



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

May 8, 2024
5:30 p.m., Council Chambers,
2250 Las Vegas Boulevard North
North Las Vegas, Nevada 89030

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

CALL TO ORDER

Chairman Calhoun called the meeting into order at 5:30 P.M.

WELCOME

Chairman Calhoun welcomed all who were attending the meeting.

VERIFICATION OF COMPLIANCE WITH OPEN MEETING LAW

City Clerk Jackie Rodgers confirmed compliance with Open Meeting Law.

ROLL CALL

COMMISSIONERS PRESENT

Chairman Calhoun
Vice Chairman Greer
Commissioner Guymon (Absent)
Commissioner Riley
Commissioner Villeda
Commissioner Warner
Commissioner Zeiler

STAFF PRESENT

Assistant City Attorney Claudia Aguayo
Director of Land Development & Community Services Alfredo Melesio
Planning and Zoning Manager Robert Eastman
Planner Sharianne Dotson
City Clerk Jackie Rodgers
Chief Deputy City Clerk Cherry Lawson

PLEDGE OF ALLEGIANCE

Led by Commissioner Warner

PUBLIC FORUM

Chairman Calhoun opened the meeting to receive public comment. No comments were offered.

AGENDA

1. Planning Commission Regular Meeting Agenda of May 8, 2024. (For Possible Action; Recommendation – Approve)

MOTION: *Vice Chairman Greer moved to approve the agenda as published.*

ACTION: **APPROVED**

AYES: 6

NAYS: 0

ABSTAIN: 0

CONSENT AGENDA

2. Planning Commission Regular Meeting Minutes of April 10, 2024. (For Possible Action; Recommendation – Approve)

MOTION: *Commissioner Villeda moved to approve the consent agenda as published.*

ACTION: **APPROVED**

AYES: 6

NAYS: 0

ABSTAIN: 0

BUSINESS

3. Presentation by City Staff on Questions 1 and 2 on the Primary Ballot in June 11, 2024. (For Discussion)

Government Affairs Specialist Kandice Townsend provided a PowerPoint Presentation on the two (2) questions that will appear on the June 11, 2024 Primary Election Ballot.

ACTION: DISCUSSION ONLY

4. **SUP-16-2024 ALIANTE MED LLC COMMERCIAL (Public Hearing).** Applicant: Aliante Med LLC. Request: A Special Use Permit in an MPC C-1 (Master Plan Community Neighborhood Commercial) to allow a Convenience Food Restaurant (Drive-Thru). Location: West of Aliante Parkway and Approximately 272 Feet Northwest of Elkhorn Road. (APN 124-17-415-004). Ward 3. (For Possible Action) *(Continued from April 10, 2024)*

Planning & Zoning Manager Robert Eastman provided a brief overview of Item Nos. 4 and 5, stating the applicant is requesting the Planning Commission consideration of a Special Use Permit to allow a convenience food restaurant with a drive-thru for a portion of a retail building in a new commercial development. The proposed use is consistent with the current land use designation, the commercial nature of the center and the surrounding area. The proposed restaurant with drive-thru at this location should not pose a negative impact on the surrounding uses or properties.

He stated that he provided a copy of the memo related to item Nos. 4 and 5 to the Commission, indicating the applicant did provide a revised site plan. This revised site plan illustrate where the applicant pulled back building 2 from being adjacent to the residential parcel. Instead rather, placed a row of parking between the residential and the building to help create more separation. In addition, the neighbors wanted a few other items in an effort to address and decrease the noise, lighting, and adequate screening. The City is requesting increased landscaping in and around the residential parcels specifically to provide a double row of offset 24 inch box trees. The applicant has agreed to move the speaker boxes for both the uses as, far away as realistically possible within the site plan that was provided.

Staff has added conditions based on discussions between the applicant, the Council and the neighbors. The recommended conditions are provided within the Memorandum, dated May 8, 2024.

Bob Gronauer, 1980 Festival Plaza Drive represented the master developer, **Aliante Med LLC**. He spoke on Items 4 and 5 on the Agenda.

[6:10 P.M.] **Chairman Calhoun** opened the public hearing for public testimony.

Ms. Rodgers stated that the City Clerk's Office received two comment cards in support and nine in opposition.

Ed Laskin, 7329 Redhead Dr. spoke in opposition to the project.

