

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

January 13, 2021

BRIEFING

5:30 PM, Caucus Room, 2250 Las Vegas Boulevard North,
North Las Vegas, Nevada 89030
(Virtual Meeting)

CALL TO ORDER

6:00 PM, Council Chambers, 2250 Las Vegas Boulevard North,
North Las Vegas, Nevada 89030
(Virtual Meeting)

PLEDGE OF ALLEGIANCE - BY INVITATION

Commissioner Berrett

PUBLIC FORUM

No participation.

AGENDA

1. **APPROVE PLANNING COMMISSION REGULAR MEETING AGENDA OF JANUARY 13, 2021. (FOR POSSIBLE ACTION)**

ACTION: APPROVED

CONSENT AGENDA

2. **APPROVE PLANNING COMMISSION REGULAR MEETING MINUTES OF DECEMBER 9, 2020. (FOR POSSIBLE ACTION)**

ACTION: APPROVED

BUSINESS

3. AMP-14-2020 CHEYENNE & VALLEY (PUBLIC HEARING). APPLICANT: LGI HOMES - NEVADA, LLC. REQUEST: AN AMENDMENT TO THE COMPREHENSIVE MASTER PLAN TO CHANGE THE LAND USE DESIGNATION FROM MIXED-USE EMPLOYMENT TO SINGLE-FAMILY MEDIUM. LOCATION: NORTH OF CHEYENNE AVENUE, APPROXIMATELY 500 FEET WEST OF VALLEY DRIVE. (APNS 139-07-417-015 AND 139-07-417-016) (FOR POSSIBLE ACTION)

ACTION: APPROVED; FORWARD TO CITY COUNCIL FOR FINAL CONSIDERATION

4. ZN-23-2020 CHEYENNE & VALLEY (PUBLIC HEARING). APPLICANT: LGI HOMES - NEVADA, LLC. REQUEST: A PROPERTY RECLASSIFICATION FROM A PUD (PLANNED UNIT DEVELOPMENT DISTRICT) TO R-CL (SINGLE-FAMILY COMPACT LOT RESIDENTIAL DISTRICT). LOCATION: NORTH OF CHEYENNE AVENUE, APPROXIMATELY 500 FEET WEST OF VALLEY DRIVE. (APNS 139-07-417-015 AND 139-07-417-016) (FOR POSSIBLE ACTION)

ACTION: APPROVED; FORWARD TO CITY COUNCIL FOR FINAL CONSIDERATION

5. VAC-13-2020 CHEYENNE & VALLEY (PUBLIC HEARING). APPLICANT: LGI HOMES - NEVADA, LLC. REQUEST: TO VACATE AN APPROXIMATE 226 FOOT LONG SIDEWALK EASEMENT AND THREE (3) DRIVEWAY EASEMENTS ALONG CHEYENNE AVENUE FOR A PROPOSED RESIDENTIAL SUBDIVISION LOCATED NORTH OF CHEYENNE AVENUE, APPROXIMATELY 500 FEET WEST OF VALLEY DRIVE. (APNS 139-07-417-015 AND 139-07-417-016) (FOR POSSIBLE ACTION)

ACTION: APPROVED SUBJECT TO THE FOLLOWING CONDITION; FORWARD TO CITY COUNCIL FOR FINAL CONSIDERATION

1. SHOULD THE ORDER OF VACATION NOT RECORD WITHIN TWO YEARS FROM THE DATE OF APPROVAL, THE VACATION SHALL BE DEEMED NULL AND VOID.

