



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

September 11, 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 5:00 P.M.

WELCOME

Chairman Calhoun welcome all who were attending the meeting.

VERIFICATION OF COMPLIANCE WITH OPEN MEETING LAW

Acting City Clerk Cherry Lawson confirmed compliance with Open Meeting Law.

ROLL CALL

COMMISSIONERS PRESENT

Chairman Calhoun
Vice Chairman Greer
Commissioner Guymon
Commissioner Riley (By phone)
Commissioner Villeda (By phone)
Commissioner Zeiler
Commissioner Stephanie Menzies

STAFF PRESENT

Chief Deputy City Attorney Marisa Rodriguez
Director of Land Development & Community Services Alfredo Melesio
Planning and Zoning Manager Robert Eastman
Principal Planner Sharianne Dotson
Planner Bryan Saylor
Chief Deputy City Clerk Cherry Lawson
Deputy City Clerk Lead Daisy Rivera

PLEDGE OF ALLEGIANCE - BY INVITATION

Led by **Commissioner Stephanie Menzies**

PUBLIC FORUM

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

AGENDA

1. Planning Commission Regular Meeting Agenda of September 11, 2024. (For Possible Action; Recommendation – Approve)

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

ACTION: **APPROVED**

AYES: 7

NAYS: 0

ABSTAIN: 0

CONSENT AGENDA

2. Planning Commission Regular Meeting Minutes of August 14, 2024. (For Possible Action; Recommendation – Approve)

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

ACTION: **APPROVED**

AYES: 7

NAYS: 0

ABSTAIN: 0

BUSINESS

3. **SPR-08-2024 PROSPER 207 (Public Hearing).** Applicant: Prosper 207, LLC. Request: A Site Plan Review in an R-3 (Multi-Family Residential District), to allow a 207-Unit, Multi-Family Development. Location: Southeast Corner of Lamb Boulevard and Tropical Parkway. (APN 123-29-301-001) Ward 1. (For Possible Action)

Sharianne Dotson introduced the project to the Planning Commission stating this is a Site Plan Review to develop a multifamily apartment complex at the southeast corner of Lamb Boulevard and Tropical Parkway. The site will consist of 207 units for multifamily residential on one parcel, and the parcel is 8.28 acres.

Lexi Green 1980 Festival Plaza Drive here on behalf of the applicant stated that this application is related to a multifamily development that has expired. She provided an overview to the application history on the site. The site was rezoned in the past for R-3 and approved in 2022 for a multifamily development, as the applicant was working on permitting, they experienced some delays in inadvertently missed the extension of time. On behalf of the applicant, we are before the Commission to request the same application that was approved. Nothing has changed. Same number of units, same design, as approved in 2022.

[5:36 P.M.] **Chairman Calhoun** opened the public hearing for public testimony.

[5:37 P.M.] **Chairman Calhoun** closed the public hearing for public testimony. No testimony was provided.

MOTION: *Commissioner Greer moved to approve SPR-08-2024 PROSPER 207 with staff's recommendations.*

ACTION: APPROVED

AYES: 7

NAYS: 0

ABSTAIN: 0

4. **SUP-42-2024 BUENOS DIAS (Public Hearing).** Applicant: Shannon Love. Request: A Special Use Permit in a C-2 (General Commercial District) to allow a Beer-Wine-Spirit Based Product "On-Sale" Liquor License in Conjunction with a Restaurant. Location: 6584 North Decatur Boulevard, Suite 100. (APN 124-19-412-003). Ward 3. (For Possible Action)z

Ms. Dotson presented an overview of the Special Use Permit application for wine and spirit-based product on sale liquor license in conjunction with the restaurant. She stated that this is an existing building located at 6584 North Decatur Boulevard within the Walmart shopping center. She have one that was approved at the same location in Suite 140, that SUP is 03-2021 and SUP and another at 6572, Suite 150. Architecturally, the

existing building meets the commercial design standards requirement at the time that it was built, which is in 2007. The site plan indicates that it is going to share parking with all the existing commercial businesses there, approximately 1800 spaces for parking. The applicant meets all the requirements of the special use permit, including the survey plat submitted stamps saying that the application requirement is not within 400ft of a church, school, park or daycare. Staff is recommending approval of the listed conditions with a change to Condition No. 2.