Andy Klein, 7276 Summer Duck Way spoke in opposition to the project.

Kalani Hoo, 7275 Summer Duck Way spoke in opposition to the project.

[6:25 P.M.] **Chairman Calhoun** closed the public hearing for public testimony.

MOTION: *Vice Chairman Greer moved to approve SUP-16-2024 ALIANTE MED LLC COMMERCIAL with staff's recommendations.*

ACTION: **APPROVED WITH AMENDED CONDITIONS**

AYES: 6

NAYS: 0

ABSTAIN: 0

5. **SUP-18-2024 ALIANTE MED LLC COMMERCIAL (Public Hearing).** Applicant: Aliante Med LLC. Request: A Special Use Permit in an MPC C-1 (Master Plan Community Neighborhood Commercial) to allow a Convenience Food Restaurant (Drive-Thru). Location: West of Aliante Parkway and Approximately 272 Feet Northwest of Elkhorn Road. (APN 124-17-415-004). Ward 3. (For Possible Action) *(Continued from April 10, 2024)*

Planning & Zoning Manager Robert Eastman stated the applicant is requesting Planning Commission consideration of a Special Use Permit to allow a convenience food restaurant with a drive-thru for a standalone building in a new commercial development. The proposed use is consistent with the current land use designation, the commercial nature of the center and the surrounding area. The proposed restaurant with drive-thru at this location should not pose a negative impact on the surrounding uses or properties.

Staff has added conditions based on discussions between the applicant, the Council and the neighbors. The recommended conditions are provided within the Memorandum, dated May 8, 2024.

Bob Gronauer, 1980 Festival Plaza Drive represented the master developer, **Aliante Med LLC**. He spoke on Items 4 and 5 on the Agenda.

[6:10 P.M.] **Chairman Calhoun** opened the public hearing for public testimony.

Ms. Rodgers stated that the City Clerk's Office received two comment cards in support and nine in opposition.

Ed Laskin, 7329 Redhead Dr. spoke in opposition to the project.

Andy Klein, 7276 Summer Duck Way spoke in opposition to the project.

Kalani Hoo, 7275 Summer Duck Way spoke in opposition to the project.

[6:10 P.M.] **Chairman Calhoun** closed the public hearing for public testimony.

MOTION: *Commissioner Villeda moved to approve SUP-18-2024 ALIANTE MED LLC COMMERCIAL with staff's recommendations.*

ACTION: **APPROVED WITH AMENDED CONDITIONS**

AYES: 6

NAYS: 0

ABSTAIN: 0

6. **SUP-26-2024 TERRIBLES (Public Hearing).** Applicant: Kingsbarn Realty Capital. Request: A Special Use Permit in a C-1 (Neighborhood Commercial District) to allow an Accessory Beer-Wine "Off-Sale" Liquor License in Conjunction with a Convenience Food Store with Gas Pumps, without the 400-Foot Separation from a Church or School. Location: Northwest Corner of Craig Road and Valley Drive. (APN 139-06-201-003). Ward 3. (For Possible Action)

Planner Sharianne Dotson stated the applicant is requesting Planning Commission approval of a special use permit to allow an accessory "Off-Sale" (Beer, Wine, Spirit-Based Products) license without complying with the 400 foot separation from a religious institution (155 feet) and a school (169 feet). The subject site is within a 5.49 acre commercial parcel and has a zoning designation of C-1, Neighborhood Commercial District. The Comprehensive Master Plan Land Use designation is Community Commercial.

The planned access to the proposed site is from four (4) entrances: one (1) entrance from Valley Drive and three (3) entrances from Craig Road. The far entrance to the west on Craig Road appears to be a shared access and would require a cross access agreement. According to the site plan there are five (5) additional uses proposed on the site: a 4,700 square foot restaurant; a 5,000 square foot vehicle washing establishment (SUP-71-2023) located at the rear of the property; and three (3) three fast food restaurants with drive-thru lanes totaling 19,392 square feet of commercial development. These uses are not a part of this request and will not be reviewed at this time. This application is specifically pertaining to the 3,500 square foot convenience store (C-Store) approved by the Planning Commission on January 10, 2024 (SUP-69-2023).

Staff is recommending approval with conditions listed within the staff report.

Tony Celeste, 1980 Festival Plaza Dr. represented the applicant, **Kingsbarn Realty Capital**.

