

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

August 11, 2021

BRIEFING

5:30 p.m., Caucus Room, 2250 Las Vegas Boulevard North,
North Las Vegas, Nevada 89030

CALL TO ORDER

6:00 PM, Council Chambers, 2250 Las Vegas Boulevard North,
North Las Vegas, Nevada 89030

ROLL CALL

COMMISSIONERS PRESENT

Chairman Warner
Vice Chairman Berrett
Commissioner Kraft
Commissioner Greer
Commissioner Calhoun
Commissioner Guymon
Commissioner Riley

STAFF PRESENT

Land Development and Community Services Director Jordan
Senior Deputy City Attorney Moore
Acting City Clerk Purcell
Planning and Zoning Manager Eastman
Principal Planner Michaels
Traffic Engineer Reesman
Public Works Senior Engineer Phan
Deputy City Clerk Ramey

PLEDGE OF ALLEGIANCE - BY INVITATION

Vice Chairman Berrett

PUBLIC FORUM

There was no public participation.

AGENDA

1. APPROVE PLANNING COMMISSION REGULAR MEETING AGENDA OF AUGUST 11, 2021. (FOR POSSIBLE ACTION)

ACTION: APPROVED AS AMENDED; ITEM NO. 14 CONTINUED TO SEPTEMBER 8, 2021 AND ITEM NO. 16 CONTINUED TO OCTOBER 13, 2021

MOTION: Commissioner Kraft

AYES: Chairman Warner, Vice Chairman Berrett, Commissioners Calhoun, Greer, Guymon, Kraft, Riley

NAYS: None

ABSTAIN: None

ABSENT: None

CONSENT AGENDA

2. APPROVE PLANNING COMMISSION REGULAR MEETING MINUTES OF JULY 14, 2021. (FOR POSSIBLE ACTION)

ACTION: APPROVED

MOTION: Commissioner Calhoun

AYES: Chairman Warner, Vice Chairman Berrett, Commissioners Calhoun, Greer, Guymon, Kraft, Riley

NAYS: None

ABSTAIN: None

ABSENT: None

BUSINESS

3. FDP-07-2021 MIXED USE DEVELOPMENT AT THE NWC OF CRAIG AND BRUCE. APPLICANT: SIENA HOLDING MANAGEMENT CO. LLC. REQUEST: A FINAL DEVELOPMENT PLAN IN A PUD (PLANNED UNIT DEVELOPMENT DISTRICT), TO DEVELOP 8.5 ACRES FOR COMMERCIAL USES AND 12 ACRES FOR INDUSTRIAL USES. LOCATION: NORTHWEST CORNER OF CRAIG ROAD AND BRUCE STREET. (WARD 2) (FOR POSSIBLE ACTION)

Principal Planner Michaels presented the item and stated that the applicant is requesting Planning Commission approval for a Final Development Plan that will consist of a 100,374 square foot warehouse and office in a PUD, Planned Unit Development. The proposed development is located at the northwest corner of Craig Road and Bruce Street. The warehouse will be 70,424 square feet and the office will be 29,929 square

feet. She stated that the proposed final development plan contains two access points to the light industrial development; the main access is off Donna Street and a smaller emergency access located at the northwest corner of the site along Donna Street. Landscaping appears to be in compliance with code and the applicant would be required to provide the entire landscape buffer along the northern property line adjacent to the residential with the first phase of development. She continued by stating that the final development plan does show the required eighteen feet of landscaping, planted with two rows of trees twenty feet on center and staggered. The applicant will need to provide six feet of foundation landscaping at the entrance of the building and landscaping at the end of any parking spaces where islands are located. She stated that the parking is in compliance with code requirements and the applicant is required to provide bicycle parking. The final development does not contain the required bicycle parking however; this can be reviewed at the time of the building permit process. Staff recommended approval subject to conditions.

Mr. John Gustatson, 1210 Hinson St. Las Vegas NV represented the applicant and was available for questions.

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 APPLICANT SHALL COMPLY WITH ALL APPLICABLE CONDITIONS OF APPROVAL FOR ZN-13-2021 (ORDINANCE NO. 3084).
3. THE EIGHTEEN (18) FOOT LANDSCAPE BUFFER LOCATED ALONG THE NORTHERN PROPERTY LINE ADJACENT TO THE RESIDENTIAL IS REQUIRED TO BE INSTALLED IN ITS ENTIRETY WITH THE FIRST PHASE OF DEVELOPMENT.

