



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

**SUMMARY MINUTES**

March 12, 2025  
5:30 PM, 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 into 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

## **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 Miranda Cain  
City Clerk Jackie Rodgers  
Chief Deputy City Clerk Cherry Lawson  
Deputy City Clerk Kimberly Schooley

## **PLEDGE OF ALLEGIANCE**

Led by **Member Calhoun**

## **PUBLIC FORUM**

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

## **AGENDA**

1. Planning Commission Regular Meeting Agenda of March 12, 2025. (For Possible Action; Recommendation – Approve)

**Planning and Zoning Manager Robert Eastman** stated Item 10 would be continued to the April 9, 2025 Planning Commission Regular Meeting at the request of the applicant.

**MOTION:** *Commissioner Calhoun moved to approve the March 12, 2025 Agenda as amended with Item 10 being continued to the April 9, 2025 Planning Commission Regular Meeting.*

**ACTION: APPROVED WITH AMENDMENTS**

**AYES:** 6

**NAYS:** 0

**ABSTAIN:** 1 (Guymon)

## **CONSENT AGENDA**

2. Planning Commission Regular Meeting Minutes of February 12, 2025. (For Possible Action; Recommendation – Approve)

**MOTION:** *Commissioner Zeiler moved to approve the Consent Agenda as presented.*

**ACTION: APPROVED**

AYES: 7

NAYS: 0

ABSTAIN: 0

## **BUSINESS**

3. **SUP-40-2022 STATION CASINO (Public Hearing).** Applicant: NP Tule Springs LLC. Request: An Extension of Time for a Special Use Permit in a C/RC PCD, Commercial / Resort Casino Planned Community District, to Allow a Hotel and Casino. Location: Northwest corner of Clark County 215 and Losee Road. (APNs 124-14-810-003 through 124-14-810-005 and 124-23-510-001) Ward 4. (For Possible Action)

**Mr. Eastman** stated the requestor has asked for a four-year extension of time on a previously approved Special Use Permit for a casino, which was approved in September 2022. Under the current code an extension of time could only be allowed for two years, and any casino application or extension of time for the casino would be recommended by the Planning Commission and move forward for final action at City Council. This casino will be within the Villages at Tule Springs, which has a frozen code. The previous version of the zoning ordinance did not require Casino Use Permits to go to City Council, and also allowed additional discretion by the Planning Commission to grant extensions of time.

The purpose of the extension request was to allow the infrastructure and housing in the in the vicinity to come to the site. The Development Agreement stated the Master Developer was responsible for extending the utilities to the casino site and the Master Developer put that responsibility on the neighborhood home builder. The expected timeline for the infrastructure and housing to reach the casino is 2028.

**Rebecca Miltenberger with Brownstein Hyatt on behalf of the applicant** stated the applicant obtained entitlements for the development of that site in November of 2022 and had been working with the Master Developer since that time. She stated there were no modifications to the site plan or development that was approved in 2022.

5:39 PM **Chairman Greer** opened the public hearing for public testimony.

**Ms. Rodgers** stated the City received three comment cards in support and four comment cards in opposition. One comment card in support was received during the meeting and one comment card in support was received after the meeting. No further testimony provided.

5:40 PM **Chairman Greer** closed the public hearing for public testimony.

**Commissioner Zeiler** stated she understood the importance of the Aliante Casino Hotel Spa to the community in the Aliante area and looks forward to this Station Casino providing a similar amenity for the residents in Tule Springs area.

**MOTION:** *Commissioner Zeiler moved to approve SUP-40-2022 STATION CASINO subject to the conditions listed.*

**ACTION: APPROVED**

AYES: 7

NAYS: 0

ABSTAIN: 0

4. **AMP-01-2025 N. 5th and HAMMER (Public Hearing).** Applicant: D.R. Horton Inc. Request: An Amendment to the Comprehensive Master Plan to Change the Land Use Designation from Ranch Estates and Mixed-Use Neighborhood to Single-Family Medium. Location: Northwest Corner of Hammer Lane and Donna Street. (APN 124-35-104-001 through 124-35-104-005). Ward 4. (For Possible Action)

**Planner Miranda Cain** stated Items 4, 5, and 6 would be presented together and voted on separately.

**Ms. Cain** stated the applicant was requesting consideration to amend the Comprehensive Master Plan for the subject site from Ranch Estates to Single-Family Medium. The site was previously within unincorporated Clark County and was recently annexed into the City with a zoning of R-E Ranch Estates District and a Land Use Designation of Ranch Estates.

