



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

October 9, 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 welcome 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 J.D Calhoun
Vice Chairman Al Greer
Commissioner Marisa Guymon
Commissioner Lamont Riley
Commissioner Esmeralda Villeda
Commissioner Ida Zeiler
Commissioner Stephanie Menzies

STAFF PRESENT

Senior Deputy City Attorney Chris Craft
Director of Land Development & Community Services Alfredo Melesio
Planning and Zoning Manager Robert Eastman
Principal Planner Sharianne Dotson
Planner Bryan Saylor
City Clerk Jackie Rodgers
Deputy City Clerk Lead Daisy Rivera
Deputy City Clerk Kimberly Schooley

PLEDGE OF ALLEGIANCE

Led by **Commissioner Riley**

PUBLIC FORUM

Chairman Calhoun opened the meeting to receive public comment, and the following persons provided comments to the Commission.

Tara Walter 7031 Calvert Cliffs Street, North Las Vegas 89084 provided comments on Item No. 14 regarding the FDP-08-2024 Tropical and Walnut. She spoke of the higher elevation of the project that it would be intrusive to her property and others, and she displayed photos of the area so that the Commission have a view of the site.

Joy Bastian 7023 Calvert Cliff Street in the Stone Creek North Community, North Las Vegas stated that her HOA President has stated that they would be fighting its builder, Lennar. She discussed issues with dirt and walls within their community that they are currently in a lawsuit with Lennar.

Chairman Calhoun closed the public forum to comments.

AGENDA

1. Planning Commission Regular Meeting Agenda of October 9, 2024. (For Possible Action; Recommendation – Approve)

Planning Manager Robert Eastman stated that the applicant for Item No. 14 has requested the item be continued to the November 13, 2024 Planning Commission Meeting.

MOTION: *Commissioner Zeiler moved to approve the agenda as amended. Item No. 14 - FDP-08-2024 TROPICAL AND WALNUT has been continued to the November 13, 2024 Planning Commission Meeting.*

ACTION: *APPROVED*

AYES: 7

NAYS: 0

ABSTAIN: 0

CONSENT AGENDA

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

Ms. Rodgers stated that the draft Summary Minutes of September 11, 2024 requires an amendment to reflect that both Commissioners Villeda and Riley attended the meeting via phone.

MOTION: *Commissioner Villeda moved to approve the Consent Agenda with the noted corrections as stated by Clerk Rodgers.*

ACTION: *APPROVED*

AYES: 7

NAYS: 0

ABSTAIN: 0

BUSINESS

3. **AMP-05-2024 TUNNEL TO TOWERS (Public Hearing).** Applicant: Tunnel to Towers. Request: An Amendment to the Comprehensive Master Plan to Change the Land use Designation from Community Commercial to Multi-Family. Location: Approximately 270 Feet North of the Northwest Corner of Centennial Parkway and Pecos Road. (APNs 124-24-810-005 and 124-24-810-006). Ward 2. (For Possible Action)

Mr. Eastman provided an overview of AMP-05-2024 Tunnel to Towers to the Commission. The applicant in their letter of intent, does not list any error or omission in our Comprehensive Plan. Therefore, when the City reviewed it, the City did not see any error or omission in the Comprehensive Plan that would warrant a change in the Land Use. As a result, the City does not find that there is suitable evidence to support changing the Land Use from a Community Commercial to Multifamily. Therefore recommends denial of the application.

Stephanie Allen 1980 Festival Plaza Drive, Las Vegas, NV for the applicant Tunnel to Towers Foundation, which is a tremendous 501C-3 organization that has been operating for many years after the 9/11 attack on our country. She introduced **Gavin Maples, Vice President** of their newest program, which is the program for homeless veterans, **Justin Holcomb, Director of Development and Government Affairs for Tunnel to Towers 2361 Highland Boulevard, Staten Island, NY 10305.**

Mr. Maples provided a PowerPoint Presentation on how Tunnel to Towers Foundation began in the wake of the 9/11 terrorist attacks on New York City. From its inception and organization, Tunnel to Towers have grown the organization into a nationally that brings in approximately \$500M yearly, \$0.95 goes to all of its programs. Additionally, they have delivered over 1,500 mortgage free homes to catastrophically injured service members throughout the nation. Its' newest program seeks to eradicate homelessness among veterans nationwide, so over 35,000 veterans experiencing homelessness nationwide. *(A copy of the presentation is available for viewing on file in the City Clerk's Office.)*

Justin Holcomb Director of Development and Government Affairs for Tunnel to Towers on hand to answer any questions posed.