MOTION: Commissioner Kraft

AYES: Chairman Warner, Vice Chairman Berrett, Commissioners Calhoun, Greer, Guymon, Kraft, Riley

NAYS: None

ABSTAIN: None

ABSENT: None

4. SUP-43-2021 BORN AND RAISED (PUBLIC HEARING). APPLICANT: TOWN LOUNGE NORTH LAS VEGAS, LLC. REQUEST: A SPECIAL USE PERMIT IN A C-2 (GENERAL COMMERCIAL DISTRICT) TO ALLOW AN "ON-SALE" LIQUOR LICENSE (FULL ON-SALE) WITH RESTRICTED GAMING. LOCATION: APPROXIMATELY LOCATED AT THE SOUTHWEST CORNER OF CRAIG ROAD AND ARCATA WAY. (WARD 2) (FOR POSSIBLE ACTION)

Principal Planner Michaels presented the item and stated that the applicant is requesting a special use permit to allow an "On-Sale" liquor license with restricted gaming located at the southwest corner of Craig Road and Arcata Way. She stated that the subject site has a zoning designation of C-2, General Commercial District with a Comprehensive Master Plan Land Use designation of Mixed-Use Commercial. The applicant is proposing an approximate 4,750 square foot building within a commercial development along Craig Road. She continued by stating that the applicant provided building elevations of the proposed "On-Sale" liquor establishment. The proposed building elevations show a 20-foot high one story stucco and brick building. Staff recommended approval subject to conditions.

Mr. Jeff Donato, 6037 S. Fort Apache Rd., Las Vegas NV represented the applicant and provided a background into the proposed development. He stated that this would be the third Born and Raised to be opened within Las Vegas.

Chairman Warner opened the public hearing and having no requests to speak, closed the public hearing.

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. TRASH ENCLOSURES SHALL USE SIMILAR MATERIALS AND COLOR PALETTE AS THE PRINCIPAL BUILDING WITH SIX (6) FEET LANDSCAPE ISLANDS ARE REQUIRED ON BOTH SIDES OF THE TRASH ENCLOSURE
3. A MINIMUM OF 6-FEET IN WIDTH FOUNDATION LANDSCAPING SHALL BE PROVIDED AROUND THE BUILDING.

MOTION: Commissioner Calhoun

AYES: Chairman Warner, Vice Chairman Berrett, Commissioners Calhoun, Greer, Guymon, Kraft, Riley

NAYS: None

ABSTAIN: None

ABSENT: None

5. SUP-38-2021 C & M AUTO (PUBLIC HEARING). APPLICANT: CANDICE MITCHELL. REQUEST: A SPECIAL USE PERMIT IN AN M-2 (GENERAL INDUSTRIAL DISTRICT) TO ALLOW A VEHICLE, BOAT, OR RECREATIONAL VEHICLE SALES, AND RENTAL LOT (OUTDOORS). LOCATION: 3432 NORTH BRUCE STREET, UNIT 13. (WARD 2) (FOR POSSIBLE ACTION)

Principal Planner Michaels presented the item and stated that the applicant is requesting Planning Commission approval of a special use permit to allow a vehicle, boat or recreational vehicle sales, and rental facility at 3432 Bruce Street, Suite #13. She stated that the applicant's letter of intent states that the applicant currently operates a vehicle repair facility at this location and is requesting approval to sell vehicles on the site and to operate Monday through Saturday from 9:00 a.m. to 5:00 p.m. She continued by stating that the enclosed area is not very large and, the applicant will be limited to two vehicles stored in this outside area at any one time. The applicant may not display the two vehicles within the parking area in the front of the building. The entire site provides 48 parking spaces for all the suites. She stated that per the parking standards, the proposed use is required to have eight parking spaces. Adequate parking exists on site for the proposed use and other tenants within the building. She stated that the use should not negatively affect the surrounding businesses within the industrial center and that the proposed use is consistent with the land use and zoning. Staff recommended approval subject to conditions.

Mr. Brandon Pappillion, 6925 Snow Finch, North Las Vegas NV represented the applicant and was available for questions.

Chairman Warner opened the public hearing and having no requests to speak, closed the public hearing.

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 VEHICLES SALES USE IS LIMITED TO MORE THAN TWO (2) VEHICLES FOR SALE AT ANY GIVEN TIME AND SHALL BE STORED WITHIN THE ENCLOSED AREA AT THE REAR OF THE BUILDING. OUTDOOR DISPLAY OF VEHICLES IS PROHIBITED WITHIN THE FRONT PARKING AREA.

MOTION: Commissioner Guymon

AYES: Chairman Warner, Vice Chairman Berrett, Commissioners Calhoun, Greer, Guymon, Kraft, Riley

NAYS: None

ABSTAIN: None

ABSENT: None

6. SUP-39-2021 SOUTHERN NEVADA WELDING - OFFICE AND WORKSHOP (PUBLIC HEARING). APPLICANT: ERIC RUSS. REQUEST: A SPECIAL USE PERMIT IN AN M-2 (GENERAL INDUSTRIAL DISTRICT) TO ALLOW OUTDOOR MANUFACTURING AND PRODUCTION. LOCATION: 6425 SHATZ STREET. (WARD 1) (FOR POSSIBLE ACTION)

Principal Planner Michaels presented the item and stated that the applicant is requesting Planning Commission approval of a special use permit to allow outdoor manufacturing and production. The site is located on a 5.49 acre parcel located at 6425 Shatz Street in an M-2, General Industrial District. She stated that according to the letter of intent, the applicant is intending to utilize a portion of the rear yard area for cutting, bolting and welding of miscellaneous metals and materials. The parcel is located in the AE-65 Overlay District and the proposed use is permitted with the AE-65 Overlay District. She continued by stating that the overall building appearance does not demonstrate an architectural variation for a large building. The north, south, east and west building elevations should incorporate a color change to help break up the appearance of a large building therefore, the elevations should be updated to incorporate the required changes.