6. T-MAP-16-2020 CHEYENNE & VALLEY. APPLICANT: LGI HOMES - NEVADA, LLC. REQUEST: A TENTATIVE MAP IN A PUD (PLANNED UNIT DEVELOPMENT DISTRICT), PROPOSED PROPERTY RECLASSIFICATION TO R-CL (SINGLE-FAMILY COMPACT LOT RESIDENTIAL DISTRICT), TO ALLOW A 144-LOT, SINGLE-FAMILY SUBDIVISION. LOCATION: NORTH OF CHEYENNE AVENUE, APPROXIMATELY 500 FEET WEST OF VALLEY DRIVE. (APNS 139-07-417-015 AND 139-07-417-016) (FOR POSSIBLE ACTION)

ACTION: APPROVED AS AMENDED AND SUBJECT TO THE FOLLOWING CONDITIONS; ADDED CONDITION 14:

1. UNLESS EXPRESSLY AUTHORIZED THROUGH A VARIANCE, WAIVER OR ANOTHER APPROVED METHOD, THIS DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
2. AMENITIES TO INCLUDE: OPEN TURF AREA; TOT-LOT WITH APPROPRIATE EPMD SURFACING; TRASH RECEPTACLES; SHADE TREES; BENCHES; PICNIC/BARBEQUE AREA; AND PET WASTE STATIONS OR AS APPROVED BY THE PLANNING DIVISION.
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. PROPOSED RESIDENTIAL DRIVEWAY SLOPES SHALL NOT EXCEED TWELVE PERCENT (12%).
6. ALL COMMON ELEMENTS SHALL BE LABELED AND ARE TO BE MAINTAINED BY THE HOME OWNERS' ASSOCIATION.
7. 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.

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. A QUEUING ANALYSIS MAY BE REQUIRED.

9. ALL DRIVEWAY GEOMETRICS SHALL BE IN COMPLIANCE WITH THE UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS DRAWING NUMBER 222.1.

10. 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.

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. CHEYENNE AVENUE (SIDEWALK)

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. THE DEVELOPMENT SHALL COMPLY WITH TITLE 17, 17.16.050(J) AIR TERMINAL ENVIRONS OVERLAY DISTRICT.

7. SUP-42-2020 CRAWFORD PATIO COVER (PUBLIC HEARING). APPLICANT: CLAUDIA J. SEGURA DE LEON. REQUEST: A SPECIAL USE PERMIT IN AN R-3 (MULTI-FAMILY RESIDENTIAL DISTRICT) TO ALLOW AN APPROXIMATE 1,495 SQUARE FOOT ACCESSORY STRUCTURE. LOCATION: 2220 CRAWFORD STREET. (APN 139-24-110-215) (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. THE PATIO COVER SHALL REMAIN AN OPEN STRUCTURE AND MAY NOT BE ENCLOSED.

8. T-MAP-15-2020 DELHI FERRELL. APPLICANT: BEAZER HOMES. REQUEST: A TENTATIVE MAP IN AN R-1 (SINGLE-FAMILY LOW DENSITY DISTRICT) TO ALLOW A 22-LOT, SINGLE-FAMILY SUBDIVISION. LOCATION: SOUTHEAST CORNER OF GOWAN ROAD AND FERRELL STREET. (APN 139-08-302-002) (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. 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 COMMON ELEMENTS SHALL BE LABELED AND ARE TO BE MAINTAINED BY THE HOME OWNERS' ASSOCIATION.
6. 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.
7. 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.
8. ALL DRIVEWAY GEOMETRICS SHALL BE IN COMPLIANCE WITH THE *UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS* DRAWING NUMBER 222.1.
9. 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.
10. THE PUBLIC STREET GEOMETRICS AND THICKNESS OF THE PAVEMENT SECTIONS WILL BE DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS.
11. 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. GOWAN ROAD (SIDEWALK)
 - b. FERRELL STREET
 - c. DELHI AVENUE
12. ALL NEVADA ENERGY EASEMENTS, APPURTENANCES, LINES AND POLES MUST BE SHOWN AND SHALL BE LOCATED

ENTIRELY WITHIN THE PERIMETER LANDSCAPE AREA OF THIS DEVELOPMENT. DISTRIBUTION LINES, EXISTING OR PROPOSED, SHALL BE PLACED UNDERGROUND IF IMPACTED BY THE PROPOSED DEVELOPMENT OF THE PARCEL OR IF THE POLE IMPEDES UPON THE PROPER ADA CLEARANCES FOR SIDEWALK. UNDER NO CIRCUMSTANCES WILL NEW DOWN GUY WIRES BE PERMITTED.

