



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

**SUMMARY MINUTES**

April 9, 2025

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 Greer** called the meeting to order at 5:30 PM.

**VERIFICATION OF COMPLIANCE WITH OPEN MEETING LAW**

**City Clerk Jackie Rodgers** confirmed compliance with the Open Meeting Law.

**ROLL CALL**

**COMMISSIONERS PRESENT**

Chairman Alfonso "Al" Greer  
Vice Chairwoman Marissa Guymon  
Commissioner JD Calhoun  
Commissioner Stephanie Menzies  
Commissioner Jimmy Vega  
Commissioner Esmeralda Villeda  
Commissioner Ida Zeiler (Via Phone)

## **STAFF PRESENT**

Chief Deputy City Attorney Marisa Rodriguez  
Director of Land Development Alfredo Melesio  
Planning and Zoning Manager Robert Eastman  
Principal Planner Sharianne Dotson  
Planner Bryon Saylor  
Planner Miranda Cain  
City Clerk Jackie Rodgers  
Chief Deputy City Clerk Cherry Lawson  
Deputy City Clerk Isabel Rodriguez  
Deputy City Clerk Kimberly Schooley

## **PLEDGE OF ALLEGIANCE**

Led by **Commissioner Vega**

## **PUBLIC FORUM**

**Chairman Greer** opened the meeting to receive public comment. No comments received.

## **AGENDA**

1. Planning Commission Regular Meeting Agenda of April 9, 2025. (For Possible Action; Recommendation – Approve)

**Planning and Zoning Manager Robert Eastman** stated Item 17 would be continued to the May 14, 2025 Planning Commission Regular Meeting.

**MOTION:** *Commissioner Calhoun moved to approve the Agenda with an amendment to continue Item 17 to the May 14, 2025 Planning Commission Regular Meeting.*

**ACTION: APPROVED AS AMENDED**

AYES: 7

NAYS: 0

ABSTAIN: 0

## **CONSENT AGENDA**

2. Planning Commission Regular Meeting Minutes of April 9, 2025. (For Possible Action; Recommendation – Approve)

**MOTION:** *Commissioner Villeda moved to approve the Consent Agenda.*

**ACTION:** **APPROVED**

AYES: 6

NAYS: 0

ABSTAIN: 1 (Guymon)

## **BUSINESS**

3. **DA-04-2024 ALIANTE TRU (Public Hearing).** Applicant: North Valley Enterprise, LLC. Request: A Major Modification to the Aliante Development Agreement to Allow a Hotel in a C-P MPC, Professional Office Commercial Master Planned Community. Location: North of Nature Park Drive, Approximately 200 Feet East of Aliante Parkway. (APN 124-20-501-008). Ward 4. (For Possible Action)

**Principal Planner Sharianne Dotson** stated Items 3 and 4 would be presented together; however, voted on separately. The applicant requested a major modification to the Aliante Master Plan Community Development Agreement to allow a 122-room Tru by Hilton or equivalent non-gaming hotel on parcel 42, originally designated for office use. Located 200 feet east of Aliante Parkway on Nature Park Drive, the 6.16-acre site would use three (3) existing driveways for access. A traffic study found no negative impact, and the site exceeded parking requirements, with 50 spaces designated for Nature Discovery Park visitors. The exterior design included tan and brown stucco with blue accents, and surrounding buildings would be repainted for a cohesive look. Additional landscaping was required to meet design standards. The proposed modification will unlikely negatively affect the neighborhood and was seen as a beneficial commercial addition.

**Maren Parry on behalf of applicant Sunwest Commercial** stated that the site was originally planned for office use, with three buildings proposed, but due to market shifts and underuse of the existing two buildings, the third was never built. After evaluating various proposals, the property owners selected Sunwest as a compatible partner. The hotel would be a four-story, 122-room non-gaming Tru by Hilton, featuring a breakfast area, common space, and a pool. The building would mostly remain within the designated pad, with a minor rear extension, and would include a block wall for privacy, replacing a previously planned view fence.

**Ms. Parry** emphasized the hotel's intended use as a neighborhood-oriented, non-gaming facility—not a resort or party destination and described it as a convenient option for families visiting for events like graduations, or for locals needing temporary housing during home repairs. She reiterated that the project was distinctly different from a resort or casino-style property like Aliante Casino Hotel Spa.

**Daniel Coletti as the applicant** stated that he runs a family-owned hotel business with deep roots and a long-standing presence in the Valley. His company designed, built, and operated all its hotels, including several in North Las Vegas. He emphasized their focus on safe, family-friendly, non-gaming accommodations and expressed pride in serving the community.

[5:45 P.M.] **Chairman Greer** opened the public hearing for public testimony.

**Michael Breault, 2204 Baywater Ave, North Las Vegas** spoke in opposition stating the neighborhood would be negatively impacted in the project got approved.

**DeMarre McGill, 6904 Arcadia Creek St, North Las Vegas** spoke in opposition stating the area was already congested, especially on the weekends and allowing a hotel would make it worse.

**Kathleen Pinto, 7013 Arcadia Creek, North Las Vegas** spoke in opposition stating the hotel would bring too many vehicles adding to congestion, the densely populated area experienced an increase in auto burglaries, squatters, homeless people sleeping in the park and drug use, and lagging law enforcement arrivals.