Principal Planner Michaels stated that elevations for the trash enclosure were not submitted, but will be required to match the principal structure, have six feet of foundation landscaping and a roof. She continued by stating that a proposed landscape plan was not submitted with the application. However, the required perimeter landscaping is 15 feet of landscaping including a five-foot sidewalk adjacent to Centennial Parkway and Shatz Street. In addition, six feet of foundation landscaping around the building is required to be installed as well as all required parking lot landscaping. The landscaping should meet the required 50% of ground coverage in all areas. Staff recommended approval subject to conditions.

Mr. Andrew Hansen, 3579 Red Rock St, Las Vegas NV represented the applicant and was available for questions.

Chairman Warner opened the public hearing and having no requests to speak, closed the public hearing.

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 REQUIRED LANDSCAPING AREAS SHALL COMPLY WITH CODE BY ENSURING THERE IS 50% GROUND COVERAGE WITHIN TWO YEARS OF PLANTING.

3. APPLICANT SHALL PROVIDE THE REQUIRED SIX (6) FEET OF FOUNDATION LANDSCAPING AROUND THE BUILDING AND ALL REQUIRED PARKING LOT LANDSCAPING.
4. THE TRASH ENCLOSURE SHALL UTILIZE THE SAME MATERIALS AND COLORS OF THE PRINCIPAL STRUCTURE, WILL CONTAIN A ROOF AND HAVE SIX FEET OF FOUNDATION LANDSCAPING.
5. THE PERIMETER LANDSCAPING SHALL COMPLY WITH TITLE 17 REQUIREMENTS, INCLUDING PROVIDING A MINIMUM OF 15 FEET OF LANDSCAPING WITH THE FIVE (5) SIDEWALK ADJACENT TO CENTENNIAL PARKWAY AND SHATZ STREET.
6. ALL GATES SHALL BE 100 PERCENT OPAQUE PER TITLE 17.
7. ALL LOADING AREAS, VEHICLE PARKING AND DRIVE AISLES SHALL BE A PAVED SURFACE.
8. THE PERIMETER BLOCK WALL SHALL BE DECORATIVE BLOCK.
9. 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.
10. APPROVAL OF A DRAINAGE STUDY IS REQUIRED PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS. CONFORMANCE MAY REQUIRE MODIFICATIONS TO THE SITE PLAN.
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 WILL REQUIRE MODIFICATIONS TO THE CURRENT SITE PLAN THAT WAS SUBMITTED.
13. ALL DRIVEWAY GEOMETRICS SHALL BE IN COMPLIANCE WITH THE APPLICABLE *UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS* DRAWING NUMBERS.

14. THE PROPERTY OWNER IS REQUIRED TO GRANT ROADWAY EASEMENT(S) FOR COMMERCIAL DRIVEWAYS.
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. SHATZ STREET
 - b. E. CENTENNIAL PKWY
16. THE PUBLIC STREET GEOMETRICS AND THICKNESS OF THE PAVEMENT SECTIONS WILL BE DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS.
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.
18. 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*.
19. SUBMITTAL OF A HYDRAULIC ANALYSIS PER THE *UNIFORM DESIGN AND CONSTRUCTION STANDARDS (UDACS) FOR POTABLE WATER SYSTEMS* IS REQUIRED AND WILL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE UTILITIES DEPARTMENT.

MOTION: Commissioner Greer

AYES: Chairman Warner, Vice Chairman Berrett, Commissioners Calhoun, Greer, Guymon, Kraft, Riley

NAYS: None

ABSTAIN: None

ABSENT: None

7. **SUP-46-2021 HIGH IMPACT STEEL YARD (PUBLIC HEARING) APPLICANT: HIGH IMPACT SIGNS STEEL AND SPECIALTIES. REQUEST: A SPECIAL USE PERMIT IN AN M-2 (GENERAL INDUSTRIAL DISTRICT) TO ALLOW OUTDOOR MANUFACTURING AND PRODUCTION. LOCATION: 1011 EAST ALEXANDER ROAD. (WARD 2) (FOR POSSIBLE ACTION)**

Principal Planner Michaels presented the item and stated that the applicant is requesting Planning Commission approval of a special use permit to allow a manufacturing and production outdoor facility (steel manufacturing). She stated that the proposed steel processing operation would be on a 9.04-acre parcel located at 1011 East Alexander Road. She continued by stating that the parking requirements for this outdoor manufacturing and storage facility is 166 parking spaces (1 per 1,000 square feet of manufacturing and storage area). The 1,000 square foot modular office building requires two parking spaces. The site is providing 168 spaces and is in compliance for the required parking spaces. Staff does not anticipate any negative impacts on the neighboring properties and recommended approval.