[6:36 P.M.] **Chairman Calhoun** opened the public hearing for public testimony.

Norman Coates 2928 Ivory Bill Way, North Las Vegas spoke of his experience in the Navy in 1956 between Korea and Vietnam.

Frank Pizarro 3921 San Esteban Avenue, North Las Vegas spoke of his experience in Iraq during Desert Storm, and served 22 years with the New York City Fire Department.

David Hollander 7528 Homing Pigeon Street, North Las Vegas commented on construction that has commenced behind his home by D.R. Horton.

Mark Hollander 2128 Bay Thrush Way in Sun City, Aliante I am the chairperson for the Sun City Aliante Veterans Club, and is a Vietnam Veteran. He spoke in support of the project.

Julie Tomlin, 2420 Rock Pigeon Avenue, North Las Vegas, Co-chair for the Sun City Aliante Veteran Auxiliary spoke in support of the project.

Sandy Kroto 7837 Homing Pigeon Street, North Las Vegas spoke in support of the project.

Paul Sterling 2755 Saigon Drive, Henderson former City of North Las Vegas Firefighter for 35 years spoke in support of the project.

Angelo Casale 7470 Alum Drive, Las Vegas spoke in support of the project.

Marie Holcomb 5320 Sweet Williams Street, North Las Vegas, 89081 stated as Chair of the North Las Vegas Veterans Community Commission, she wish that Tunnels to Towers would have come before the Commission and provided a presentation as to what it was seeking to do within the community as opposed to learning about it right now.

Richard Moyer 608 Spring Lake Court, North Las Vegas, NV representing Military Work Order of the Purple Heart Chapter 711 of the Greater Las Vegas Area. As the past commander, he also represents Nevada Veteran Foundation, Fisher House and Veterans Treatment Courts and have an invested interest in in the project.

Steve Young 7716 Top Hat, Las Vegas, NV spoke in support to the Tunnel to Tower project.

Ralph Likness 10596 Angelo Tenero Las Vegas with Veterans Serving Veterans spoke in support of the project.

Pamela Young 7716 Top Hat Avenue, Las Vegas spoke in support of the project.

Frankie Valley 7587 Pioneer Ranch Las Vegas spoke in support of the project.

Christina Thomas 2609 Alpenhof Court, North Las Vegas, NV, President of Veterans Advocacy Council Community Development Corporation spoke in support of the project.

Levi Schultz 3737 Conoco Court, Las Vegas spoke in support of the project.

Donna Coleman submitted a letter in support of the Tunnel to Tower project.

MOTION: *Commissioner Greer moved to deny AMP-05-2024, Tunnel to Towers.*

ACTION: DENIED

AYES: 7

NAYS: 0

ABSTAIN: 0

4. **ZN-16-2024 TUNNEL TO TOWERS (Public Hearing).** Applicant: Tunnel to Towers. Request: A Property Reclassification of 5.07 Acres from C-1 (Neighborhood Commercial District) to a PUD (Planned Unit Development District) Consisting of 112 Multi-Family Dwelling Units. Location: Approximately 270 Feet North of the Northwest Corner of Centennial Parkway and Pecos Road. (APNs 124-24-810-005 and 124-24-810-006). Ward 2. (For Possible Action)

Mr. Eastman stated that as required by law to recommend that this item be denied following the motion to deny Item No. 3. As part of this PUD, the applicant had requested an increase in the height of the building to just slightly, about just short of 42ft, which would be an increase over the normal 35 foot. In a comparable R-3 Multifamily development that would typically be allowed. Additionally, as part of the PUD, the applicant had proposed a number of supporting services which have kind of a quasi-commercial feel, located predominantly on the first floor of the of the building; and that would be part of this folded into the Planned Unit Development.

The applicant provided the required balconies, the open space spread through both interior portions of the building, as well as through the exterior portion. They met the minimum parking requirements. In general, the building met the architectural standards for a multifamily development. Again, with the underlying land use remaining as community commercial, the recommendation for the PUD is for denial.

[8:18 P.M.] **Chairman Calhoun** opened the public hearing to receive public testimony.

[8:18 P.M.] **Chairman Calhoun** closed the public hearing. No testimony received.