**Cindy Jackson, 2217 Coral Mist Place, North Las Vegas** spoke in opposition stating the community was told the project would be a boutique hotel, area residents are not allowed to use the hotel pool, and only 50 parking spaces were allotted to the park across the street.

**Allison Pharr, 2332 Nature Park Drive, North Las Vegas** spoke in opposition stating the initial proposal was two stories and now it is four stories, which does not conform with the rest of the architecture in that area and blocks views for some residents.

**Gloria Pharr, 2332 Nature Park Drive, North Las Vegas** spoke in opposition stating the community would suffer due to the traffic congestion and the blocked views.

**Thomas Gilbert, 2217 Coral Mist Place, North Las Vegas** spoke in opposition stating this project is similar to a Budget Suites and that the zoning should not change.

**Ms. Rodgers** stated the City received one comment card in support and 21 comment cards in opposition.

[5:58 P.M.] **Chairman Greer** closed the public hearing for public testimony.

**Ms. Parry** clarified that the property was sold and that no development had previously moved forward on the site because it had not been economically viable. She emphasized that efforts were made to engage with neighbors early in the process, including meetings with the HOA before submitting the application. She acknowledged past miscommunications and reiterated that Hilton's involvement ensures high operational standards, with a long-term commitment to maintaining safety, security, and property upkeep. The hotel would bring 24-hour surveillance and on-site staff, improving safety in an area that currently lacks consistent monitoring.

**Ms. Parry** highlighted design and landscaping updates, including painting surrounding buildings for visual cohesion and adding trees near adjacent homes. She addressed traffic, parking concerns, noting a traffic study was conducted, and improvements like a new crosswalk and designated park parking were planned. While some infrastructure issues were beyond their control, she expressed a willingness to collaborate with the City on possible solutions. She expressed understanding of community concerns and reaffirmed the hotel's smaller scale and local focus.

**Ms. Parry** also stated the hotel was intended strictly for short-term stays, not long-term residency. She noted exceptions like military training or temporary displacement but emphasized it would operate as transient lodging, avoiding landlord-tenant legal requirements.

**Commissioner Vega** stated that he had attended two of the neighborhood meetings where there were over 60 residents in attendance. The same complaints shared during the Public Hearing were received at the neighborhood meeting. He felt that in good conscience he could not approve the modification to the Development Agreement.

**Vice Chairwoman Guymon** stated that many neighbors were concerned about feeling as though they were being spied on and asked for clarification on how many units were planned, and further explanation of the floor plans—particularly those with windows that face the neighbors' homes. She also asked about operating hours in the neighboring office buildings.

**Member Calhoun** inquired about the traffic study and the peak hours for traffic flow. **Ms. Parry** stated the traffic study was conducted by Lochsa Engineering and it was determined that most of the hotel traffic would not affect peak traffic flows.

**Commissioner Villeda** asked for clarification on why the area residents were not allowed to use the hotel amenities. **Ms. Parry** explained that the pool was intended for registered guests who had provided ID and security deposits, and allowing broader access would make it difficult to manage, potentially overcrowd the small pool, and compromise security, but that offering a neighborhood rate or a designated day for area residents to utilize the pool could be discussed with the local operator.

**Commissioner Villeda** inquired as to the number of jobs the hotel would create. **Shawn Delaney, applicant**, stated that the hotel would employ around 30 full-time staff with an annual payroll of approximately \$1M, and emphasized the significant economic impact on the city, county, and schools, including an estimated \$7.65 million in projected revenue from occupancy and property taxes over the 20-year franchise agreement.

**Commissioner Villeda** asked whether the parking congestion was due to the on-street parking on Nature Park Drive. **City Traffic Engineer Tim Reesman** stated that with the addition of 50 parking spots, they could consider making the area a no-parking zone to help reduce congestion, but that it might not resolve all related issues.

**Commissioner Menzies** asked what security would be like and what the benefit to community would be if the hotel was approved. **Ms. Parry** stated that homeowners have used this type of hotel for a variety of reasons in the past without detriment to the community. She stated that development on the site was inevitable and noted the operator's positive track record, ongoing communication with the city, and willingness to address substantial concerns like parking, reflecting a desire to be a good neighbor and community partner. **Mr. Delaney** stated the property would have surveillance cameras covering all public areas, entrances, and exits, with footage monitored 24/7 by staff and at least two staff members on-site overnight. He stated the surveillance only covered their property to avoid liability concerns. **Commissioner Menzies** also asked about ingress and egress to the surrounding neighborhoods. **Ms. Parry** stated there are alternate ways in and out of the community.

**Commissioner Zeiler** asked how many rooms the hotel would have and **Ms. Parry** stated 122. **Commissioner Zeiler** stated a boutique hotel was less than 100 and felt 122 was not far off. She reiterated that the project was a commercial site that had always been commercial, and residents who purchased property around it knew that commercial was coming. She believed having a Hilton hotel with a 20-year lease would bring stability to the community.

**Mr. Eastman** read two additional conditions into the records. Condition 1.) the applicant shall provide screening or louvers over any window facing any residential property, and Condition 2.) the applicant shall participate with the city in striping and configuration of Nature Park Drive at Aliante Parkway, subject to the review and approval of the city's traffic engineer that would be reviewing the traffic study if the traffic lighting needed to be reprogramed, and if striping needs to be changed to change the configuration at the intersection.