Mr. Todd Leany, 7267 Silver Charm Ct, Las Vegas NV represented the applicant and was available for questions.

Chairman Warner opened the public hearing and having no requests to speak, closed the public hearing.

ACTION: APPROVED SUBJECT TO THE FOLLOWING CONDITION:

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

MOTION: Commissioner Kraft

AYES: Chairman Warner, Vice Chairman Berrett, Commissioners Calhoun, Greer, Guymon, Kraft, Riley

NAYS: None

ABSTAIN: None

ABSENT: None

8. UN-49-18 (PZ64830) THE LOOP (PUBLIC HEARING). APPLICANT: MICHAEL ANGELO, LLC. REQUEST: AN EXTENSION OF TIME FOR A SPECIAL USE PERMIT IN A C-2 (GENERAL COMMERCIAL DISTRICT) TO ALLOW AN "ON-SALE" LIQUOR LICENSE (FULL ON-SALE) WITH RESTRICTED GAMING. LOCATION: EAST OF LAMB BOULEVARD, APPROXIMATELY 480 FEET SOUTH OF CENTENNIAL PARKWAY. (APN 123-29-101-002) (WARD 1) (FOR POSSIBLE ACTION)

Principal Planner Michaels presented the item and stated that the applicant is requesting Planning Commission approval for an extension of time to allow a Full "On-Sale" liquor license with Restricted Gaming on a 4.45-acre parcel. The site is located approximately 480 feet south of the southeast corner of Centennial Parkway and Lamb Boulevard. She stated that the proposed tavern (Full "On-Sale" liquor license with Restricted Gaming) is part of a three building future commercial center. This is the third request for an extension of time. She continued by stating that a second extension of time for the special use permit was approved by the Planning Commission on September 9, 2020. The proposed site plan shows approximately 76 parking spaces where 84 parking spaces are required. A landscape plan was not submitted for review. The site plan submitted appears to meet the required perimeter landscaping width of 15 feet along Lamb Boulevard and Centennial Parkway.

Principal Planner Michaels stated that the required perimeter landscaping is 15 feet, which includes a five-foot wide sidewalk centered within the landscaping; however, the site plan indicates the sidewalk is adjacent to the curb. The site plan will need to be redesigned to meet the Title 17 requirements for Lamb Boulevard and Centennial Parkway as well as keeping the sidewalk centered with the landscaping along Lamb Boulevard and Centennial Parkway. She continued by stating that the applicant would be responsible to install a barrier to keep vehicles from driving through the remaining vacant property. She stated that the applicant would be required to provide a ten-foot landscape buffer around the extended parking area to the east of the tavern. The site plan appears to have landscaping within the parking lot and the required six feet of landscaping around the building. The trash enclosure is required to provide six feet of landscaping adjacent to the trash enclosure. She stated that this could be addressed at the building permit process.

Principal Planner Michaels stated that the proposed site is short eight required parking spaces. The site plan should be redesigned to meet the required parking for the Full "On-Sale" liquor license with Restricted Gaming (tavern). Additionally, there are required bicycle parking that are not identified within the site plan and will need to be provided by the applicant. Staff recommended approval subject to conditions.

Mr. Taylor Lilley, 4850 Camino Al Norte, North Las Vegas NV represented the applicant and was available for questions.

Chairman Warner opened the public hearing and having no requests to speak, closed the public hearing.

ACTION: APPROVED SUBJECT TO THE FOLLOWING AMENDED CONDITIONS:
CONDITION NO. 7 TO READ: THE SPECIAL USE PERMIT EXTENSION
OF TIME SHALL EXPIRE ON SEPTEMBER 9, 2022.

1. UNLESS EXPRESSLY AUTHORIZED THROUGH A VARIANCE, WAIVER OR ANOTHER APPROVED METHOD, THIS DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
2. THE PERIMETER SIDEWALK AND LANDSCAPING SHALL COMPLY WITH TITLE 17 REQUIREMENTS, INCLUDING PROVIDING A MINIMUM OF 15 FEET OF LANDSCAPING WITH THE SIDEWALK CENTERED WITHIN THE LANDSCAPING ADJACENT TO LAMB BOULEVARD AND CENTENNIAL PARKWAY.
3. APPLICANT SHALL PROVIDE 84 REQUIRED PARKING SPACES AND TWO (2) BICYCLE PARKING STALLS.
4. APPLICANT SHALL PROVIDE THE REQUIRED SIX (6) FEET OF FOUNDATION LANDSCAPING AROUND THE BUILDING AND ALL REQUIRED PARKING LOT LANDSCAPING.
5. THE TRASH ENCLOSURE SHALL UTILIZE THE SAME MATERIALS AND COLORS OF THE PRINCIPAL STRUCTURE, WILL CONTAIN A ROOF AND HAVE SIX FEET OF FOUNDATION LANDSCAPING.
6. PROVIDE A TEN (10) FOOT LANDSCAPE BUFFER AROUND THE EXTENDED PARKING AREA TO THE EAST OF THE TAVERN
7. THE SPECIAL USE PERMIT EXTENSION OF TIME SHALL EXPIRE ON SEPTEMBER 9, 2022.
8. 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.
9. APPROVAL OF A DRAINAGE STUDY IS REQUIRED PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS.