[6:35 P.M.] **Chairman Calhoun** opened the public hearing for public testimony.

Ms. Rodgers stated that the City Clerk's Office received three (3) comment cards in opposition.

[6:35 P.M.] **Chairman Calhoun** closed the public hearing for public testimony.

MOTION: *Commissioner Riley moved to approve SUP-26-2024 TERRIBLES with staff's recommendations.*

ACTION: **APPROVED**

AYES: 6

NAYS: 0

ABSTAIN: 0

7. **SUP-31-2024 FAIRFIELD INN & SUITES (Public Hearing).** Applicant: Nigro Development LLC. Request: A Special Use Permit in a C-2 (General Commercial District) to allow a Hotel. Location: Southwest Corner of Lamb Boulevard and Nexus Way. (APN 123-31-502-003) Ward 1. (For Possible Action)

Planner Sharianne Dotson stated the applicant is requesting Planning Commission consideration of a Special Use Permit to allow a new four (4) story hotel with 117 rooms, located on the southwest corner of Lamb Boulevard and Nexus Way. The subject site is zoned General Commercial (C-2) and the current Land Use is Mixed Use Employment.

The proposed use is consistent with the current land use designation and the commercial nature of the center. The proposed hotel at this location should not pose a negative impact on the surrounding uses or properties. The overall design of the building meets the design standards. A floor plan was not included, but will be with the building permit process. Staff has no objections to the proposed use and recommends approval subject to the listed conditions.

Todd Nigro, 9115 W. Russell Road, and **Andrew Martin**, 1925 Village Center Cir #150, represented the applicant, **Nigro Development LLC**. stated they accept staff's recommendations.

[6:37 P.M.] **Chairman Calhoun** opened the public hearing for public testimony.

Ms. Rodgers stated that the City Clerk's Office received one comment card in opposition.

[6:37 P.M.] **Chairman Calhoun** closed the public hearing for public testimony.

MOTION: *Commissioner Villeda moved to approve SUP-31-2024 FAIRFIELD INN & SUITES with staff's recommendations.*

ACTION: **APPROVED**

AYES: 6

NAYS: 0

ABSTAIN: 0

8. **SUP-32-2024 MAVERIK C-STORE (Public Hearing).** Applicant: Maverik, Inc. Request: A Special Use Permit in an M-3 (Heavy Industrial District) to allow a Sign Height of 80 Feet where a Maximum of 45 Feet is allowed, and a Sign area of 345 Square Feet where a Maximum of 125 Square Feet is allowed. Location: Southeast Corner of Lake Mead Boulevard and Losee Road. (APN 139-22-701-009) Ward 2. (For Possible Action)

Planner Sharianne Dotson stated the applicant is requesting a Special Use Permit to allow a sign that is higher than the allowed height of 45 feet and greater than the allowed area of 125 square feet. The applicant is requesting to use a pylon sign that is 80 feet in height with a sign area of 345 square feet. The parcel is 4.92 acres in size located at southeast corner of Lake Mead Boulevard and Losee Road and an M-3, Heavy Industrial District. The Comprehensive Master Plan Land Use designation for the subject site is Heavy Industrial.

She stated that the proposed sign size is to alert the larger vehicles such as trucks and RVs that the convenience food store and gas station is there. The Code allows a maximum height of 60ft, when signs are located within 1500 ft. of Craig Road, Cheyenne intersection, Cheyenne Avenue, Hollywood Boulevard interchange, Lamb Boulevard, or the Clark County I-215. In this situation, the parcel is not located adjacent to those, and therefore, is not recommending the additional height. The maximum height is 45ft.

Ms. Dotson continued stating there is no unique special circumstance that warrants an increase in this business sign. In accordance with the Zoning Ordinance, the Planning Commission may by motion grant a Special Use Permit if it finds from the evidence presented that all facts exist for the requirements of approval. At this time, the applicant does meet three of the five conditions. Therefore, staff is recommending denial of the applicant's request for a Special Use Permit for a sign that is 80ft in height. However, if the Planning Commission approves the proposed Special Use Permit, staff would support a smaller sign that is compatible with the surrounding area.

[6:38 P.M.] **Commissioner Villeda** stepped away from the dais.

[6:40 P.M.] **Commissioner Villeda** returned.