**MOTION:** ***Commissioner Calhoun moved to recommend approval of DA-04-2024 ALIANTE TRU subject to the conditions listed; Forward to City Council for Final Consideration.***

**ACTION: RECOMMEND APPROVAL**

AYES: 6

NAYS: 1 (Vega)

ABSTAIN: 0

4. **T-MAP-01-2025 ALIANTE TRU PARCEL 42.** Applicant: Sun West Commercial, LLC. Request: A Tentative Map in a C-P MPC, Professional Office Commercial Master Planned Community to Allow a One-Lot Commercial Subdivision. Location: North of Nature Park Drive, Approximately 200 Feet East of Aliante Parkway. (APN 124-20-501-008). Ward 4. (For Possible Action)

**Ms. Dotson** stated the applicant also submitted Tentative Map T-MAP-01-2025 for a single-lot subdivision. Surrounding areas included offices, restaurants, homes, and Nature Discovery Park. Staff recommended the removal of condition number two.

**MOTION:** *Commissioner Calhoun moved to approve T-MAP-01-2025 ALIANTE TRU PARCEL 42 subject to the conditions listed.*

**ACTION: APPROVED**

AYES: 6

NAYS: 1 (Vega)

ABSTAIN: 0

5. **SUP-06-2025 HOLIDAY INN EXPRESS AND STAYBRIDGE SUITES BY IHG (Public Hearing).** Applicant: Mosaic Commerce Center. Request: A Special Use Permit in an M-2, General Industrial District, to Allow Two (2) Hotels. Location: On North Belt Road Approximately 3,200 Feet East of the Intersection of Tropical Parkway and North Belt Road. (APN 123-28-511-003) Ward 1. (For Possible Action)

**Planner Miranda Cain** presented Items 5, 6, 7 and 8 together; however, voted on separately. The applicant requested approval for two hotel uses, each with an on-sale liquor license, and a tavern with a restricted gaming on-sale liquor license on a 3.73-acre triangular parcel. The site included a 108-room hotel, a 103-room hotel, and a 5,000 sq. ft. tavern, all sharing 222 parking spaces, meeting code requirements. Minor landscaping and building height adjustments were needed and could be addressed during permitting. The proposed developments were seen as beneficial amenities for nearby workers.

**Bob Gronauer on behalf of the applicant** stated the proposal included two hotels—Staybridge Suites and Holiday Inn Express—along with a tavern, all designed to function cohesively on the property. The location, near the Las Vegas Motor Speedway, was seen as ideal for accommodating guests during major events like race days and the Electric Daisy Carnival (EDC), reducing the need for visitors to stay elsewhere. The tavern was intended to serve both hotel guests and nearby industrial workers, offering food and alcohol like typical hotel lounges. Mr. Gronauer stated the applicant had communicated with the

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nearby Armory to ensure awareness of the project, with no major concerns raised. The development was expected to create 400–600 construction jobs and 100–200 operational jobs.

[6:52 P.M.] **Chairman Greer** opened the public hearing for public testimony.

[6:52 P.M.] **Chairman Greer** closed the public hearing for public testimony.

**Commissioner Vega** asked if **Mr. Gronauer** spoke with Nellis Air Force Base as it is always in need of hotel rooms and **Mr. Gronauer** was unsure if a discussion had taken place.

**Vice Chairwoman Guymon** asked about the landscaping plan and **Mr. Gronauer** stated there would be perimeter landscaping and some foundation landscaping against the buildings.

**Commissioner Calhoun** asked if the properties would have visibility and easy access from the freeway and **Mr. Gronauer** confirmed they would.

**Commissioner Menzies** stated she was concerned with the heat island effect of so much concrete and wanted to know if more landscaping could be added. **Mr. Gronauer** stated they would add trees where they could.

**MOTION:** ***Commissioner Villeda moved to approve SUP-06-2025 HOLIDAY INN EXPRESS AND STAYBRIDGE SUITES BY IHG subject to the conditions listed.***

**ACTION: APPROVED**

AYES: 7

NAYS: 0

ABSTAIN: 0

6. **SUP-08-2025 HOLIDAY INN EXPRESS AND STAYBRIDGE SUITES BY IHG (Public Hearing).** Applicant: Mosaic Commerce Center. Request: A Special Use Permit in an M-2, General Industrial District, to Allow a Full “On-Sale” Liquor License in Conjunction with a Proposed Hotel. Location: On North Belt Road Approximately 3,200 Feet East of the Intersection of Tropical Parkway and North Belt Road. (APN 123-28-511-003). Ward 1. (For Possible Action)

**Planner Miranda Cain** presented Items 5, 6, 7 and 8 together; however, voted on separately.

[7:00 P.M.] **Chairman Greer** opened the public hearing for public testimony.



[7:00 P.M.] **Chairman Greer** closed the public hearing for public testimony.