**Lexa Green on behalf of the applicant** stated the development would have homes fronting east onto Donna Street and south onto Hammer Lane. Access to the remaining homes would be from two drives which will cul-de-sac from the west on Hope Street, with detached sidewalks around the perimeter and full landscaping in the front yards of the homes fronting onto Hammer Lane and Donna Street. Homes would be two-story with standard two-car garages, full 20-foot driveways and would be between 2,400 and 2,900 square feet.

5:47 PM **Chairman Greer** opened the public hearing for public testimony.

**Theresa Bray, 5313 Manor Stone St, North Las Vegas**, spoke in opposition to the development. She felt the lots were too small and the proposed homes along Donna Street and Hammer Lane would be severely impacted by the traffic lined up every Monday through Friday for Freedom Classical Academy.

**Ms. Rodgers** stated the City received one comment card in opposition. One comment card in opposition was received during the meeting.

5:52 PM **Chairman Greer** closed the public hearing for public testimony.

**Ms. Green** stated the project site was currently a used as outdoor storage while the other sites in the area were already developed out. She stated the applicant is aware of the traffic concerns, which is why many of the driveways provide access onto Hope Street.

**Commissioner Zeiler** asked if the applicant had communicated with Freedom Classical Academy regarding the traffic and **Ms. Green** stated no contact had happened to her knowledge. **Commissioner Zeiler** suggested speed bumps or a traffic study. **Director of Land Development Alfredo Melesio** stated speed bumps were not permitted on public streets and that a traffic study would be completed.

**Commissioner Menzies** asked for an explanation about the sidewalks and trails and **Ms. Green** confirmed connectivity from Donna Street would be through gates within the open space areas. There would be sidewalks on both sides of the internal streets and detached sidewalks going around the perimeters of the development.

**Commissioner Villeda** asked when the conversation about designating a school zone would take place. **City Traffic Engineer Tim Reesman** stated the school zone should already exist on the perimeter roads, but those locations could be verified as part of the traffic study.

**MOTION:** ***Commissioner Menzies moved to recommend approval AMP-01-2025 N. 5th and HAMMER; Forward to City Council for Final Consideration.***

**ACTION: RECOMMEND APPROVAL**

AYES: 7

NAYS: 0

ABSTAIN: 0

5. **ZN-02-2025 N. 5th and HAMMER (Public Hearing).** Applicant: D.R. Horton Inc. Request: A Property Reclassification of 8.16 Acres from R-E, Ranch Estates District to an R-CL, Single-Family Compact Lot Residential District. Location: Northwest Corner of Hammer Lane and Donna Street. (APN 124-35-104-001 through 124-35-104-005). Ward 4. (For Possible Action)

**Planner Miranda Cain** stated Items 4, 5, and 6 would be presented together and voted on separately.

**Ms. Cain** stated the subject site was comprised of five parcels totaling approximately 8.16 net acres. The applicant was proposing to develop a 67-lot single-family residential subdivision. The proposed land use was compatible with the surrounding area, acting as a transition area between the denser mixed-use neighborhood the west and north, and the less dense single family, low and single-family medium land uses to the south and east. The proposed development would have lots that were a minimum of 3,864 square feet, which was comparable with the existing neighborhoods.

5:47 PM **Chairman Greer** opened the public hearing for public testimony.

**Ms. Rodgers** stated the City received one comment card in opposition. No testimony provided.

5:52 PM **Chairman Greer** closed the public hearing for public testimony.