Shannon Love, Applicant/Owner of Buenos Dias Restaurant 6584 North Decatur stated she agrees with city staff recommendation.

[5:40 P.M.] **Chairman Calhoun** opened the public hearing for public testimony.

Ms. Lawson stated there was one comment card submitted in support of the application.

[5:40 P.M.] **Chairman Calhoun** closed the public hearing for public testimony.
No testimony provided.

MOTION: *Commissioner Zeiler moved to approve SUP-42-2024 BUENOS DIAS with staff's recommendations.*

ACTION: APPROVED

AYES: 7

NAYS: 0

ABSTAIN: 0

5. **SUP-34-2022 TERRIBLE HERBST (Public Hearing).** Applicant: Herbst Development. Request: An Extension of Time for a Special Use Permit in an M-2 (General Industrial District) to allow a Convenience Food Store with Gas Pumps with an "Off-Sale" Beer-Wine-Spirit Based Products License. Location: Northeast Corner of Interstate 15 and Las Vegas Boulevard North. (APN 122-09-210-002). Ward 1. (For Possible Action)

Ms. Dotson provided an overview of Special Use Permit 34-2022 for Terrible Herbst stating this application is requesting an extension of time for a special use permit and an M2 General District General Industrial to allow a 10,467 square foot convenience food store, travel center with gas pumps and an off sale, wine and spirit based product license. The site will use approximately 12 acres of the 19.99 acres for this location, and will be located on the northeast corner of I-15 and Las Vegas Boulevard, north.

City staff presented the item to the Planning Commission and approved August 10, 2022 to allow a convenience food store with gas pumps and again, the off-sale wine, spirit based product license. The proposed convenience food store travel center is approximately 10,467ft², which is actually 1100ft², a little larger than what was previously approved. The proposed site plan indicates 79 parking spaces designated for the

convenience food store. City staff is recommending approval with the listed conditions.
[5:46 P.M.] **Chairman Calhoun** opened the public hearing for public testimony.

Ms. Lawson stated the city received one comment card in support of the application.

[5:46 P.M.] **Chairman Calhoun** closed the public hearing for public testimony.
No testimony provided.

MOTION: *Commissioner Greer moved to approve SUP-34-2022 TERRIBLE HERBST with staff's recommendations.*

ACTION: **APPROVED**

AYES: 7

NAYS: 0

ABSTAIN: 0

6. **SUP-44-2024 JENNY LEGAL (Public Hearing).** Applicant: Unique Signs. Request: A Special Use Permit in an R-A/DC (Redevelopment Area / Downtown Core Subdistrict) to allow an Electronic Message Center Sign to be Placed Within 30 Feet of a Residential Dwelling Unit, Where 200 Feet is Required. Location: 1221 East Lake Mead Boulevard. (APN 139-23-311-153). Ward 1. (For Possible Action)

Planner Bryan Saylor provided an overview of Special Use Permit 44-2024 application for Jenny Legal stating the application is to allow a sign containing an electronic message center. As a component of the sign to be placed closer than a 200 foot separation required by the development standards. The sign is located on the south side of Lake Mead, 800ft east of North Las Vegas Boulevard, on the corner of Hoover Street and Lake Mead Boulevard. This sign is close to the residential community. However, the placement of the sign and the characteristics of the lot, including a wall and where it's placed compared to the other house, means that there will be very, very little light transmission to the front of the house.

Terry Traub with Unique Signs located at 4325 West Patrick Lane, Suite 155, Las Vegas did not have any questions, and stated that he agrees with staff's recommendation.

[5:50 P.M.] **Chairman Calhoun** opened the public hearing for public testimony.

Ms. Lawson stated that the city received one comment card in support of the application.

[5:50 P.M.] **Chairman Calhoun** closed the public hearing for public testimony.
No testimony provided.