**MOTION:** *Commissioner Calhoun moved to approve SUP-08-2025 HOLIDAY INN EXPRESS AND STAYBRIDGE SUITES BY IHG subject to the conditions listed.*

**ACTION:** **APPROVED**

AYES: 7

NAYS: 0

ABSTAIN: 0

7. **SUP-09-2025 HOLIDAY INN EXPRESS AND STAYBRIDGE SUITES BY IHG (Public Hearing).** Applicant: Mosaic Commerce Center. Request: A Special Use Permit in a PUD, Planned Unit Development, to Allow a Full “On-Sale” Liquor License in Conjunction with a Proposed Hotel. Location: On North Belt Road Approximately 3,200 Feet East of the Intersection of Tropical Parkway and North Belt Road. (APN 123-28-511-003). Ward 1. (For Possible Action)

**Planner Miranda Cain** presented Items 5, 6, 7 and 8 together with each item voted on separately.

[7:01 P.M.] **Chairman Greer** opened the public hearing for public testimony.

[7:01 P.M.] **Chairman Greer** closed the public hearing for public testimony.

**MOTION:** *Commissioner Villeda moved to approve SUP-09-2025 HOLIDAY INN EXPRESS AND STAYBRIDGE SUITES BY IHG subject to the conditions listed.*

**ACTION:** **APPROVED**

AYES: 7

NAYS: 0

ABSTAIN: 0

8. **SUP-10-2025 HOLIDAY INN EXPRESS AND STAYBRIDGE SUITES BY IHG (Public Hearing).** Applicant: Mosaic Commerce Center. Request: A Special Use Permit in an M-2 (General Industrial District) to Allow a Restricted Gaming “On-Sale” Liquor License for a Proposed Tavern. Location: On North Belt Road Approximately 3,200 Feet East of the Intersection of Tropical Parkway and North Belt Road. (APN 123-28-511-003) Ward 1. (For Possible Action)

**Planner Miranda Cain** presented Items 5, 6, 7 and 8 together with each item voted on separately.

[7:02 P.M.] **Chairman Greer** opened the public hearing for public testimony.

[7:02 P.M.] **Chairman Greer** closed the public hearing for public testimony.

**MOTION:** *Vice Chairwoman Guymon moved to approve SUP-10-2025 HOLIDAY INN EXPRESS AND STAYBRIDGE SUITES BY IHG subject to the conditions listed.*

**ACTION:** **APPROVED**

AYES: 7

NAYS: 0

ABSTAIN: 0

9. **SUP-05-2025 LIVAWAY SUITES LAMB & DONOVAN. (Public Hearing).** Applicant: West77 Partners. Request: A Special Use Permit in an M-2, General Industrial District, to Allow a Hotel. Location: Southwest Corner of Lamb Boulevard and Donovan Way. (APN: 123-30-813-002). Ward 1. (For Possible Action)

**Planner Bryon Saylor** stated the applicant requested a Special Use Permit to allow a four-story, 126-room hotel on a site zoned M-2 General Industrial at the southwest corner of Lamb Boulevard and Donovan Way. Access to the site was provided through internal roads developed with the adjacent QuikTrip store, with multiple entry points from Lamb, Nexus Way, and Donovan. The site was buffered by a 30-foot drainage easement, the Union Pacific Railroad, and over 440 feet of distance to the nearest residential structure. The proposed hotel design featured varied rooflines and materials to avoid a boxy appearance, though exposed downspouts, which are not allowed, would need to be addressed. With 129 parking spaces provided and the surrounding area being industrial, the project was not expected to negatively affect the area.

**Chris Thompson on behalf of the applicant** stated the applicant acquired the site from QuikTrip, which had previously developed the area by grading the pad, installing utilities, building internal roads, and completing landscaping and drainage improvements. The parcel was created through a recorded commercial subdivision map and was ready for development. The proposed hotel was designed to operate independently from the adjacent gas station, with access from an internal private road and its main entrance facing Lamb Boulevard. The four-story, 126-room hotel featured a hardy board alabaster exterior with dark brown wood-style finish and dark brick veneer accents, and included amenities like a fitness and laundry room. The developer expressed interest in collaborating with Nellis Air Force Base to accommodate military personnel on temporary duty.

[7:08 P.M.] **Chairman Greer** opened the public hearing for public testimony.

[7:08 P.M.] **Chairman Greer** closed the public hearing for public testimony.

**Commissioner Menzies** asked if there would be a pathway between the hotel and the QuikTrip because there was a lot of traffic congestion in the area.

**Commissioner Villeda** asked if an egress could be located in another area and **Mr. Thompson** said that would be a question for the traffic engineer. She asked about the color scheme of the hotel, as well as inquired as to whether there would be a swimming pool, and the number of jobs. **Mr. Thompson** said there was no pool and would bring about 30-40 construction jobs and similar revenue as the Hilton TRU that was discussed earlier.

**Commissioner Zeiler** stated with so many hotels on the agenda this type of project was needed.

**Commissioner Guymon** asked about the landscaping plan presented and **Mr. Thompson** stated what was presented was a conceptual plan.

**Commissioner Vega** stated he like the development and appreciated that **Mr. Thompson** had already made contact with Nellis Air Force Base.