10. ALL EXISTING EASEMENTS MUST BE SHOWN ON CIVIL PLANS/STUDIES SUBMITTED TO PUBLIC WORKS FOR REVIEW.
11. APPROPRIATE 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.
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. 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.
14. THE PROPERTY OWNER IS REQUIRED TO GRANT A ROADWAY EASEMENT FOR COMMERCIAL DRIVEWAYS.
15. 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
 - b. AZURE AVENUE
16. RIGHT OF WAY DEDICATION AND CONSTRUCTION OF A BUS TURN-OUT IS REQUIRED ON CENTENNIAL PARKWAY PER THE *UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS* DRAWING NUMBER 234.1.

17. THE PROPOSED MAIN ACCESS ON LAMB BOULEVARD SHALL BE LOCATED AT THE EXISTING MEDIAN BREAK. THE EXISTING MEDIAN AND ISLAND IN LAMB BOULEVARD SHALL REMAIN. THIS DRIVEWAY LOCATION SHALL NOT ALLOW VEHICLES TO TURN LEFT ONTO SOUTHBOUND LAMB BLVD.
18. THE PROPOSED RIGHT IN-RIGHT OUT DRIVEWAY LOCATED APPROXIMATELY 73' SOUTH OF CENTENNIAL PARKWAY SHALL BE RELOCATED TO MEET THE SPACING REQUIREMENTS SET FORTH IN NORTH LAS VEGAS MUNICIPAL CODE SECTION 17.24.040.
19. 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.
20. 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.

MOTION: Commissioner Kraft
AYES: Chairman Warner, Vice Chairman Berrett, Commissioners Calhoun, Greer, Guymon, Kraft, Riley
NAYS: None
ABSTAIN: None
ABSENT: None

9. SUP-40-2021 NORTHEAST CTA (PUBLIC HEARING). APPLICANT: CLARK COUNTY SCHOOL DIST. REQUEST: A SPECIAL USE PERMIT IN A PSP (PUBLIC / SEMI-PUBLIC DISTRICT) TO ALLOW A SCHOOL: ELEMENTARY OR SECONDARY. LOCATION: SOUTHWEST CORNER OF DORRELL LANE AND COMMERCE STREET. (WARD 4) (FOR POSSIBLE ACTION)

Planning and Zoning Manager Eastman presented the item and stated that the applicant is requesting Planning Commission approval for a special use permit to allow a School: Elementary or Secondary (High School). The applicant is proposing to construct the Northeast Career and Technical Academy School that will offer nine programs; design drafting, business administration, construction technology, energy technology, computer science/cybersecurity, health science, human and social services, teaching/training and automotive/diesel . He stated that the site is located on a portion of an 82.49-acre parcel located at the southwest corner of Dorrell Lane and Commerce Street in a PSP, Public/Semi-Public District. He continued by stating that the applicant is proposing to construct four buildings: a classroom building; a common area building; student activities center and an administrative building containing a total of 255,174 square feet of floor area. In addition, the site includes four tennis courts, four basketball courts, a childrens' playground area and 76,000 square feet of turf area. He stated that architecturally, the buildings are generally in compliance with the commercial design standards. Staff recommended approval subject to conditions.

Mr. Chris Dongrell, 1180 Military Tribute, Henderson, NV represented the applicant and was available for questions.

Vice-Chairman Berrett stated that the overcrowding of schools has been a major concern, and he is in full support of more schools being built.

Chairman Warner opened the public hearing and having no requests to speak, closed the public hearing.

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. 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.

3. APPROVAL OF A DRAINAGE STUDY IS REQUIRED PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS. CONFORMANCE MAY REQUIRE MODIFICATIONS TO THE SITE PLAN.
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 CURRENT SITE PLAN THAT WAS SUBMITTED.
6. ALL DRIVEWAY GEOMETRICS SHALL BE IN COMPLIANCE WITH THE APPLICABLE *UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS* DRAWING NUMBER.
7. THE PROPERTY OWNER IS REQUIRED TO GRANT ROADWAY EASEMENT(S) FOR COMMERCIAL DRIVEWAYS.
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. N. COMMERCE STREET (PRIVATE)
 - b. W. DEER SPRINGS WAY
 - c. W. DORRELL LANE
9. THE PUBLIC STREET GEOMETRICS AND THICKNESS OF THE PAVEMENT SECTIONS WILL BE DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS.
10. 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. 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.