Greg Esposito, 1442 White Dr. represented the applicant, **Maverik, Inc.** stated that Maverick Gas Station is located on Lake Mead and Losee Road, and that the gas pumps are designed for truck and RVs to pull into for use. Maverick is a multi-state brand. With their recent acquisition, they now have 875 stores in 20 states. That is important to note. He presented his argument for having the larger signage to promote the applicant's business.

[6:50 P.M.] **Chairman Calhoun** opened the public hearing for public testimony.

Kent Hofsommer, 1451 Birch St. spoke in support of the project.

[6:53 P.M.] **Chairman Calhoun** closed the public hearing for public testimony.

FIRST MOTION: Commissioner Warner moved to approve SUP-32-2024 MAVERIK C-STORE applicant's request for the pylon sign to be 80 feet in height with a sign area of 345 square feet.

ACTION: FAILED
AYES: 2 (Warner, Zeiler)
NAYS: 4 (Calhoun, Greer, Riley, Villeda)
ABSTAIN: 0

SECOND MOTION: Commissioner Greer moved to approve SUP-32-2024 MAVERIK CSTORE for the pylon sign to be 60 feet in height with a sign area of 250 square feet.

ACTION: APPROVED WITH AMENDED CONDITIONS
AYES: 6
NAYS: 0
ABSTAIN: 0

9. **SUP-33-2024 EAGLE PALLETS (Public Hearing).** Applicant: Jesus Sanchez. Request: A Special Use Permit in an M-2 (General Industrial District) to allow Outdoor Manufacturing and Production (Pallet Manufacturing). Location: 3785 Losee Road. (APN 139-11-601-003) Ward 2. (For Possible Action)

Planner Sharianne Dotson stated the applicant is requesting a Special Use Permit to allow outdoor manufacturing and production (pallet manufacturing). The site is a 1.46 acre parcel located at 3785 Losee Road in an M-2, General Industrial District. The Comprehensive Master Plan Land Use designation for the subject site is Heavy Industrial.

The building were constructed in 1993 with materials, colors that were approved by the industrial standards at that time of the code, the existing fence gate would need to be updated to be an opaque metal to meet the outdoor storage screening for title 17, the existing CMU block wall should be increased to the maximum height of 12ft for an industrial screening. For outdoor storage and additional and in addition to that, above the block wall is barbed wire fence. The barbed wire fence is not permitted per title 17 and should be removed. In addition, the parking lot pavement is in disrepair and should be repaved. The existing landscaping for the parking lot areas and adjacent to Losee Road appears to be in compliance, with the exception of two missing trees that have actually been cut down and they just have the stubs there. When it was originally approved, it had seven trees, so then they would need to replace those two trees.

Victor Lezama and Jesus Sanchez, 3785 Losee Rd. represented the applicant, **Jesus Sanchez** stated they are in agreement with staff recommendations.

[7:12 P.M.] **Chairman Calhoun** opened the public hearing for public testimony.

[7:13 P.M.] **Chairman Calhoun** closed the public hearing for public testimony.
No testimony was provided.

MOTION: ***Commissioner Riley moved to approve SUP-33-2024 EAGLE PALLETS with staff's recommendations.***

ACTION: **APPROVED**

AYES: 6

NAYS: 0

ABSTAIN: 0

10. **T-MAP-04-2024 LOSEE PLAZA.** Applicant: Omni Family Limited Partnership. Request: A Tentative Map in a C-1 (Neighborhood Commercial District) to allow a Two-Lot Commercial Subdivision on 17.71 Acres. Location: Northeast Corner of Losee Road and Deer Springs Way. (APNs 124-24-201-005 & 124-24-201-006) Ward 4. (For Possible Action)

Planner Sharianne Dotson stated the applicant is requesting a tentative map in a C-1, Neighborhood Commercial District to allow for two commercial lots to be subdivided for development on approximately 17.71 acres. The subject site is located at the northeast corner of Losee Road and Deer Springs Way. The Comprehensive Master Plan Land Use designation for the subject site is mixed use neighborhood. Staff has no objections to the proposed tentative map and recommends approval subject to the listed conditions.

Julia Izzolo, 1980 Festival Plaza Dr. #450 represented the applicant, **Omni Family Limited Partnership** stated that this project was previously approved for entitlements, with a previous application. The Tentative Map will split the lots and keep them separate. They are in agreement with staff's recommendations.