MOTION: *Commissioner Greer moved to deny ZN-16-2024, Tunnel to Towers.*

ACTION: DENIED

AYES: 7

NAYS: 0

ABSTAIN: 0

5. **SUP-47-2024 BRING'EM YOUNG ACADEMY SCHOOL OF THE ARTS (Public Hearing).** Applicant: Gloria Phillips. Request: A Special Use Permit in a C-2 (General Commercial District) to allow an Expansion to an Existing Child Care Center. Location: 3940 West Ann Road, Suites 100-300. (APN 124-30-813-020). Ward 3 (For Possible Action)

Principal Planner Sharianne Dotson provided a brief overview of the existing building that provides service to 106 children and explained that on August 14, 2019, the Planning Commission approved a Special Use Permit No. UN 5619 to allow the child care facility. At that time, the location received approval to provide service to 26 children. According to the submitted letter of intent with the Special Use Permit, the total enrollment will increase to 215 children between two buildings. The applicant will use the additional two suites to expand classrooms, lobby area and restrooms. The overall site was developed in 2006 and complies with the commercial design standards at that time. The ordinance requires daycare facilities to have one parking space for six children.

Currently, all landscape areas are well maintained, however, they do not meet the requirements in some areas are short with trees and ground coverage, so that will have to meet the requirements and will need to be enhanced. The proposed use permit is consistent with the zoning designation and the Comprehensive Master Plan. The proposed expansion to the daycare is compatible with the surrounding neighborhoods and meets all the requirements of the Special Use Permit. City staff do not have any objectives and is recommending approval with listed conditions.

Gloria Phillips and Donald Phillips, reside at 6888 Kepler Court, Las Vegas, Nevada. 89131 have been there since 2015 and have had significant growth since then. Initially, they came before the Commission with the desire to expand in 2019 to use Suite 300. Now, they are seeking to use the other portion of the building for an academy.

[8:23 P.M.] **Chairman Calhoun** opened the public hearing to receive public testimony.

[8:23 P.M.] **Chairman Calhoun** closed the public hearing. No testimony received.

MOTION: *Commissioner Zeiler moved to approve SUP-47-2024 Bring'em Young Academy School of the Arts with staff's recommendations.*

ACTION: APPROVED

AYES: 7

NAYS: 0

ABSTAIN: 0

6. **SUP-26-2022 TOMMY EXPRESS CAR WASH (Public Hearing).** Applicant: Cabral Car Wash INC. Request: An Extension of Time for a Special Use Permit in a C-1 (Neighborhood Commercial District) to allow a Vehicle Washing Establishment. Location: Generally the Northwest Corner of Cheyenne Avenue and Martin L King Boulevard. (APN 139-09-401-012). Ward 2. (For Possible Action)

Ms. Dotson provided an overview of this item the proposed car wash facility would include a 4590 sq. ft. building and a 111 ft. tunnel at the north, west and north of the northwest corner of Cheyenne Avenue, and Martin Luther King Boulevard on approximately 9/10 of an acre. The Commission approved the item during its regular meeting on August 10, 2022 for this same site. Additionally, on October 11, 2017, the Commission approved the car wash at this site. There are currently three (3) existing car wash establishments within approximately one mile, and all three are drive thru automated car washes.

Staff has no objections to the proposed extension of time for the Special Use Permit to allow the Vehicle Washing Establishment. The proposed use is consistent with the C-1 Neighborhood Commercial District Zoning and the Community Commercial Comprehensive Master Plan. The proposed use meets all the requirements for the Special Use Permit, and is compatible with the surrounding neighborhood. At this time, recommending staff is recommending approval with the listed conditions.

Chairman Lucy Stewart 1930 Village Center Circle, representing the applicant stated the applicant has filed for an extension of time, as they filed for its building permits and civil plans in June. At this time, the applicant is still awaiting receipt of those items. Like the average car wash, about 65 to 80 gallons of fresh water per car, and washing your car in your driveway is about 40 to 100 gallons of fresh water. This car wash, though, is designed to use less than 30 gallons per car and the water is recaptured and then recycled and reused so it will be automated with a 2 to 3 employees. The hours of operation are between 7 a.m. to 9 p.m.

[8:37 P.M.] **Chairman Calhoun** opened the public hearing to receive public testimony.

[8:37 P.M.] **Chairman Calhoun** closed the public hearing. No testimony received.

MOTION: *Commissioner Guymon moved to Continue SUP-26-2022 Tommy Express Car Wash to November 13, 2024.*

ACTION: **APPROVED; CONTINUED TO NOVEMBER 13, 2024**

AYES: 7

NAYS: 0

ABSTAIN: 0

7. **ZN-09-2024 VTS VILLAGE 2 PARCEL 2.11 (Public Hearing).** Applicant: KB Home. Request: A Property Reclassification of 9.58 Acres from RZ10 MPC (Residential Zone up to 10 du/ac Master Plan Community) to R-CL PCD (Medium Density Residential Planned Community District). 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)

Planner Bryan Saylor provided an overview of Items 7-13, as all are interrelated; however, each item requires a separate vote.