12. SUBMITTAL OF A HYDRAULIC ANALYSIS PER THE UNIFORM DESIGN AND CONSTRUCTION STANDARDS (UDACS) FOR POTABLE WATER SYSTEMS IS REQUIRED AND WILL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE UTILITIES DEPARTMENT.

MOTION: Commissioner Greer

AYES: Chairman Warner, Vice Chairman Berrett, Commissioners Calhoun, Greer, Guymon, Kraft, Riley

NAYS: None

ABSTAIN: None

ABSENT: None

10. **SUP-45-2021 MAVERIK CONVENIENCE STORE (PUBLIC HEARING). APPLICANT: MAVERICK, INC. - JOE ANN TERBURG, P.E. / SR. MGR. REQUEST: A SPECIAL USE PERMIT IN A C-2 (GENERAL COMMERCIAL DISTRICT) TO ALLOW INCREASED SIGN HEIGHTS AND SIGN AREAS FOR AN APPROVED CONVENIENCE STORE. LOCATION: NORTHEAST CORNER OF INTERSTATE 15 AND TROPICAL PARKWAY. (APN 123-28-201-011) (WARD 1) (FOR POSSIBLE ACTION)**

Planning and Zoning Manager Eastman presented the item and stated that the applicant is requesting Planning Commission approval for a special use permit to allow an increased sign height and sign area for two freestanding signs. The proposed signs will be located at the northeast corner of Interstate 15 and Tropical Parkway in a C-2, General Commercial District. He stated that according to the applicant's letter of intent, the proposed signs are appropriate for the proposed convenience food store with gas pumps at this new exit from the I-15/CC-215 interchange. The convenience food store is approximately 6,489 square feet with twelve passenger vehicle and eight truck fueling stations. He continued by stating that the proposed site plan indicates the freestanding signs will be located in the perimeter landscaping areas as required and complies with that requirement. The second proposed freestanding sign, located adjacent to Interstate 15 is 80 feet in height with a sign area of 345 square feet. Title 17 allows a height of 60 feet and a sign area of 125 square feet. He stated that the electronic graphic display portion of the sign would not exceed 50%. The allowable electronic graphic display area for this sign is approximately 172 square feet and the proposed sign indicates approximately 172 square feet is designated for the electronic graphic display.

Planning and Zoning Manager Eastman stated that while the above section of code is for billboards and not for on-premises signs, it does provide some guidance that can be used to help mitigate the impact of the overpass on businesses within the area. The elevation of the base of the sign is 1,992 feet. Using the standards described above would allow a height of 109 feet. The requested 80 foot tall sign will have an elevation of 2,072 feet and should be approximately 16 feet above the height of the overpass. Staff recommended approval with conditions.

Ms. Lucy Stewart, 1930 Village Court, Las Vegas NV represented the applicant and was available for questions.

Chairman Warner opened the public hearing and having no requests to speak, closed the public hearing.

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. A BUILDING PERMIT SHALL BE ISSUED FOR THE CONSTRUCTION OF THE CONVENIENCE FOOD STORE WITH GAS PUMPS PRIOR TO A BUILDING PERMIT BEING ISSUED FOR THE TWO (2) FREESTANDING SIGNS.
3. THE 80 FOOT HIGH POLE SIGN SHALL HAVE A DECORATIVE COVER THAT IS ARCHITECTURALLY COMPLEMENTARY TO THE PRINCIPAL STRUCTURE AND THE OTHER REQUESTED FREESTANDING SIGN ON THE SITE.

MOTION: Vice Chairman Berrett

AYES: Chairman Warner, Vice Chairman Berrett, Commissioners Calhoun, Greer, Guymon, Kraft, Riley

NAYS: None

ABSTAIN: None

ABSENT: None

11. SUP-41-2021 VVGN (CULTIVATION) (PUBLIC HEARING). APPLICANT: VEGAS VALLEY GROWERS NORTH. REQUEST: A SPECIAL USE PERMIT IN AN M-2 (GENERAL INDUSTRIAL DISTRICT) TO ALLOW A CULTIVATION FACILITY FOR MARIJUANA. LOCATION: 5785 NORTH HOLLYWOOD BOULEVARD. (WARD 1) (FOR POSSIBLE ACTION)

