

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

May 10, 2017

- BRIEFING:** 5:30 P.M.  
Caucus Room, 2250 Las Vegas Boulevard, North  
North Las Vegas, Nevada
- CALL TO ORDER:** 6:00 P.M.  
Council Chambers, 2250 Las Vegas Boulevard, North  
North Las Vegas, Nevada
- WELCOME:** Chairman Kenneth Kraft
- ROLL CALL:** Chairman Kenneth Kraft – Present  
Vice-Chairman Willard Ewing - Present  
Commissioner Laura Perkins – Present  
Commissioner Randy Robison – Absent  
Commissioner Al Greer – Present  
Commissioner Rick Lemmon – Present  
Commissioner Travis Roundy - Present
- STAFF PRESENT:** Alfredo Melesio, Jr., AICP, Director  
Marc Jordan, Planning Manager  
Robert Eastman, Principal Planner  
Johanna Murphy, Principal Planner  
Jose Valenzuela, Deputy City Attorney  
Curt Kroeker, Public Works/Engineering Associate  
Tim Reesman, Public Works/Sr. Engineer  
Julie Shields, Executive/Recording Secretary  
Essie Gilliam-Smith, Sr. Office Assistant/Recording  
Secretary
- VERIFICATION:** Essie Gilliam-Smith, Sr. Office Assistant/Recording  
Secretary
- PLEDGE OF ALLEGIANCE:** Vice-Chairman Willard Ewing

**NOTIFICATION: Due to technical difficulties, content of the meeting minutes is limited, and the votes and actions were recorded by the Recording Secretary.**

**PUBLIC FORUM**

There was no public participation.

**AGENDA**

**1. APPROVAL OF THE PLANNING COMMISSION MEETING AGENDA OF MAY 10, 2017. (FOR POSSIBLE ACTION)**

ACTION: APPROVED AS AMENDED; ITEM NO. 3 WITHDRAWN BY STAFF

MOTION: Commissioner Perkins

AYES: Chairman Kraft, Vice-Chairman Ewing, Commissioners Perkins, Greer, Lemmon and Roundy

NAYS: None

ABSTAIN: None

ABSENT: Commissioner Robison

**CONSENT AGENDA**

*Matters listed on the Consent Agenda are considered routine and may be approved by a single motion. However, any Consent Item may be moved to the Business portion of the agenda for discussion at the request of any Planning Commission Member.*

**2. APPROVAL OF THE PLANNING COMMISSION MEETING MINUTES OF APRIL 12, 2017. (FOR POSSIBLE ACTION)**

ACTION: APPROVED

MOTION: Commissioner Perkins

AYES: Chairman Kraft, Vice-Chairman Ewing, Commissioners Perkins, Greer, and Lemmon

NAYS: None

ABSTAIN: Commissioner Roundy

ABSENT: Commissioner Robison

**NEW BUSINESS**

**3. APPROVAL OF AMENDMENTS TO THE PLANNING COMMISSION BY-LAWS (FOR POSSIBLE ACTION)**

ACTION: WITHDRAWN BY STAFF

4. **AMP-05-17 (58083) CENTENNIAL LAMB RESIDENTIAL (PUBLIC HEARING). AN APPLICATION SUBMITTED BY LEWIS INVESTMENT COMPANY OF NEVADA, LLC, PROPERTY OWNER, FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN, TO CHANGE THE LAND USE FROM RESORT COMMERCIAL TO SINGLE-FAMILY MEDIUM. THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF LAMB BOULEVARD AND AZURE AVENUE. THE ASSESSOR'S PARCEL NUMBER IS 123-30-501-008. (FOR POSSIBLE ACTION)**

This item was presented by Robert Eastman, Principal Planner.

Item Numbers 4, AMP-05-17, and 5, ZN-11-17, were briefed together and voted upon separately. Staff recommended approval of both items.