**MOTION:** *Commissioner Villeda moved to approve SUP-05-2025 LIVAWAY SUITES LAMB & DONOVAN subject to the conditions listed.*

**ACTION:** **APPROVED**

AYES: 7

NAYS: 0

ABSTAIN: 0

10. **T-MAP-14-2024 VTS VILLAGE 2 PARCEL 2.07.** Applicant: KB Home. Request: A Tentative Map in an R-1 PCD, Medium Low Density Residential Planned Community District, to Allow a 123-Lot, Single-Family Residential Subdivision. Location: Southwest Corner of North 5th Street and Sandstone Ranch Parkway. (A Portion of APNs 124-15-511-001, 124-15-611-001, and 124-15-611-003). Ward 4. (For Possible Action)

**Mr. Saylor** stated the applicant requested approval to allow a 123-lot single-family residential subdivision on approximately 23.13 acres. The development had a density of 5.31 dwelling units per acre and complied with the Master Plan designation for a planned community. All lots met the minimum 5,000 square foot requirement and provided at least 600 square feet of private open space, eliminating the need for common open space. Internal streets were planned as 47-foot-wide private roads with sidewalks on both sides. The proposal also incorporated required varying front setbacks to align with Villages at Tule Springs development standards, ensuring consistency with the planned community design.

**Mr. Gronauer on behalf of the applicant** stated the proposed 123-lot development on approximately 23 acres was planned at a density of 5.31 dwelling units per acre, in

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compliance with the development agreement and design guidelines for parks, trails, and open space. Home prices were expected to range from \$435,000 to \$550,000, with home sizes varying between 1,550 and over 3,000 square feet. The development featured a mix of two-story homes and larger models up to 3,066 square feet.

**MOTION:** *Commissioner Calhoun moved to approve T-MAP-14-2024 VTS VILLAGE 2 PARCEL 2.07 subject to the conditions listed.*

**ACTION:** **APPROVED**

AYES: 7

NAYS: 0

ABSTAIN: 0

11. **T-MAP-15-2024 VTS VILLAGE 2 PARCEL 2.09/2.10.** Applicant: KB Home. Request: A Tentative Map in an R-CL PCD, Medium Density Residential Planned Community District, to Allow a 178-Lot, Single-Family Residential Subdivision. Location: East of North 5th Street Approximately 1,500 Feet North of the Intersection of Clark County 215 and North 5th Street. (A Portion of APN 124-14-211-002). Ward 4. (For Possible Action)

**Mr. Saylor** stated applicant requested approval for an R-CL PCD Medium Density Residential Planned Community District to develop a 178-lot single-family residential subdivision on approximately 21.33 acres, with a density of 8.34 dwelling units per acre. The lot sizes ranged from 2,695 to 5,543 square feet, with most lots measuring 35 feet in width and between 74 to 98 feet in depth. Internal streets were 47 feet wide with sidewalks on both sides, except for one alley-loaded street at 28 feet wide with no sidewalks. A total of 11,400 square feet of usable public open space was required, with amenities and minimum dimensions needed to meet standards. The project complied with the Villages at Tule Springs development standards and was considered consistent with the surrounding neighborhood and land use plan.

**Mr. Gronauer on behalf of the applicant** stated the proposed homes on these parcels will range from \$400,000 to \$480,000, with floor plans between 1,572 and 2,069 square feet on 25-foot wide lots. Several designs were already available, with more still under development. The site was designed with surrounding green space, trails, and ingress/egress aligned with the adjacent master-planned community to the north.

**Commissioner Zeiler** stated she appreciated the design for providing a feeder street for the properties.

**MOTION:** *Commissioner Villeda moved to approve T-MAP-15-2024 VTS VILLAGE 2 PARCEL 2.09/2.10 subject to the conditions listed.*

**ACTION: APPROVED**

AYES: 7

NAYS: 0

ABSTAIN: 0

12. **T-MAP-16-2024 VTS VILLAGE 2 PARCEL 2.11.** Applicant: KB Home. Request: A Tentative Map in an R-CL PCD, Medium Density Residential Planned Community District, to Allow a 77-Lot, Single-Family Residential Subdivision. Location: East of North 5th Street Approximately 1,800 Feet North of the Intersection of Clark County 215 and North 5th Street. (A Portion of APN 124-14-211-002). Ward 4. (For Possible Action)

**Mr. Saylor** stated the applicant requested approval of zoning to allow a 77-lot single-family residential subdivision on a 9.5-acre site with a density of eight (8) units per acre. The lots ranged from 3,430 to 7,413 square feet and met all size and private open space requirements. The subdivision featured 47-foot-wide private streets with sidewalks and included cul-de-sacs across four streets. Varying front setbacks were incorporated on specific lots to meet development standards. The proposed map aligned with the Villages at Tule Springs Master Plan and was compatible with surrounding uses.

**Mr. Gronauer on behalf of the applicant** stated proposed product line was similar to the previously approved parcels, with homes ranging from 1,500 to 3,000 square feet and priced between \$400,000 and \$480,000. The product was still being designed to meet development standards and design guidelines, and was intended to complement nearby residential developments.

**Vice Chairwoman Guymon** asked how the developer decides the size of the houses and which lot is designated for a particular house. **Mr. Gronauer** stated it depends on the land plan and the type of zoning district, as well as adding variety to each master planned community. **Vice Chairwoman Guymon** asked if there would be a master association for the entire Tule Springs Master Planned Community. **Mr. Gronauer** stated there could be three levels of master associations for this development.