MOTION: ***Vice Chairman Greer moved to approve T-MAP-04-2024 LOSEE PLAZA with staff's recommendations.***

ACTION: **APPROVED**

AYES: 6

NAYS: 0

ABSTAIN: 0

11. **ZN-05-2024 OLD ROSE GARDEN (Public Hearing).** Applicant: Southern Nevada Regional Housing Authority. Request: A Property Reclassification of 5.8 Acres from R-A/R-2 (Medium Density Residential Subdistrict) to a PUD/PID (Planned Unit Development District/Planned Infill Development District) Consisting of a 192-Unit Multi-Family Housing Development. Location: Southwest Corner of N. 5th Street and Tonopah Avenue. (APNs 139-22-810-041 & 139-22-810-042). Ward 2. (For Possible Action) (*Continued from April 10, 2024*)

Mr. Eastman stated the applicant is requesting consideration to reclassify (rezone) the subject parcels from R-A/R-2 (Medium Density Residential Subdistrict) to a PUD/PID (Planned Unit Development District/Planned Infill Development District) consisting of a 192-unit multifamily housing development. The existing Comprehensive Master Plan Land Use designation for the subject site is Downtown Business District. The subject site contains a total of 5.8 acres and is generally located at the southwest corner of N. 5th Street and Tonopah Avenue within Ward 2.

Staff is recommending approval subject to the conditions listed within amendment to Condition No. 5. Condition No. 5 would be a change to read that the minimum patio and balcony area shall be 50ft². That is to ensure that all of them meet the minimum requirements.

Jennifer Lazovich, 1980 Festival Plaza Dr. represented the applicant, **Southern Nevada Regional Housing Authority**.

[7:18 P.M.] **Chairman Calhoun** opened the public hearing for public testimony.

Kanani Espinoza, Rowe Law Group on behalf of Nevada Hand, 7435 S. Eastern Ave. spoke in support of the project.

Maurice Page, Executive Director of the Nevada Housing Coalition, 1847 Moonglow Peak Ave. spoke in support of the project.

[7:20 P.M.] **Chairman Calhoun** closed the public hearing for public testimony.

MOTION: ***Commissioner Zeiler moved to approve ZN-05-2024 OLD ROSE GARDEN with staff's recommendations. Forward to City Council for Final Consideration.***

ACTION: **APPROVED WITH AMENDED CONDITIONS**

AYES: 6

NAYS: 0

ABSTAIN: 0

12. **DA-03-2024 TULE SPRINGS - VILLAGE 2 (Public Hearing).** Applicant: Pacific Oak SOR. Request: A Major Modification to the Development Agreement for The Villages at Tule Springs to Amend the Village 2 Land Use Plan; to Remove the Requirement for an Active Adult Community within Village 2; Transfer 262 Dwellings from Village 3 to Village 2; Increase the Number of Dwellings in Village 2 by an Additional 826 Dwellings; Amend the Density Cap Table; and Providing for Other Matters Properly Relating Thereto. Location: Generally Bounded by North Fifth Street, Grand Teton Drive, Losee Road, and the Tule Springs Master Planned Community. (APN's 124-14-111-001, 124-14-111-002, 124-14-211-001, 124-14-396-001, 124-14-411-002, 124-14-496-001, 124-14-496-002, 124-14-511-001, 124-14-511-002, 124-14-601-001, 124-14-611-001, 124-14-711-001 through 124-14-711-003, 124-14-

796-001, 124-14-896-001, 124-14-896-002, 124-15-511-001 through 124-15-511-006, 124-15-611-001 through 124-15-611-010, 124-15-711-001 through 124-15-711-003, 124-15-796-001, 124-23-196-001, and 124-23-596-001). Ward 4. (For Possible Action)

Mr. Eastman said the applicant is requesting Planning Commission consideration for a major modification of the Development Agreement for the Villages at Tule Springs Master Planned Community. Specifically, to amend the Land Use Plan; change the Density Cap Table; transfer 262 dwelling units from Village 3 to Village 2; and increase the number of allowable dwellings in Village 2 by an additional 826 dwellings. The proposed modification is for Village 2 in the Villages at Tule Springs. Village 2 is general located north of CC-215, south of Grand Teton Drive, between North Fifth Street and Losee Road.