**Robert Gronauer, Kaempfer Crowell, 1980 Festival Plaza Drive, Suite 650, Las Vegas**, appeared on behalf of the applicant. Mr. Gronauer advised a neighborhood meeting was held and those in attendance were supportive of the application. (Due to technical difficulties, the remainder of Mr. Gronauer's comments were inaudible).

Chairman Kraft opened the public hearing. Chairman Kraft closed the public hearing.

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Greer

AYES: Chairman Kraft, Vice-Chairman Ewing, Commissioners Perkins, Greer, Lemmon and Roundy

NAYS: None

ABSTAIN: None

ABSENT: Commissioner Robison

5. **ZN-11-17 (58082) CENTENNIAL LAMB RESIDENTIAL (PUBLIC HEARING). AN APPLICATION SUBMITTED BY LEWIS INVESTMENT COMPANY OF NEVADA, LLC, PROPERTY OWNER, FOR A PROPERTY RECLASSIFICATION FROM THE CURRENT DESIGNATION OF C-2, GENERAL COMMERCIAL DISTRICT, TO R-CL, SINGLE-FAMILY COMPACT LOT RESIDENTIAL DISTRICT. THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF LAMB BOULEVARD AND AZURE AVENUE. THE ASSESSOR'S PARCEL NUMBER IS 123-30-501-008. (FOR POSSIBLE ACTION)**

This item was presented by Robert Eastman, Principal Planner.

Item Numbers 4, AMP-05-17, and 5, ZN-11-17, were briefed together and voted upon separately. Staff recommended approval of both items

**Robert Gronauer, Kaempfer Crowell, 1980 Festival Plaza Drive, Suite 650, Las Vegas**, appeared on behalf of the applicant. Mr. Gronauer advised a neighborhood meeting was held and those in attendance were supportive of the application. (Due to technical difficulties, the remainder of Mr. Gronauer's comments were inaudible).

Chairman Kraft opened the public hearing. Chairman Kraft closed the public hearing.

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Lemmon

AYES: Chairman Kraft, Vice-Chairman Ewing, Commissioners Perkins, Greer, Lemmon and Roundy

NAYS: None

ABSTAIN: None

ABSENT: Commissioner Robison

**6. UN-20-17 (58076) NEVADA RECYCLING SALVAGE YARD (Public Hearing). An application submitted by Paper Recycling of Nevada, Inc., on behalf of Dodge Commercial Holdings, LLC, property owner, for a Special Use Permit in an M-2, General Industrial District, to allow an outdoor recycling center. The property is located at 4611 Mitchell Street. The Assessor's Parcel Number is 140-06-110-005. (For Possible Action)**

This item was presented by Robert Eastman, Principal Planner.

Staff recommended approval of this item.

The conditions are:

**Planning & Zoning:**

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 area north and west of the rail line shall only be used for storage and not for the processing of recyclables.

3. A minimum of 30 off-street parking spaces shall be provided on site.
4. Cardboard may only be stored on-site in bales or completed sealed bins.

**Keith Brinkley and Petya Balova, Balova Engineering, 6130 Elton Avenue, #104, Las Vegas**, appeared before the Planning Commission. The client agreed to provide closed bins for the cardboard until such time it is baled. The client requested the wall be built in stages due to the initial cost. (Due to technical difficulties, the remainder of Mr. Brinkley's comments were inaudible).

Chairman Kraft opened the public hearing. Chairman Kraft closed the public hearing.

ACTION: APPROVED

MOTION: Vice-Chairman Ewing

AYES: Chairman Kraft, Vice-Chairman Ewing, Commissioners Perkins, Greer, Lemmon and Roundy

NAYS: None

ABSTAIN: None

ABSENT: Commissioner Robison

7. **UN-21-17 (58079) VILLAGE AT CRAIG (PUBLIC HEARING). AN APPLICATION SUBMITTED BY DANNY BURGESS, ON BEHALF OF KLOSSCO LLC, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN A C-2, GENERAL COMMERCIAL DISTRICT, TO ALLOW A TEMPORARY BUILDING. THE PROPERTY IS LOCATED AT 3131 WEST CRAIG ROAD. THE ASSESSOR'S PARCEL NUMBER IS 139-05-302-009. (FOR POSSIBLE ACTION)**

This item was presented by Robert Eastman, Principal Planner.