9. SUP-48-2020 ALIANTE PARCEL 40 (ALIANTE & CENTENNIAL) (PUBLIC HEARING). APPLICANT: NASON KHOMASSI. REQUEST: A SPECIAL USE PERMIT IN AN MPC C-1 (MASTER PLANNED COMMUNITY NEIGHBORHOOD COMMERCIAL DISTRICT) TO ALLOW A SUPPER CLUB. LOCATION: GENERALLY THE NORTHEAST CORNER OF CENTENNIAL PARKWAY AND ALIANTE PARKWAY. (APN 124-20-813-008) (FOR POSSIBLE ACTION)

ACTION: APPROVED AS AMENDED SUBJECT TO THE FOLLOWING CONDITIONS; STAFF CONDITION 3 DELETED:

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

2. A DOUBLE ROW OF OFFSET TREES PLACED 20 FEET ON CENTER WITH PYRACANTHA SHRUBS SHALL BE PLACED ALONG THE NORTHERN AND EASTERN PROPERTY LINES ADJACENT TO THE RESIDENCES.

3. ALL KNOWN GEOLOGIC HAZARDS, SHALL BE SHOWN ON ANY PRELIMINARY DEVELOPMENT PLANS AND CIVIL IMPROVEMENT PLANS. SUBSEQUENT IDENTIFICATION OF ADDITIONAL HAZARDS MAY SUBSTANTIALLY ALTER DEVELOPMENT PLANS.

4. APPROVAL OF A DRAINAGE STUDY UPDATE 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.

10. **ZN-21-2020 CENTENNIAL COMMERCE (PUBLIC HEARING). APPLICANT: BEAZER HOMES. REQUEST: A PROPERTY RECLASSIFICATION FROM R-E (RANCH ESTATES DISTRICT) TO R-1 (SINGLE-FAMILY LOW DENSITY DISTRICT). LOCATION: NORTH OF CENTENNIAL PARKWAY, APPROXIMATELY 400 FEET WEST OF COMMERCE STREET. (APNS 124-22-401-007 AND 124-22-401-008) (FOR POSSIBLE ACTION)**

ACTION: APPROVED; FORWARD TO CITY COUNCIL FOR FINAL CONSIDERATION

11. **VAC-12-2020 CENTENNIAL COMMERCE (PUBLIC HEARING). APPLICANT: BEAZER HOMES. REQUEST: TO VACATE AN APPROXIMATE 40 FOOT WIDE UTILITY EASEMENT AND DRAINAGE EASEMENT LOCATED APPROXIMATELY 610 FEET WEST OF COMMERCE STREET AND EXTENDING APPROXIMATELY 465 FEET NORTH OF CENTENNIAL PARKWAY. (APNS 124-22-401-007 AND 124-22-401-008) (FOR POSSIBLE ACTION)**

ACTION: APPROVED SUBJECT TO THE FOLLOWING CONDITION; FORWARD TO CITY COUNCIL FOR FINAL CONSIDERATION

1. THE VACATION SHALL RECORD CONCURRENTLY WITH THE ASSOCIATED FINAL MAP.

12. **T-MAP-14-2020 CENTENNIAL COMMERCE. APPLICANT: BEAZER HOMES. REQUEST: A TENTATIVE MAP IN AN R-E (RANCH ESTATES DISTRICT), PROPOSED PROPERTY RECLASSIFICATION TO R-1 (SINGLE-FAMILY LOW DENSITY DISTRICT), TO ALLOW A 21-LOT, SINGLE-FAMILY SUBDIVISION. LOCATION: NORTH OF CENTENNIAL PARKWAY, APPROXIMATELY 400 FEET WEST OF COMMERCE STREET. (APNS 124-22-401-007 AND 124-22-401-008) (FOR POSSIBLE ACTION)**

ACTION: APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. UNLESS EXPRESSLY, AUTHORIZED THROUGH A VARIANCE, WAIVER OR ANOTHER METHOD, DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
2. THE TENTATIVE MAP SHALL COMPLY WITH ALL CONDITIONS OF APPROVAL FOR VAC-12-2020. IF VAC-12-2020 IS DENIED, T-MAP-14-2020 IS DEEMED NULL AND VOID. .
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. PROPOSED RESIDENTIAL DRIVEWAY SLOPES SHALL NOT EXCEED TWELVE PERCENT (12%).