**MOTION:** *Commissioner Calhoun moved to recommend approval ZN-02-2025 N. 5th and HAMMER; Forward to City Council for Final Consideration.*

**ACTION: RECOMMEND APPROVAL**

AYES: 7

NAYS: 0

ABSTAIN: 0

6. **T-MAP-02-2025 N. 5th and HAMMER.** Applicant: D.R. Horton Inc. Request: A Tentative Map in an R-E, Ranch Estates District (Proposed Property Reclassification to an R-CL, Single-Family Compact Lot Residential District), to Allow a 67-Lot, Single-Family Residential Subdivision. Location: Northwest Corner of Hammer Lane and Donna Street. (APN 124-35-104-001 through 124-35-104-005). Ward 4. (For Possible Action)

**Planner Miranda Cain** stated Items 4, 5, and 6 would be presented together and voted on separately.

**Ms. Cain** stated the proposed Tentative Map contained 67 lots ranging from 3,864 square feet to 5,309 square feet and included 22,129 square feet of common open space, provided in one centralized park. The landscaping plans provided show a large artificial turf area, a shade structure, benches, picnic tables, pet waste stations and trash receptacles as amenities located in the centralized park. It also had two pedestrian access points, but no sidewalk or trail, which would need to be added.

**Ms. Cain** stated staff recommends approval of the Tentative Map subject to conditions, with an amendment to condition 11, which now required 30 feet of right-of-way to be dedicated on all four perimeter streets.

**MOTION:** *Commissioner Guymon moved to approve T-MAP-02-2025 N. 5th and HAMMER subject to the conditions listed.*

**ACTION: APPROVED**

AYES: 7

NAYS: 0

ABSTAIN: 0

7. **ZN-01-2025 FORT SUMTER and BROOKS (Public Hearing).** Applicant: Robert R. Black. Request: A Property Reclassification from a C-1, Neighborhood Commercial District, to an M-1, Business Park Industrial District. Location: Northwest Corner of Fort Sumter Drive and Brooks Avenue. (APN 139-14-103-001). Ward 1. (For Possible Action)

**Ms. Cain** stated the applicant was requesting consideration to rezone one parcel from a C-1 Neighborhood Commercial District to an M-1 Business Park Industrial District. The parcel was approximately 0.98 acres and was located at the northwest corner of Fort Sumter Drive and Brooks Avenue. The current land use designation for the site was Downtown Area of Influence. Adjacent to the site was an existing City of North Las Vegas industrial storage facility. The proposed use of the site would be a storage yard for small trailers and vehicles associated with site security, surveillance and lighting, and would be open Monday through Friday, 8 am to 5 pm. A reclassification to M-1 Business Park Industrial District was consistent with the existing land use designation of downtown Area of Influence.

**Randy Black of Bermuda Palms Management as the applicant** stated after purchasing the parcel, he spoke with the neighbors who confirmed the lot had many issues with trash, illegal dumping, etc. **Mr. Black** owns a business that could easily utilize the oddly shaped lot and was willing to work with the neighbors to ensure their needs were met with developing the parcel.

6:07 PM **Chairman Greer** opened the public hearing for public testimony.

**Ms. Rodgers** stated the City received one comment card in opposition. No testimony provided.

6:07 PM **Chairman Greer** closed the public hearing for public testimony.

**Commissioner Guymon** asked the height of the wall being installed between this property and the neighbor's properties and **Mr. Black** stated he intended to remove the old wall and replace it with a new wall between six (6) and eight (8) feet that benefits all of the neighbors.

**Commissioner Menzies** asked what the lumens were on the solar powered security lights and **Mr. Black** stated this site would use infrared for security purposes. **Commissioner Menzies** also asked what **Mr. Black** intends to do about the trash in the drainage and he stated he would keep clean whatever was within his property boundary. **Commissioner Menzies** recommended the higher wall so that in the future if the parcel was sold or used for another purpose, the nearby residents would be protected.

**MOTION:** *Commissioner Menzies moved to recommend approval ZN-01-2025 FORT SUMTER and BROOKS; Forward to City Council for Final Consideration.*

**ACTION:** RECOMMEND APPROVAL

AYES: 7

NAYS: 0

ABSTAIN: 0

8. **SUP-02-2025 KOINONIA CHRISTIAN CHURCH (Public Hearing).** Applicant: Koinonia Christian Church. Request: A Special Use Permit in a C-1, Neighborhood Commercial District, to Allow a Religious Institution (Church). Location: 4375 North Pecos Road, Suite 105. (APN 140-06-318-001). Ward 1. (For Possible Action)

**Principal Planner Sharianne Dotson** stated this item was for a Special Use Permit for a religious institution within an existing Commercial Industrial Center. The applicant had been operating a church at this location for approximately ten years with a small congregation of about 15-25 individuals. Submitted building elevations revealed two signs, one on the east and one on the west, and it was determined the signs were not permitted, so the applicant would be required to go through the building permit process and permit those two signs. One tree would need to be replaced in the parking lot.