The conditions are:

**Planning & Zoning:**

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. With the exception of trailer size, the proposed use shall comply with all conditions for portable vending.
3. The temporary building (trailer) use permit shall be null and void on May 10,

2018.

**Danny Burgess, 1014 Norman Avenue, Las Vegas,** appeared before the Planning Commission.

Chairman Kraft opened the public hearing. Chairman Kraft closed the public hearing.

ACTION: APPROVED

MOTION: Commissioner Greer

AYES: Chairman Kraft, Vice-Chairman Ewing, Commissioners Perkins, Greer, Lemmon and Roundy

NAYS: None

ABSTAIN: None

ABSENT: Commissioner Robison

8. **VAC-08-17 (58088) ANN AND SLOAN BUILDING 2 (PUBLIC HEARING). AN APPLICATION SUBMITTED BY PROLOGIS, LP, PROPERTY OWNER, TO VACATE A PUBLIC DRAINAGE EASEMENT. THE DRAINAGE EASEMENT IS LOCATED SOUTH OF THE INTERSECTION OF ANN ROAD AND NICCO WAY. THE ASSESSOR'S PARCEL NUMBER IS 123-33-501-005. (FOR POSSIBLE ACTION).**

This item was presented by Robert Eastman, Principal Planner.

Staff recommended approval of this item.

**Brian Meyers, Taney Engineering, 6030 South Jones Boulevard, Las Vegas,** appeared on behalf of the applicant.

Chairman Kraft opened the public hearing. Chairman Kraft closed the public hearing.

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Perkins

AYES: Chairman Kraft, Vice-Chairman Ewing, Commissioners Perkins, Greer, Lemmon and Roundy

NAYS: None

ABSTAIN: None

ABSENT: Commissioner Robison

9. **VN-02-17 (57832) MESA VERDE – LOT 20 (PUBLIC HEARING). AN APPLICATION SUBMITTED BY D.R. HORTON, ON BEHALF OF CORONA MESA VERDE, LLC, PROPERTY OWNER, FOR A VARIANCE IN A PUD, PLANNED UNIT DEVELOPMENT DISTRICT, TO ALLOW A FIVE (5) FOOT CORNER SIDE SETBACK WHERE TEN (10) FEET IS REQUIRED. THE PROPERTY IS LOCATED AT 3365 NICKI COMETA STREET. THE ASSESSOR'S PARCEL NUMBER IS 139-07-810-039. (FOR POSSIBLE ACTION)**

This item was presented by Robert Eastman, Principal Planner.

Staff recommended approval of this item.

The condition is:

**Planning & Zoning:**

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.

**Robert Gronauer, Kaempfer Crowell, 1980 Festival Plaza Drive, Suite 650, Las Vegas**, appeared on behalf of the applicant, D.R. Horton. (Due to technical difficulties the remainder of Mr. Gronauer's comments were inaudible).

Chairman Kraft opened the public hearing. Chairman Kraft closed the public hearing.

ACTION: APPROVED

MOTION: Commissioner Lemmon

AYES: Chairman Kraft, Vice-Chairman Ewing, Commissioners Perkins, Greer, Lemmon and Roundy

NAYS: None

ABSTAIN: None

ABSENT: Commissioner Robison

10. **AMP-04-17 (58077) DEER SPRINGS AND NORTH 5<sup>TH</sup> (PUBLIC HEARING). AN APPLICATION SUBMITTED BY LV VALLEY HOLDINGS LLC, ON BEHALF OF DEER SPRINGS WAY LAND SITE LLC, PROPERTY OWNER, FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN, TO CHANGE THE LAND USE FROM MULTI-FAMILY TO COMMUNITY COMMERCIAL. THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF DEER SPRINGS WAY AND NORTH 5TH STREET. THE ASSESSOR'S PARCEL NUMBER IS 124-22-601-005. (FOR POSSIBLE ACTION)**

This item was presented by Marc Jordan, Planning Manager.