Bob Gronauer 1980 Festival Plaza Drive for the applicant representing KB home in this matter and all the matters that are before you items I believe seven through 13 as **Mr. Saylor** had indicated.

[8:56 P.M.] **Chairman Calhoun** opened the public hearing to receive public testimony.

[8:57 P.M.] **Chairman Calhoun** closed the public hearing. No testimony received.

MOTION: *Commissioner Greer moved to approve ZN-09-2024 VTS Village 2 Parcel 2.11 with staff's recommendations; Forward to City Council for Final Consideration.*

ACTION: **APPROVED**

AYES: 7

NAYS: 0

ABSTAIN: 0

8. **ZN-10-2024 VTS VILLAGE 2 PARCEL 2.12 (Public Hearing).** Applicant: KB Home. Request: A Property Reclassification of 14.17 Acres from RZ10 MPC (Residential Zone up to 10 du/ac Master Plan Community) to R-CL PCD (Medium Density-Residential Planned Community District). 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)

[8:56 P.M.] **Chairman Calhoun** opened the public hearing to receive public testimony.

[8:57 P.M.] **Chairman Calhoun** closed the public hearing. No testimony received.

MOTION: *Commissioner Villeda moved to approve ZN-10-2024, VTS Village 2 Parcel 2.12 with staff's recommendations; Forward to City Council for Final Consideration.*

ACTION: **APPROVED**

AYES: 7

NAYS: 0

ABSTAIN: 0

9. **ZN-11-2024 VTS VILLAGE 2 PARCEL 2.13/2.14 (Public Hearing).** Applicant: KB Home. Request: A Property Reclassification of 35.19 Acres from RZ10 MPC (Residential Zone up to 10 du/ac Master Plan Community) to R-CL PCD (Medium Density-Residential Planned Community District). 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)

[8:57 P.M.] **Chairman Calhoun** opened the public hearing to receive public testimony.

Ms. Rodgers stated the city received one comment card in opposition.

[8:58 P.M.] **Chairman Calhoun** closed the public hearing. No testimony received.

MOTION: *Commissioner Zeiler moved to approve ZN-11-2024 VTS Village 2 Parcel 2.13/2.14 with staff's recommendations; Forward to City Council for Final Consideration.*

ACTION: **APPROVED**

AYES: 7

NAYS: 0

ABSTAIN: 0

10. **ZN-12-2024 VTS VILLAGE 2 PARCEL 2.15/2.16 (Public Hearing).** Applicant: KB Home. Request: A Property Reclassification of 35.32 Acres from RZ10 MPC (Residential Zone up to 10 du/ac Master Plan Community) to R-2 PCD (Medium-High Density Residential Planned Community District). 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)

[8:59 P.M.] **Chairman Calhoun** opened the public hearing to receive public testimony.

Ms. Rodgers stated the city received one comment card in opposition.

[8:59 P.M.] **Chairman Calhoun** closed the public hearing. No testimony received.

MOTION: *Commissioner Riley moved to approve ZN-12-2024, VTS Village 2 Parcel 2.15/2.16 with staff's recommendations; Forward to City Council for Final Consideration.*

ACTION: **APPROVED**

AYES: 7

NAYS: 0

ABSTAIN: 0

11. **ZN-13-2024 VTS VILLAGE 2 PARCEL 2.18 (Public Hearing).** Applicant: KB Home. Request: A Property Reclassification of 15.05 Acres from RZ10 MPC (Residential Zone up to 10 du/ac Master Plan Community) to R-2 PCD (Medium-High Density Residential Planned Community District). 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)

[9:00 P.M.] **Chairman Calhoun** opened the public hearing to receive public testimony.

Ms. Rodgers stated the city received one comment card in opposition.

[9:00 P.M.] **Chairman Calhoun** closed the public hearing. No testimony received.

MOTION: *Commissioner Greer moved to approve ZN-13-2024, VTS Village 2 Parcel 2.18 with staff's recommendations; Forward to City Council for Final Consideration.*

ACTION: **APPROVED**

AYES: 7

NAYS: 0

ABSTAIN: 0

12. **ZN-14-2024 VTS VILLAGE 2 PARCEL 2.09/2.10 (Public Hearing).** Applicant: KB Home. Request: A Property Reclassification of 21.33 Acres from RZ10 MPC (Residential Zone up to 10 du/ac Master Plan Community) to R-CL PCD (Medium Density-Residential Planned Community District). 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)

[9:01 P.M.] **Chairman Calhoun** opened the public hearing to receive public testimony.