6. ALL COMMON ELEMENTS SHALL BE LABELED AND ARE TO BE MAINTAINED BY THE HOME OWNERS' ASSOCIATION.

7. 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.

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. A QUEUING ANALYSIS MAY BE REQUIRED.

9. ALL DRIVEWAY GEOMETRICS SHALL BE IN COMPLIANCE WITH THE UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS DRAWING NUMBER 222.1.

10. 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.

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. CENTENNIAL PARKWAY

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.

13. VAC-11-2020 VALLEY VISTA PARCEL 2.7.1 (PUBLIC HEARING). APPLICANT: DR HORTON, INC. REQUEST: TO VACATE A 25 FOOT WIDE STREET, DRAINAGE AND UTILITY EASEMENT LOCATED EAST OF AVIARY WAY, APPROXIMATELY 500 FEET NORTH OF FARM ROAD. (APN 124-18-610-010) (FOR POSSIBLE ACTION)

ACTION: APPROVED; FORWARD TO CITY COUNCIL FOR FINAL CONSIDERATION

14. ZN-24-2020 TROPICAL ASSEMBLAGE 2.0 (PUBLIC HEARING). APPLICANT: CAPROCK PARTNERS. REQUEST: A PROPERTY RECLASSIFICATION FROM O-L (OPEN LAND DISTRICT) TO M-2 (GENERAL INDUSTRIAL DISTRICT). LOCATION: SOUTHWEST CORNER OF CENTENNIAL PARKWAY AND BEESLEY DRIVE. (APN 123-27-101-003) (FOR POSSIBLE ACTION)

ACTION: APPROVED; FORWARD TO CITY COUNCIL FOR FINAL CONSIDERATION

15. ZN-25-2020 TROPICAL ASSEMBLAGE 2.0 (PUBLIC HEARING). APPLICANT: CAPROCK PARTNERS. REQUEST: A PROPERTY RECLASSIFICATION FROM O-L (OPEN LAND DISTRICT) TO M-2 (GENERAL INDUSTRIAL DISTRICT). LOCATION: SOUTH OF INTERSTATE 15 AND APPROXIMATELY 660 FEET SOUTHWEST OF THE INTERSECTION OF CENTENNIAL PARKWAY AND BEESLEY DRIVE. (APN 123-27-101-002) (FOR POSSIBLE ACTION)

ACTION: APPROVED; FORWARD TO CITY COUNCIL FOR FINAL

CONSIDERATION

16. **ZN-26-2020 TROPICAL ASSEMBLAGE 2.0 (PUBLIC HEARING). APPLICANT: CAPROCK PARTNERS. REQUEST: A PROPERTY RECLASSIFICATION FROM O-L (OPEN LAND DISTRICT) TO M-2 (GENERAL INDUSTRIAL DISTRICT). LOCATION: NORTHWEST CORNER OF AZURE AVENUE AND BEESLEY DRIVE. (APN 123-27-101-026) (FOR POSSIBLE ACTION)**

ACTION: APPROVED FORWARD TO CITY COUNCIL FOR FINAL CONSIDERATION

STAFF ITEMS

Land Development and Community Services Manager Jordan wished all a Happy New Year. He shared that the State of the City would be a virtual event with more specifics to follow. He added that tonight's meeting of the Planning Commission marked the last vacation to be reviewed and forwarded to Council by the Planning Commission. He clarified that in the future the Public Works Department would process vacation applications and that Public Works would forward them to Council for action, stating that those applications do not require Planning Commission review or approval.

COMMISSION ITEMS

Chair Kraft wished all a Happy New Year.

PUBLIC FORUM

No participation.

ADJOURNMENT

Chair Kraft adjourned the meeting at 7:04 PM