Planning and Zoning Manager Eastman presented Item Nos. 11 (SUP-41-2021), 12 (SUP-42-2021) and 13 (UN-17-17) together but they would be voted on separately and stated that the applicant is requesting Planning Commission approval for a special use permit to allow a cultivation facility for marijuana located at 5785 North Hollywood Boulevard. The applicant is proposing to utilize a temporary building that is approximately 1,440 square feet in size for the cultivation and production of edible marijuana products or marijuana-infused products. He stated that the proposed uses for cultivation and production of edible marijuana products or marijuana-infused products, were previously approved by the City via two special use permits (UN-27-14 and UN-28-14) on September 24, 2014. The original parcel the special use permits were approved on has since been subdivided into two new parcels. He continued by stating that according to the site plan the applicant is proposing a one story, 40' high building (42' including the parapet) that is 33,505 square feet and will facilitate both the cultivation and production of edible marijuana products or marijuana-infused products. The proposed building exterior is concrete tilt up walls painted white with light gray and dark gray accent colors on the north, south, west and east elevations. He stated that the north elevations also contain four metal roll up doors painted light gray. The elevations appear to be in compliance with the industrial design standards. The submitted floorplan shows; office and reception area; an area for cultivation operations; production operations area; storage; breakroom, conference room; security area and restrooms. A cultivation facility for marijuana is permitted within the M-2, General Industrial District with the approval of a special use permit by the Planning Commission. Staff recommended approval subject to conditions.

Mr. Mitch Wilson, 5785 North Hollywood, Las Vegas NV represented the applicant and was available for questions.

Chairman Warner opened the public hearing and having no requests to speak, closed the public hearing.

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. THE TRASH ENCLOSURE SHALL BE MOVED AWAY FROM THE RIGHT-OF-WAY AND UTILIZE THE SAME MATERIALS AND COLORS OF THE PRINCIPAL STRUCTURE, WILL CONTAIN A ROOF AND HAVE SIX FEET OF FOUNDATION LANDSCAPING.

3. EXISTING LANDSCAPED AREAS SHALL BE WEEDED AND SHRUBS AND GROUND COVER ADDED TO PROVIDE A 50% GROUND COVER WITHIN TWO YEARS.
4. THE APPLICANT SHALL PROVIDE THE REQUIRED SIX (6) FEET OF FOUNDATION LANDSCAPING AT THE EAST SIDE OF THE BUILDING FACING HOLLYWOOD BOULEVARD.
5. THE SPECIAL USE PERMIT SHALL EXPIRE ON AUGUST 11, 2022, AND DEEMED NULL AND VOID IF THE APPLICANT FAILS TO FULFILL ANY AND ALL CONDITIONS, STIPULATIONS, AND LIMITATIONS WITHIN ONE (1) YEAR FROM THE PUBLIC MEETING DATE WHICH THE SPECIAL USE PERMIT WAS APPROVED.

MOTION: Commissioner Calhoun

AYES: Chairman Warner, Vice Chairman Berrett, Commissioners Calhoun, Greer, Guymon, Kraft, Riley

NAYS: None

ABSTAIN: None

ABSENT: None

12. **SUP-42-2021 VVGN (PRODUCTION) (PUBLIC HEARING). APPLICANT: VEGAS VALLEY GROWERS NORTH. REQUEST: A SPECIAL USE PERMIT IN AN M-2 (GENERAL INDUSTRIAL DISTRICT) TO ALLOW THE PRODUCTION OF EDIBLE MARIJUANA PRODUCTS OR MARIJUANA-INFUSED PRODUCTS. LOCATION: 5785 NORTH HOLLYWOOD BOULEVARD. (WARD 1) (FOR POSSIBLE ACTION)**

(Please refer to comments in Item No. 11, SUP-41-2021)

Chairman Warner opened the public hearing and having no requests to speak, closed the public hearing.

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. THE TRASH ENCLOSURE SHALL BE MOVED AWAY FROM THE RIGHT-OF-WAY AND UTILIZE THE SAME MATERIALS AND COLORS OF THE PRINCIPAL STRUCTURE, WILL CONTAIN A ROOF AND HAVE SIX FEET OF FOUNDATION LANDSCAPING.

3. EXISTING LANDSCAPED AREAS SHALL BE WEEDED AND SHRUBS AND GROUND COVER ADDED TO PROVIDE A 50% GROUND COVER WITHIN TWO YEARS.
4. THE APPLICANT SHALL PROVIDE THE REQUIRED SIX (6) FEET OF FOUNDATION LANDSCAPING AT THE EAST SIDE OF THE BUILDING FACING HOLLYWOOD BOULEVARD.
5. THE SPECIAL USE PERMIT SHALL EXPIRE ON AUGUST 11, 2022, AND DEEMED NULL AND VOID IF THE APPLICANT FAILS TO FULFILL ANY AND ALL CONDITIONS, STIPULATIONS, AND LIMITATIONS WITHIN ONE (1) YEAR FROM THE PUBLIC MEETING DATE WHICH THE SPECIAL USE PERMIT WAS APPROVED.

MOTION: Commissioner Kraft

AYES: Chairman Warner, Vice Chairman Berrett, Commissioners Calhoun, Greer, Guymon, Kraft, Riley

NAYS: None

ABSTAIN: None

ABSENT: None

13. **UN-17-17 (PZ68651) VVGN TEMP FACILITY (PUBLIC HEARING). APPLICANT: VEGAS VALLEY GROWERS NORTH. REQUEST: AN EXTENSION OF TIME FOR A SPECIAL USE PERMIT IN AN M-2 (GENERAL INDUSTRIAL DISTRICT) TO ALLOW A TEMPORARY BUILDING. LOCATION: 5785 NORTH HOLLYWOOD BOULEVARD. (WARD 1) (FOR POSSIBLE ACTION)**

(Please refer to comments in Item No. 11, SUP-41-2021)

Chairman Warner opened the public hearing and having no requests to speak, closed the public hearing.