Bob Gronauer, 1980 Festival Plaza Drive, Las Vegas represented the master developer, **Pacific Oak SOR** stated they agree with staff's recommendations.

[7:27 P.M.] **Chairman Calhoun** opened the public hearing for public testimony.

Ms. Rodgers stated that the City Clerk's Office received one comment card in support.

[7:27 P.M.] **Chairman Calhoun** closed the public hearing for public testimony.

MOTION: *Commissioner Villeda moved to approve DA-03-2024 TULE SPRINGS - VILLAGE 2 with staff's recommendations. Forward to City Council for Final Consideration.*

ACTION: **APPROVED**

AYES: 6

NAYS: 0

ABSTAIN: 0

13. **T-MAP-03-2024 VILLAGES AT TULE SPRINGS VILLAGE 2.** Applicant: Pacific Oak SOR. Request: A Master Tentative Map in a C-1 MPC (Neighborhood Commercial Master Plan Community), MUZ MPC (Mixed Use Master Plan Community), O-L (Open Land), PSP MPC (Public / Semi-Public Master Plan Community) R-1 PCD (Medium Low Density Residential Planned Community Development District), R-3 PCD (High Density Residential Planned Community Development District), RZ10 MPC (Residential Zone up to 10 du/ac Master Planned Community), RZ13 MPC (Residential Zone up to 13 du/ac Master Planned Community), and RZ50 MPC (Residential Zone up to 50 du/ac Master Planned Community), to allow a 88-Lot Tentative Map. Location: Generally Bounded by North Fifth Street, Grand Teton Drive, Losee Road, and the Tule Springs Master Planned Community. (APNs 124-14-111-001, 124-14-111-002, 124-14-211-001, 124-14-396-001, 124-14-411-002, 124-14-496-001, 124-14-496-002, 124-14-511-001, 124-14-

511-002, 124-14-601-001, 124-14-611-001, 124-14-711-001 through 124-14-711-003, 124-14-796-001, 124-14-896-001, 124-14-896-002, 124-15-511-001 through 124-15-511-006, 124-15-611-001 through 124-15-611-010, 124-15-711-001 through 124-15-711-003, 124-15-796-001, 124-23-196-001, and 124-23-596-001). Ward 4.
(For Possible Action)

Planning & Zoning Manager Robert Eastman stated the applicant is requesting approval for an 88-lot residential Tentative Map on approximately 553.7 acres. The site is generally bounded by North Fifth Street, Grand Teton Drive, Losee Road, and the Tule Springs Master Planned Community; more specifically, Village 2 of “The Villages at Tule Springs” (VTS). The Comprehensive Master Plan Land Use designation for the subject site is Master Planned Community.

Bob Gronauer, 1980 Festival Plaza Drive represented the master developer, **Pacific Oak SOR**.

[07:27 P.M.] **Chairman Calhoun** opened the public hearing for public testimony.

Ms. Rodgers stated that the City Clerk’s Office received one comment card in support.

[07:27 P.M.] **Chairman Calhoun** closed the public hearing for public testimony.

MOTION: ***Commissioner Villeda moved to approve T-MAP-03-2024 VILLAGES AT TULE SPRINGS VILLAGE 2 with staff’s recommendations.***

ACTION: **APPROVED**

AYES: 6

NAYS: 0

ABSTAIN: 0

STAFF COMMENTS

Director Alfredo Melesio discussed Commissioner Warner's resignation from the Commission as well as the departures of Assistant City Attorney Claudia Aguayo and Principal Planner Duane McNelly.

COMMISSION COMMENTS

Commissioner Zeiler discussed her involvement with the National Association of Latino Elected and Appointed Officials, including her experiences and lessons gained.

Chairman Calhoun expressed gratitude to Commissioner Warner for his service to the city and wished him success in all of his endeavors.

Commissioner Warner thanked his colleagues and staff and detailing his reasons for resigning from the Commission.

PUBLIC FORUM

Chairman Calhoun opened the meeting to receive public comment. No comments were offered.

ADJOURNMENT

Chairman Calhoun adjourned the meeting. Meeting was adjourned at 7:37 PM.

CERTIFICATION

I certify that the foregoing are true and correct minutes of the City of North Las Vegas Planning Commission Regular Meeting held on May 8, 2024. I further certify that a quorum was present.

Jackie Rodgers, City Clerk