**Pastor Pedro Garcia, Iglesia Koinonia**, as the applicant stated his intention was to stay at that location in order to do the work as a church and as a pastor and he asked the Commission to consider letting him stay there. He stated he would try to get permits for the signs.

6:22 PM **Chairman Greer** opened the public hearing for public testimony.

6:22 PM **Chairman Greer** closed the public hearing for public testimony. No  
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testimony provided.

**Commissioner Villeda** asked **Mr. Garcia** if he agrees to the conditions staff required and he agreed to them. **Vice Chairwoman Guymon** stated she appreciated that **Mr. Garcia** was willing to work with the City regardless of the size of the Church. **Mr. Garcia** stated excessive financial considerations would be the only reason he could not meet the conditions.

**Commissioner Villeda** asked who was responsible for replacing the missing tree from the parking lot and **Mr. Garcia** stated it was the property owner's responsibility. **Ms. Dotson** stated the City would work with them on a timeline.

**Commissioner Zeiler** stated the City decided to step in now after the Church had been in place for 10 years because it wanted to protect certain types of businesses from being established near the Church.

**MOTION:** *Commissioner Villeda moved to approve SUP-02-2025 KOINONIA CHRISTIAN CHURCH subject to the conditions listed.*

**ACTION: APPROVED**

AYES: 7

NAYS: 0

ABSTAIN: 0

9. **T-MAP-24-2024 CENTENNIAL LOSEE.** Applicant: Greystone Nevada, LLC. Request: A Tentative Map in a PUD, Planned Unit Development District, (Proposed Property Reclassification to a New PUD, Planned Unit Development District), to Allow 288 Multi-Family Dwelling Units. 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 was requesting a Tentative Map in a proposed new PUD Planned Unit Development District to allow 288 multi-family dwelling units with an overall density of 16.03 dwelling units per acre. The subject site consisted of two parcels separated by a flood channel, where one parcel was approximately 7.24 acres and the second parcel was approximately 10.72 acres. The west parcel would contain 96 condominium units situated within 48 duplex buildings that were three stories in height, with two car attached garages. The east parcel would contain 192 condominium units situated within 22 eightplex buildings, and four fourplex buildings that were also three stories in height, with attached two car garages per unit.

**Lexa Green** on behalf of the applicant stated she presented this development project to the Commission in February 2025. She reiterated that some open space was removed to allow for an additional six (6) parking spaces on the western side, but everything else about the development was the same.

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**Commissioner Villeda** confirmed the properties would be for sale and the price point would be between \$370,000 and \$475,000.

**MOTION:** *Commissioner Guymon moved to approve T-MAP-24-2024 CENTENNIAL LOSEE subject to the conditions listed.*

**ACTION: APPROVED**

AYES: 7

NAYS: 0

ABSTAIN: 0

10. **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 and February 12, 2025)*

**ACTION: CONTINUED TO APRIL 9, 2025**

#### **STAFF COMMENTS**

**Mr. Melesio** stated the Village of Tule Springs East was in the advanced planning process stage. The development would include the job creation zone, the UNLV land, and the area slightly north of the Village of Tule Springs. The City was looking to develop a larger plan for the community and in two weeks to one month a survey would be released asking the community what vision they had for the community. The survey would be in English and Spanish.

#### **COMMISSION COMMENTS**

**Commissioner Zeiler** stated she was looking forward to the State of the City Address.

**Commissioner Villeda** thanked **Mr. Melesio** for providing direction when she had questions regarding the City.

#### **PUBLIC FORUM**

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

## **ADJOURNMENT**

**Chairman Greer** adjourned the meeting at 6:40 P.M.

## **CERTIFICATION**

I certify that the foregoing are true and correct minutes of the City of North Las Vegas Planning Commission Regular Meeting held on March 12, 2025. I further certify that a quorum was present.

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