Item Numbers 10, AMP-04-17, and 11, ZN-10-17, were briefed together and voted upon separately.

Mr. Jordan advised per the applicant, a neighborhood meeting was held March 27, 2017, at Skyview Y.M.C.A.

Staff recommended approval of Item Numbers 10, AMP-04-17, and 11, ZN-10-17.

**Robert Gronauer, Kaempfer Crowell, 1980 Festival Plaza Drive, Suite 650, Las Vegas**, appeared on behalf of the applicant. (Due to technical difficulties, Mr. Gronauer's comments were inaudible).

Chairman Kraft opened the public hearing. Chairman Kraft closed the public hearing.

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Vice-Chairman Ewing

AYES: Chairman Kraft, Vice-Chairman Ewing, Commissioners Perkins, Greer, Lemmon and Roundy

NAYS: None

ABSTAIN: None

ABSENT: Commissioner Robison

11. **ZN-10-17 (58078) DEER SPRINGS AND NORTH 5<sup>TH</sup> (PUBLIC HEARING). AN APPLICATION SUBMITTED BY LV VALLEY HOLDINGS LLC, ON BEHALF OF DEER SPRINGS WAY LAND SITE LLC, PROPERTY OWNER, FOR A PROPERTY RECLASSIFICATION FROM THE CURRENT DESIGNATION OF R-4, HIGH DENSITY RESIDENTIAL DISTRICT, TO C-2, GENERAL COMMERCIAL DISTRICT. THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF DEER SPRINGS WAY AND NORTH 5TH STREET. THE ASSESSOR'S PARCEL NUMBER IS 124-22-601-005. (FOR POSSIBLE ACTION)**

This item was presented by Marc Jordan, Planning Manager.

Item Numbers 10, AMP-04-17, and 11, ZN-10-17, were briefed together and voted upon separately.

Mr. Jordan advised per the applicant, a neighborhood meeting was held March 27, 2017, at Skyview Y.M.C.A.

Staff recommended approval of Item Numbers 10, AMP-04-17, and 11, ZN-10-17.

**Robert Gronauer, Kaempfer Crowell, 1980 Festival Plaza Drive, Suite 650, Las Vegas**, appeared on behalf of the applicant. (Due to technical difficulties, Mr. Gronauer's comments were inaudible).

Chairman Kraft opened the public hearing. Chairman Kraft closed the public hearing.

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Greer

AYES: Chairman Kraft, Vice-Chairman Ewing, Commissioners Perkins, Greer, Lemmon and Roundy

NAYS: None

ABSTAIN: None

ABSENT: Commissioner Robison

12. **ZN-09-17 (58072) ANN ROAD AND CAMINO AL NORTE (PUBLIC HEARING). AN APPLICATION SUBMITTED BY RICHMOND AMERICAN HOMES OF NEVADA, INC., ON BEHALF OF BROADSTONE ELDORADO, LLC, PROPERTY OWNER, FOR A PROPERTY RECLASSIFICATION FROM THE CURRENT DESIGNATION OF O-L, OPEN LAND DISTRICT, TO R-CL, SINGLE-FAMILY COMPACT LOT RESIDENTIAL DISTRICT. THE PROPERTY IS LOCATED SOUTH OF ANN ROAD APPROXIMATELY 200 FEET WEST OF CAMINO AL NORTE. THE ASSESSOR'S PARCEL NUMBER IS 124-33-501-012. (FOR POSSIBLE ACTION)**

This item was presented by Marc Jordan, Planning Manager.

Mr. Jordan advised per the applicant, a neighborhood meeting was held April 6, 2017, with 10 people in attendance.

Staff recommended approval of this item.

**Robert Gronauer, Kaempfer Crowell, 1980 Festival Plaza Drive, Suite 650, Las Vegas**, appeared on behalf of the Richmond American Homes. Mr. Gronauer stated those who attended the neighborhood meeting were very enthusiastic about the proposal.