**Commissioner Menzies** asked how the development would maintain consistency with the demands of the Tule Springs Fossil Beds National Monument. **Mr. Gronauer** stated there was a three-party agreement made some seven to eight years ago with the National Park Service and the City of North Las Vegas, requiring them to construct the Tufa Trail in phases according to standards developed in coordination with the city, the Park Service, and the Protectors of Tule Springs.

**MOTION:** *Commissioner Menzies moved to approve T-MAP-16-2024 VTS VILLAGE 2 PARCEL 2.11 subject to the conditions listed.*

**ACTION:** **APPROVED**

AYES: 7

NAYS: 0

ABSTAIN: 0

13. **T-MAP-17-2024 VTS VILLAGE 2 PARCEL 2.15/2.16.** Applicant: KB Home. Request: A Tentative Map in an R-2 PCD, Medium-High Density Residential Planned Community District, to Allow a 403-Lot, Single-Family Residential Subdivision. Location: Approximately 1,200 Feet East of the Southeast Corner of North 5th Street and Sandstone Ranch Parkway. (A Portion of APN 124-14-211-002). Ward 4. (For Possible Action)

**Mr. Saylor** stated the applicant requested approval to allow a 403-lot single-family residential subdivision on approximately 35.32 acres, with a density of 11.41 dwelling units per acre. The lot sizes ranged from 1,408 to 4,184 square feet, with typical dimensions of 22 to 35 feet wide and 61 to 74 feet deep. The design included 28-foot-wide private streets with no sidewalks for alley-loaded homes and provided nearly 128,000 square feet of common open space, exceeding the required 120,900 square feet. The development met varying front setback requirements for specific lots and aligned with the Master Plan Community Land Use Designation.

**Mr. Gronauer on behalf of the applicant** proposed two different product lines for the development, including a townhome product and a single-family "green court" product. Townhomes, arranged in four-plex configurations, ranged from just over 1,300 to over 1,600 square feet and were priced between \$340,000 and \$385,000. The single-family homes ranged from 1,500 to 2,000 square feet, with prices from \$380,000 to \$420,000, offering various floor plans to appeal to different customer segments. These parcels also have open space and parking.

**Vice Chairwoman Guymon** reconfirmed the townhomes would be two story with two-car garages each.

**Commissioner Villeda** asked of the 403 units expected how many would be townhomes and how many would be single-family and **Mr. Gronauer** was unsure of the ratio. **Commissioner Villeda** also asked how many jobs the project would support and **Mr. Gronauer** estimated in the thousands for construction.

**MOTION:** *Commissioner Menzies moved to approve T-MAP-17-2024 VTS VILLAGE 2 PARCEL 2.15/2.16 subject to the conditions listed.*

**ACTION:** **APPROVED**

AYES: 7

NAYS: 0

ABSTAIN: 0

14. **SUP-03-2025 NORTHERN STAR. (Public Hearing).** Applicant: Mea 168 LLC.  
Request: A Special Use Permit in a PUD, Planned Unit Development District, to Allow a Massage Establishment. Location: 5725 Losee Road Suite 115. (APN 124-26-816-003) Ward 2. (For Possible Action)

**Ms. Dotson** stated the proposed massage establishment was located within the existing Losee Plaza complex, which was zoned PUD and designated as Neighborhood Commercial. The site, built in 2008 with three restaurants and additional retail, had 60 parking spaces and shared parking, with the massage establishment requiring only four spaces. It complied with existing zoning and design standards and is not expected to negatively affect parking, surrounding uses, or the community.

**Mr. Gronauer on behalf of the applicant** stated the proposed operating hours were from 9 a.m. to 9 p.m. and the applicant intended to work with the property owner to clean up the commercial center as part of their lease. Improvements included restoring deteriorated foundation landscaping and addressing general site cleanliness. The applicant expressed enthusiasm about revitalizing the space and opening soon to enhance the overall appearance of the center.

[7:54 P.M.] **Chairman Greer** opened the public hearing for public testimony.

[7:54 P.M.] **Chairman Greer** closed the public hearing for public testimony.

**Commissioner Vega** confirmed the applicant was leasing the space.

**MOTION:** *Commissioner Villeda moved to approve SUP-03-2025 NORTHERN STAR subject to the conditions listed.*

**ACTION:** **APPROVED**

AYES: 7

NAYS: 0

ABSTAIN: 0

15. **FDP-17-2024 CENTENNIAL LOSEE.** Applicant: Greystone Nevada, LLC. Request: A Final Development Plan in a PUD, Planned Unit Development District, to Develop a 288-Unit, Multi-Family Subdivision. Location: Northwest Corner of Losee Road and Azure Avenue. (APNs 124-26-501-019 and 124-26-501-020). Ward 2. (For Possible Action)

**Ms. Dotson** stated the applicant requested approval to build 288 multi-family units at a density of 16.03 dwelling units per acre. The site, split by a flood channel, was located at the northwest corner of Losee Road and Azure Avenue and designated for multifamily use. The Planning Commission had reviewed and approved the site's Tentative Map and rezoning earlier in 2025, with the City Council finalizing the rezoning on March 19, 2025. An amendment to the Comprehensive Plan was approved in early 2025 to reflect the multi-family designation. The Final Development Plan complied with all landscaping, open space, parking, and architectural requirements and was deemed compatible with the surrounding neighborhood.