MOTION: *Commissioner Menzies moved to approve SUP-44-2024 JENNY LEGAL with staff's recommendations.*

ACTION: APPROVED

AYES: 7

NAYS: 0

ABSTAIN: 0

7. ZN-08-2024 VTS VILLAGE 1 PHASE 4 PARCEL 1.22 (Public Hearing). Applicant:

D.R. Horton, Inc. Request: A Property Reclassification for 11.85 Acres from R-3 PCD (High Density Residential Planned Community Development District) to R-2 PCD (Medium High Density Residential Planned Community Development District). Location: North of Clark County 215 and Approximately 1,800 Feet East of Revere Street. (APN 124-15-315-003). Ward 4. (For Possible Action)

Mr. Saylor presented Item Nos. 7 and 8 together; however, stated each item has to be voted on separately. The applicant is requesting consideration to reclassify and rezone the subject parcel from R3 Planned Community District High Density Residential to R-2 Planned Community Development District Medium High Density Residential. The Community Master Plan Land Use Designation for this subject site is Master Planned Community, and the applicant is requesting approval of the Tentative Map for a 96 lot residential map on approximately 11.85 acres north of Clark County, T-15 and approximately 1800 ft. east of Revere Street within the Villages of Tule Springs Master Planned Community. The proposed development will have a minimum lot size of 3500ft², with the largest being 6392ft².

The proposed Tentative Map is consistent with the proposed property reclassification, and the development is compatible with the surrounding neighborhood. Staff has no objections to the proposed tentative Map request, and recommends approval subject to the conditions.

Lexi Green, 1980 Festival Plaza Drive here on behalf of the applicant, D.R. Horton stated the application is related to a Tentative Map and a zone change for parcel 1.22 in the Village of Tule Springs. The applicant is requesting to go from a current R3, which is for multifamily to R2 for single-family development, and have approval of the Tentative Map. The applicant came before the Commission previously for a zone change to the R-3; however, there had been a change of plans. Now the applicant looks to implement more single-family homes in Village One of the Village of Tule Springs. She appreciates staff's recommendations.

[6:02 P.M.] **Chairman Calhoun** opened the public hearing for public testimony.

[6:02 P.M.] **Chairman Calhoun** closed the public hearing for public testimony.
No testimony provided.

MOTION: *Commissioner Guymon moved to approve ZN-08-2024 VTS VILLAGE 1 PHASE 4 PARCEL 1.22 with staff's recommendations; Forward to City Council for Final Consideration.*

ACTION: **APPROVED**

AYES: 7

NAYS: 0

ABSTAIN: 0

8. **T-MAP-06-2024 VTS VILLAGE 1 PHASE 4 PARCEL 1.22.** Applicant: D.R. Horton, Inc. Request: A Tentative Map in an R-3 PCD (High Density Residential Planned Community Development District), Proposed Property Reclassification to an R-2 PCD (Medium High Density Residential Planned Community Development District), to allow a 96-Lot, Single-Family Residential Subdivision. Location: North of Clark County 215 and Approximately 1,800 Feet East of Revere Street. (APN 124-15-315-003). Ward 4. (For Possible Action)

MOTION: *Commissioner Zeiler moved to approve T-MAP-06-2024 VTS VILLAGE 1 PHASE 4 PARCEL 1.22 with staff's recommendations.*

ACTION: **APPROVED**

AYES: 7

NAYS: 0

ABSTAIN: 0

STAFF COMMENTS

Director of Land Development & Community Services Alfredo Melesio commented on the growth that the North Las Vegas community is experiencing. With growth, the community would likely see additional signage. SUP-44-2024 Jenny Legal is an example of that renaissance growth.

COMMISSION COMMENTS

Chairperson Calhoun and **Commissioner Greer** echoed **Mr. Melesio's** comments regarding the growth of North Las Vegas.

Commissioner Menzies stated it is encouraging to see small businesses settle into the community.

PUBLIC FORUM

Joseph Lagunas, 770 West Little Mountain Road inquired as to whether certain funds were being used in the downtown area of North Las Vegas, near Starbucks.

ADJOURNMENT

Chairman Calhoun adjourned the meeting. Meeting adjourned at 6:11 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 September 11, 2024. I further certify that a quorum was present.

Jackie Rodgers, City Clerk