Chairman Kraft opened the public hearing. Chairman Kraft closed the public hearing.

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Roundy

AYES: Chairman Kraft, Vice-Chairman Ewing, Commissioners Perkins, Greer, Lemmon and Roundy

NAYS: None

ABSTAIN: None

ABSENT: Commissioner Robison

13. **T-1402 (58070) ANN ROAD AND CAMINO AL NORTE. AN APPLICATION SUBMITTED BY RICHMOND AMERICAN HOMES OF NEVADA, INC., ON BEHALF OF BROADSTONE ELDORADO, LLC, PROPERTY OWNER, FOR APPROVAL OF A TENTATIVE MAP IN AN O-L, OPEN LAND DISTRICT (PROPOSED REZONING TO R-CL, SINGLE-FAMILY COMPACT LOT RESIDENTIAL DISTRICT), TO ALLOW A 72-LOT, SINGLE-FAMILY RESIDENTIAL SUBDIVISION. THE PROPERTY IS LOCATED SOUTH OF ANN ROAD APPROXIMATELY 200 FEET WEST OF CAMINO AL NORTE. THE ASSESSOR'S PARCEL NUMBER IS 124-33-501-012. (FOR POSSIBLE ACTION)**

This item was presented by Marc Jordan, Planning Manager.

Staff recommended approval of this item.

The conditions are:

**Planning & Zoning:**

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. Perimeter landscaped areas shall contain a minimum of one bench and dog station per street.
3. A minimum 15 feet of landscaping (not including the sidewalk) shall be provided next to Ann Road and Camino Al Norte and shall be separate of any landscaped easements associated with the existing right-of-way.
4. Open space areas shall contain at a minimum the following elements:
  - a. One large play structure for children with EDM resilient fall protection.
  - b. Picnic tables, benches, and bar-b-que areas within open space areas labeled

CE-A, CE-C, CE-D, and CE-E.

**Public Works:**

5. All known geologic hazards must 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 building locations and require the submission of revised maps/plans requiring approval 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.
6. Approval of a drainage study is required prior to submittal of the civil improvement plans. Permission for offsite grading will be determined by the drainage study.
7. 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. Camino Al Norte (sidewalk)
8. 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 17.24.040; Conformance may require modifications to the site.
9. 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.
10. Interior local residential streets shall be designed per *Clark County Area Uniform Standard Drawing* No. 206.S1 Option A (sidewalks on both sides of the street).
11. All residential driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.
12. Proposed residential driveway slopes shall not exceed twelve percent (12%).
13. All common elements shall be labeled and are to be maintained by the Home Owners Association.
14. 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.

15. The property owner is required to grant a pedestrian access easement for sidewalk located within a common element when that sidewalk is providing public access adjacent to the right-of-way.
16. A revocable encroachment permit is required for any landscaping within the public right of way.
17. All off-site improvements must be completed prior to final inspection of the first building.
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.

**Robert Gronauer, Kaempfer Crowell, 1980 Festival Plaza Drive, Suite 650, Las Vegas**, appeared on behalf of the Richmond American Homes. Mr. Gronauer stated those who attended the neighborhood meeting were very enthusiastic about the proposal.

ACTION: APPROVED

MOTION: Commissioner Perkins

AYES: Chairman Kraft, Vice-Chairman Ewing, Commissioners Perkins, Greer, Lemmon and Roundy

NAYS: None

ABSTAIN: None

ABSENT: Commissioner Robison

14. **T-1403 (58074) COMMERCE AND GOWAN. AN APPLICATION SUBMITTED BY HARMONY HOMES, ON BEHALF OF 3989, LLC, PROPERTY OWNER, FOR APPROVAL OF A TENTATIVE MAP IN A PUD, PLANNED UNIT DEVELOPMENT DISTRICT, TO ALLOW AN 81-LOT, SINGLE-FAMILY RESIDENTIAL SUBDIVISION. THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF COMMERCE STREET AND GOWAN ROAD. THE ASSESSOR'S PARCEL NUMBER IS 139-10-201-009. (FOR POSSIBLE ACTION)**

This item was presented by Marc Jordan, Planning Manager.

