter)
- i. Benches spaced along pathways
- j. Bicycle racks at 2-3 different locations
- k. Dog stations
- l. Details of amenities to be provided

SECTION 2: NON-INFRINGEMENT OF RIGHTS. The City Council of the City of North Las Vegas has been informed by its City Attorney as to the constitutionality of this ordinance and based upon such information we are adopting this ordinance in good faith with a reasonable belief that the actions taken by the City of North Las Vegas are not in violation of any rights, privileges, or immunities secured by the laws providing for equal rights of citizens or persons.

SECTION 3: SEVERABILITY. If any section, paragraph, clause or provision of this Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall in no way affect the validity and enforceability of the remaining provisions of this Ordinance.

SECTION 4: EFFECTIVE DATE. This Ordinance shall become effective after its passage by the City Council of the City of North Las Vegas and, after such passage by the City Council, publication once by title in a newspaper qualified pursuant to the provisions of Chapter 238 of NRS, as amended from time to time.

SECTION 5: PUBLICATION. The City Clerk shall cause this Ordinance, immediately following its adoption, to be published once by title, together with the names of the Councilmen voting for or against passage, in a newspaper qualified pursuant to the provisions of Chapter 238 of NRS, as amended from time to time.

PASSED AND ADOPTED THIS 7TH day of DECEMBER, 2011.

AYES: MAYOR BUCK, MAYOR PRO TEMPORE GOYNES-BROWN,
COUNCIL MEMBERS ELIASON, WOOD AND WAGNER

NAYS: NONE

ABSENT: NONE

APPROVED:

/s/Shari L. Buck
SHARI L. BUCK, MAYOR

ATTEST:

/s/Karen L. Storms
KAREN L. STORMS, CMC, CITY CLERK