Ms. Rodgers stated the city received one comment card in opposition.

[9:02 P.M.] **Chairman Calhoun** closed the public hearing. No testimony received.

MOTION: *Commissioner Riley moved to approve ZN-14-2024, VTS Village 2 Parcel 2.09/2.10 with staff's recommendations; Forward to City Council for Final Consideration.*

ACTION: **APPROVED**

AYES: 7

NAYS: 0

ABSTAIN: 0

13. **ZN-15-2024 VTS VILLAGE 2 AP 2.07, NP 2.06, TH 2.01 AND PHASE ONE TRAIL CORRIDORS (Public Hearing).** Applicant: KB Home. Request: A Property Reclassification of 20.87 Acres from RZ10 MPC (Residential Zone up to 10 du/ac Master Plan Community) and PSP MPC (Public / Semi-Public Master Plan Community) to PSP-PCD (Public Facility Planned Community District). Location: East of North 5th Street Approximately 1,800 Feet North of the Intersection of Clark County 215 and West of North 5th Street Approximately 1,400 Feet North of the Intersection of Clark County 215 and North 5th Street. (A portion of APN 124-14-211-002 & 124-15-611-002). Ward 4. (For Possible Action)

[9:02 P.M.] **Chairman Calhoun** opened the public hearing to receive public testimony.

Ms. Rodgers stated the city received one comment card in opposition.

[9:02 P.M.] **Chairman Calhoun** closed the public hearing. No testimony received.

MOTION: *Commissioner Menzies moved to approve ZN-15-2024, VTS Village 2 AP 2.07, NP 2.06, TH 2.01 and Phase One Trail Corridors with staff's recommendations; Forward to City Council for Final Consideration.*

ACTION: **APPROVED**

AYES: 7

NAYS: 0

ABSTAIN: 0

14. **FDP-08-2024 TROPICAL AND WALNUT.** Applicant: DR HORTON. Request: A Final Development Plan in a PUD (Planned Unit Development District) to Develop an 81-Lot, Single-Family Residential Subdivision. Location: Northwest Corner of Tropical Parkway and Walnut Road. (APN 123-30-201-007) Ward 1. (For Possible Action)

ACTION: **CONTINUED TO NOVEMBER 13, 2024.**

15. **T-MAP-07-2024 CLAYTON-DORRELL (ALIANTE)**. Applicant: FORESTAR. Request: A Tentative Map in an R-1 MPC (Single-Family Residential Master Planned Community) to allow a 17-Lot, Single-Family Residential Subdivision. Location: East of Clayton Street and Approximately 840 Feet South of the Intersection of Clayton Street and Dorrell Lane. (APN 124-21-110-003). Ward 4. (For Possible Action)

Jeffery Armstrong 2727 South Rainbow, Las Vegas representing the applicant for Items 15 and 16, concurs with city staff recommendation and respectfully request approval of the T-Map.

MOTION: *Commissioner Riley moved to approve T-MAP-07-2024, Clayton-Dorrell (Aliante) with staff's recommendations.*

ACTION: **APPROVED**

AYES: 7
NAYS: 0
ABSTAIN: 0

16. **T-MAP-08-2024 CLAYTON-DORRELL (ALIANTE)**. Applicant: FORESTAR. Request: Tentative Map in an R-1 MPC (Single-Family Residential Master Planned Community) to allow a 9-Lot Single-Family Residential Subdivision. Location: East of Clayton Street and Approximately 390 Feet South of the Intersection of Clayton Street and Dorrell Lane. (APNs 124-21-110-003). Ward 4. (For Possible Action)

Jeffery Armstrong 2727 South Rainbow, Las Vegas representing the applicant for Item 16, concurs with city staff recommendation and respectfully request approval of the T-Map.

MOTION: *Commissioner Menzies moved to approve T-MAP-08-2024, Clayton-Dorrell (Aliante) with staff's recommendations.*

ACTION: **APPROVED**

AYES: 7
NAYS: 0
ABSTAIN: 0

STAFF COMMENTS

Director of Land Development & Community Services Alfredo Melesio thanked everyone for attending the meeting as well as his or her patience during the meeting, as he recognize it was a long meeting.

COMMISSION COMMENTS

No comments offered.

PUBLIC FORUM

No comments offered.

ADJOURNMENT

Chairman Calhoun adjourned the meeting. Meeting adjourned at 9:34 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 October 9, 2024. I further certify that a quorum was present.

Jackie Rodgers, City Clerk