Staff recommended approval of this item.

The conditions are:

**Planning & Zoning:**

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. The tentative map shall comply with all conditions of approval for Ordinance 2625 (ZN-01-13).

**Public Works:**

3. Interior local residential streets shall be designed per *Clark County Area Uniform Standard Drawing* No. 206.S1 Option A (47' r/w) with sidewalks on both sides of the street.

**Todd Steadham, Slater Hanifan, 5740 South Arville Street, Suite 216, Las Vegas,** appeared before the Planning Commission. (Due to technical difficulties, Mr. Steadham's comments were inaudible).

ACTION: APPROVED

MOTION: Vice-Chairman Ewing

AYES: Chairman Kraft, Vice-Chairman Ewing, Commissioners Perkins, Greer, Lemmon and Roundy

NAYS: None

ABSTAIN: None

ABSENT: Commissioner Robison

15. **T-1404 (58081) MADISON PALMS. AN APPLICATION SUBMITTED BY L. R. NELSON CONSULTING ENGINEERS, ON BEHALF OF MADISON PALMS LIMITED PARTNERSHIP, PROPERTY OWNER, FOR APPROVAL OF A TENTATIVE MAP IN AN R-3, MULTI-FAMILY RESIDENTIAL DISTRICT, TO ALLOW A 41-LOT CONDOMINIUM DEVELOPMENT. THE PROPERTY IS LOCATED AT 3150 WEST ANN ROAD. THE ASSESSOR'S PARCEL NUMBER IS 124-29-412-002. (FOR POSSIBLE ACTION)**

This item was presented by Marc Jordan, Planning Manager.

Staff recommended approval of this item.

The conditions are:

**Planning & Zoning:**

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. Compliance with all applicable conditions of approval for SPR-07-14 shall be met.

**Chris Zhang, L.R. Nelson Consulting Engineers, 6765 West Russell Road, Suite 20C, Las Vegas,** agreed with staff's recommendations.

ACTION: APPROVED

MOTION: Vice-Chairman Ewing

AYES: Chairman Kraft, Vice-Chairman Ewing, Commissioners Perkins, Greer, Lemmon and Roundy

NAYS: None

ABSTAIN: None

ABSENT: Commissioner Robison

**PUBLIC FORUM**

There was no public participation.

**DIRECTOR'S BUSINESS**

Director Melesio introduced Essie Gilliam-Smith, Sr. Office Assistant/Recording Secretary.

Director Melesio announced that progress continues with SIRE implementation.

Director Melesio thanked Marc Jordan, Planning Manager, and Robert Eastman, Principal Planner, for their assistance with preparing agenda items for Planning Commission meetings.

Director Melesio advised the City has experienced an increase in single-family residential development over the past year and provided the following information:

1. Valley Vista (formerly known as Park Highlands): The Planning Commission has approved five Tentative Maps for a total of 1,109 lots.

2. Villages at Tule Springs: The Planning Commission has approved four Tentative Maps for a total of 915 lots.
3. The Planning Commission has approved eight Tentative Maps for a total of 957 lots that can be considered as "in-fill" development within several other areas of the City.
4. Staff is processing two Tentative Maps that can also be considered as "in-fill" development for a total of 153 lots.
5. During the last year, the City has issued 821 permits for new single-family homes, and staff is currently processing 10 new permits.

Director Melesio acknowledged the Planning Commission's role in the City's increased development.

### **CHAIRMAN'S BUSINESS**

Chairman Kraft stated he looked forward to the implementation of SIRE, and extended Happy Mother's Day wishes to those in attendance.

### **ADJOURNMENT**

The meeting adjourned at 6:40 p.m.

APPROVED: June 14, 2017

/s/ Kenneth Kraft  
Kenneth Kraft, Chairman

/s/ Julie Shields  
Julie Shields, Recording Secretary