**Mr. Gronauer on behalf of the applicant** stated the Planning Commission was familiar with the site and proposed plan. The only additional details to share were the price points, which were between \$370,000 and \$475,000.

**Commissioner Zeiler** stated she appreciated the shaded tot lot, allowing the community to utilize the amenity throughout the year.

**MOTION:** *Commission Villeda moved to approve T FDP-17-2024 CENTENNIAL LOSEE subject to the conditions listed.*

**ACTION: APPROVED**

AYES: 7

NAYS: 0

ABSTAIN: 0

16. **SUP-04-2025 CONTAINURPOOLS, INC. & CONTAINUR MANUFACTURING, TWO, LLC (Public Hearing).** Applicant: ContainurPools Inc. & Containur Manufacturing, Two, LLC. Request: A Special Use Permit in an M-2, General Industrial District, to Allow Outdoor Manufacturing and Production (Portable Swimming Pools). Location: 1015 Sharp Circle. (APN 139-11-413-018). Ward 2. (For Possible Action)

**Mr. Saylor** stated the applicant requested approval to allow outdoor manufacturing of portable swimming pools on a 0.66-acre site at 1015 Sharp Circle, zoned M2 General Industrial. The proposed activities, including welding, painting, and coating, were to be conducted outside the main building and deemed compatible with the surrounding heavy industrial uses. The site was already in use for manufacturing, but several designated



parking spaces were being used for storage rather than vehicle parking, which required correction. Outdoor manufacturing and storage on the site required proper screening, and the existing chain link fence with slats was not permitted. A new decorative wall and opaque gates were required to comply with screening regulations and minimize visual impact from the right-of-way.

**Matt Walton as the applicant** stated he was the owner of Containur Pools and Containur Manufacturing Two, where he manufactured pools from shipping containers, which were shipped nationwide. The pools were tested on-site with water to ensure there were no leaks, without using chemicals. Steel safety training centers for fire departments were manufactured there. The business operated as a second chance employer, working with incarcerated individuals from Casa Grande Transitional Housing to provide them with skills, structure, and spiritual support. The goal was to rehabilitate individuals by teaching them to be productive citizens while contributing to a growing, meaningful business.

**Commissioner Vega** commended **Mr. Walton** for his rehabilitation efforts. He also asked if there was appropriate screening outside when the containers were painted and **Mr. Walton** said he uses an OSHA approved spray booth outside.

**Vice Chairwoman Guymon** also commended **Mr. Walton** for his rehabilitation efforts. She asked what happens with the water used to test the containers for leaks. **Mr. Walton** stated there was drainage on site where the water was poured, and he used city water. He also confirmed all employees are provided with OSHA approved equipment.

**Chairman Greer** asked what the dimensions of the pools were and **Mr. Walton** stated they were 8 ft. x 20 ft. and they could go above, in-ground, or partially in-ground. The average selling price was \$49,364.

**Commissioner Calhoun** asked of the location from where the shipping containers originated. **Mr. Walton** said he gets them from the Port of Long Beach in California. He also asked if the pools were tested for chemicals and **Mr. Walton** clarified that a fiberglass pool is fitted inside the shipping container, so no large amounts of water come in contact with the containers.

**Commissioner Villeda** praised **Mr. Walton** for his rehabilitation work. She asked if there was a way to recycle the water used during testing. **Mr. Eastman** clarified that from a City standpoint and a water use standpoint, the water usage does not count as consumed since the fresh water was pulled from Lake Mead, then the used water was dumped back into the sewer system where it would receive recycled and put back into the lake.

**Commissioner Menzies** also praised **Mr. Walton** for his rehabilitation work. She asked if the water could be recycled and supported finding ways to reuse the water. She also asked about the alternate fencing staff requested. **Mr. Walton** stated he had no issue with the fencing; however, he was renting the space and saw a possible challenge with his landlord.

**Commissioner Zeller** echoed the sentiments of the Commission on **Mr. Walton's** rehabilitation program. She expressed concern that storing water on-site could disrupt the chemical balance and recommended working closely with the water reclamation team, noting that while returning the water seemed acceptable, the user would still be responsible for the cost of each refill.

[8:06 P.M.] **Chairman Greer** opened the public hearing for public testimony.

**Ms. Rodgers** stated the City received one comment card in support.

[8:06 P.M.] **Chairman Greer** closed the public hearing for public testimony.

**MOTION:** *Commissioner Menzies moved to approve SUP-04-2025 CONTAINURPOOLS, INC. & CONTAINUR MANUFACTURING, TWO, LLC subject to the conditions listed.*

**ACTION: APPROVED**

AYES: 7

NAYS: 0

ABSTAIN: 0

17. **T-MAP-03-2025 APEX CORNERS.** Applicant: MMB Apex Corners LLC. Request: A Tentative Map in an M-2, General Industrial District, to Allow a One-Lot Commercial Subdivision. Location: Approximately 300 Feet From the Southeast Corner of Interstate 15 and Las Vegas Boulevard North. (A Portion of APN 122-09-401-001). Ward 1. (For Possible Action)

**ACTION: CONTINUED TO MAY 14, 2025**

18. **VN-01-2025 APEX RIDGE (Public Hearing).** Applicant: EBS Realty Partners LLC. Request: A Variance in an M-2, General Industrial District, to Allow a Retaining Wall Height of 20 Feet Where a Maximum Height of 12 Feet is Allowed. Location: 9150 North Terryl B. Adams Street. (APN 122-06-010-007). Ward 1. (For Possible Action)

**Mr. Saylor** stated the applicant was requesting approval to construct a single 20-foot retaining wall, exceeding the 12-foot maximum allowed in the M-2 General Industrial District within the Apex Industrial Overlay District. The variance was sought due to the site's steep, mountainous terrain, with over 40 feet of grade difference from north to south. A tiered wall design was typically required, but the applicant proposed a single wall to accommodate the site's unique topography.