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. THE BUILDING AND USES PROPOSED WITHIN THE TEMPORARY BUILDING SHALL COMPLY WITH ALL STATE AND MUNICIPAL CODE REQUIREMENTS FOR MEDICAL MARIJUANA ESTABLISHMENTS.

3. THE SPECIAL USE PERMIT SHALL COMPLY WITH THE APPROVED CONDITIONS ASSOCIATED WITH ITEMS (SUP-41-2021 AND SUP-42-2021).
4. LANDSCAPING SHALL BE ADDED AROUND THE BUILDING AND PARKING AREA.
5. THE SPECIAL USE PERMIT SHALL EXPIRE ON AUGUST 11, 2022, UNLESS AN EXTENSION OF TIME IS GRANTED. AFTER EXPIRATION, THE TEMPORARY BUILDING MUST BE REMOVED FROM THE SITE.

MOTION: Vice Chairman Berrett

AYES: Chairman Warner, Vice Chairman Berrett, Commissioners Calhoun, Greer, Guymon, Kraft, Riley

NAYS: None

ABSTAIN: None

ABSENT: None

14. **T-MAP-21-2021 VILLAGES AT TULE SPRINGS 1.06. APPLICANT: DR HORTON, INC. REQUEST: A TENTATIVE MAP IN AN R-4 PCD (HIGH DENSITY RESIDENTIAL DISTRICT PLANNED COMMUNITY DEVELOPMENT DISTRICT), TO ALLOW A 195-UNIT, MULTI-FAMILY SUBDIVISION. LOCATION: SOUTH OF ELKHORN ROAD, APPROXIMATELY 3,900 FEET WEST OF REVERE STREET. (APN 124-16-418-001) (WARD 4) (FOR POSSIBLE ACTION)**

ACTION: CONTINUED TO SEPTEMBER 8, 2021

MOTION: Commissioner Kraft

AYES: Chairman Warner, Vice Chairman Berrett, Commissioners Calhoun, Greer, Guymon, Kraft, Riley

NAYS: None

ABSTAIN: None

ABSENT: None

15. ZOA-01-2021 APEX LANDSCAPING REQUIREMENTS (PUBLIC HEARING). APPLICANT: THE CITY OF NORTH LAS VEGAS. REQUEST: AN AMENDMENT TO TITLE 17 (ZONING ORDINANCE) TO AMEND THE LANDSCAPING REQUIREMENTS WITHIN THE INDUSTRIAL-APEX OVERLAY DISTRICT, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO. (CITYWIDE) (FOR POSSIBLE ACTION)

Planning and Zoning Manager Eastman presented the item and stated that the City is proposing amendments to the landscaping requirements within the Industrial – Apex Overlay District. He stated that the proposed requirements for Apex are to address the landscaping needs for Apex while addressing the realities of water availability with the Apex industrial area. The amendment reduces the overall landscaping requirements, but keeps the landscaping requirements consistent throughout the Apex area.

Chairman Warner opened the public hearing and having no requests to speak, closed the public hearing.

ACTION: APPROVED; FORWARD TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Greer

AYES: Chairman Warner, Vice Chairman Berrett, Commissioners Calhoun, Greer, Guymon, Kraft, Riley

NAYS: None

ABSTAIN: None

ABSENT: None

16. FDP-05-2021 RANCHO EL NORTE TOWNHOMES. APPLICANT: LTRD DEVELOPMENT. REQUEST: A FINAL DEVELOPMENT PLAN IN A PUD (PLANNED UNIT DEVELOPMENT DISTRICT), TO DEVELOP 18 TWO-FAMILY HOMES. LOCATION: SOUTHEAST CORNER OF CAMINO AL NORTE AND RANCHO DEL NORTE DRIVE. (WARD 2) (FOR POSSIBLE ACTION)

ACTION: CONTINUED TO OCTOBER 13, 2021

MOTION: Commissioner Kraft

AYES: Chairman Warner, Vice Chairman Berrett, Commissioners Calhoun, Greer, Guymon, Kraft, Riley

NAYS: None

ABSTAIN: None

ABSENT: None

STAFF ITEMS

Land Development and Community Services Director Jordan announced that this was Acting City Clerk Purcell's last Planning Commission Meeting before she retired. He thanked her for her years of service to the City and wished her good luck on her retirement.

COMMISSION ITEMS

There were no additional items.

PUBLIC FORUM

There was no public participation.

ADJOURNMENT

Chairman Warner adjourned the meeting at 6:42 p.m

APPROVED: September 8, 2021

George H. Warner, Chairman

Cristle Ramey, Deputy City Clerk II