**Treasea Wolf on behalf of the applicant** stated the site, located in Miner's Mesa and Apex northeast of the Kroger distribution facility, required significant blasting to level the land and

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create a detention basin due to its mountainous terrain. The steep grade, with a 100-foot drop from the pad site necessitated relocating the maintenance access road to the east side and designing steep slopes for drainage access. Because tiered retaining walls would result in even steeper slopes, the applicant proposed a single 20-foot wall at the northeast corner, which was surrounded by mountains and not visible from public roads. The site was isolated within an industrial area with no nearby homes, and visibility was further blocked by the Vantage North project, minimizing any potential visual impact.

[8:23 P.M.] **Chairman Greer** opened the public hearing for public testimony.

**Ms. Rodgers** stated the City received one comment card in support.

[8:23 P.M.] **Chairman Greer** closed the public hearing for public testimony.

**MOTION:** *Commissioner Villeda moved to approve VN-01-2025 APEX RIDGE subject to the conditions listed.*

**ACTION: APPROVED**

AYES: 7

NAYS: 0

ABSTAIN: 0

**19. SUP-59-2024 WALMART GRAB N GO WITH FUEL PUMPS (Public Hearing).**

Applicant: Wal-Mart Real Estate Business Trust. Request: A Special Use Permit in a C-2, General Commercial District, to Allow a Convenience Food Store with Gas Pumps. Location: 3950 West Lake Mead Boulevard. (APN 139-19-510-001) Ward 2. (For Possible Action) (Continued from January 8, 2025, February 12, 2025, and March 12, 2025)

**Mr. Saylor** stated the applicant requested approval to establish a convenience food store with gas pumps within an existing commercial shopping center, on a 23.33-acre site along Lake Mead Boulevard, east of Rancho Drive. The property was zoned C-2 General Commercial with a community commercial land use designation. The applicant worked closely with staff, accommodating all recommended design changes, including landscaping and building elevations. A minor issue remained with the fuel canopy design, which staff planned to resolve during the building permit process. Overall, the revised layout aligned well with the existing Walmart and retail buildings, enhancing the shopping center's visual cohesion and meeting development standards.

**Mike Naslund on behalf of the applicant** stated the proposed fuel station was planned for a currently undeveloped, minimally landscaped pad just west of the existing Walmart Supercenter, south of the airport. Walmart worked closely with the city to revise the original design, repositioning the canopy away from the street and aligning the service building's appearance with adjacent retailers and the Supercenter. The design included upgraded

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elevations, enhanced architectural features, and a matching veneer on the canopy columns to ensure visual cohesion with the existing development. The plan included 10 fuel pumps, 15 parking spaces (exceeding the required nine), and utilized existing stubbed utilities, with minimal need for new infrastructure.

[8:30 P.M.] **Chairman Greer** opened the public hearing for public testimony.

[8:30 P.M.] **Chairman Greer** closed the public hearing for public testimony.

**Commissioner Vega** asked the hours of the gas station and **Mr. Naslund** stated it would be open 24 hours.

**Commissioner Zeiler** asked if the site of the gas station was abutting the Agora project and **Mr. Saylor** stated the Walmart was abutting the Agora project, but this gas station was not.

**MOTION:** *Vice Chairwoman Guymon moved to approve SUP-59-2024 WALMART GRAB N GO WITH FUEL PUMPS subject to the conditions listed.*

**ACTION:** **APPROVE**  
**AYES:** 7  
**NAYS:** 0  
**ABSTAIN:** 0

#### **STAFF COMMENTS**

**Director of Land Development Alfredo Melesio** stated the Commission approved 459 hotel rooms during this meeting. He wanted to remind the Commission that hotels were still a goal for Urban Plan on the May 5, 2025 meeting. He recently attended the North Las Vegas Business Council Meeting that brought together local businesses to discuss the city's growth and recent news coverage. He also encouraged Commissioners to participate in planning the Tule Springs East development by completing the online survey, which had already received over a thousand community responses.

#### **COMMISSION COMMENTS**

**Commissioner Menzies** stated that she had the opportunity to meet with some high school students and shared the survey. She said they were very excited about the future of North Las Vegas.

**Commissioner Villeda** expressed her excitement with the growth of the City and she tallied 459 hotel rooms, 1,069 new homes, and over 3,000 new jobs.

### **PUBLIC FORUM**

**Chairman Greer** opened the meeting to receive public comment. No comments received.

### **ADJOURNMENT**

**Chairman Greer** adjourned the meeting at 8:37 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 April 9, 2025. I further certify that a quorum was present.

\_\_\_\_\_  
Jackie Rodgers, City Clerk