



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

December 13, 2023  
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**

**Chief Deputy City Clerk Cherry Lawson** confirmed compliance with Open Meeting Law.

**ROLL CALL**

**COMMISSIONERS PRESENT**

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

### **STAFF PRESENT**

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

### **PLEDGE OF ALLEGIANCE**

**Led by Vice Chairman Greer**

### **PUBLIC FORUM**

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

### **AGENDA**

1. Planning Commission Regular Meeting Agenda of December 13, 2023. (For Possible Action; Recommendation – Approve)

**Planning and Zoning Manager Robert Eastman** stated the City have some requested amendments to the agenda order specifically, Item Nos. 7, 8 and 9 have been requested to have their items continued to the January 10, 2024 Planning Commission Meeting; and Item No. 17 be moved forward to the front of the agenda due to a prior commitment that needs to be met by the applicant.

**MOTION:** *Vice Chairman Greer moved to approve the agenda with staff changes as stated.*

**ACTION:** **APPROVED**

AYES: 6

NAYS: 0

ABSTAIN: 0

### **CONSENT AGENDA**

2. Planning Commission Regular Meeting Minutes of November 8, 2023. (For Possible Action; Recommendation – Approve)

**MOTION:** *Vice Chairman Greer moved to approve the Consent Agenda.*

**ACTION: APPROVED**

**AYES: 6**

**NAYS: 0**

**ABSTAIN: 0**

### **BUSINESS**

17. **SUP-72-2021 ANN ROAD STORAGE (Public Hearing).** Applicant: Pacific Storage Vegas 1 LLC. Request: An Extension of Time for a Special Use Permit in a C-2 (General Commercial District) to Allow a Mini-Warehousing Establishment with Outdoor RV Parking. Location: Generally located 370 feet Southeast of the Southeast Corner of Decatur Boulevard and Ann Road. (APN 124-31-101-007). Ward 3. (For Possible Action)

**Item moved forward.**

**Planner Bryan Saylor** provided a brief overview of this item stating the applicant is proposing to develop six buildings for one story. Buildings are located around the perimeter of the site. The two story buildings are interior to the site. The applicant is, also, proposing a separate office located at the entrance of the site, attached to building A and 81 RV parking spaces at the rear of the site. He provided a description of the size of the storage spaces on the lot, as well as highlighted the exterior landscaping, parking and architectural features of the proposed property.

Staff has no objections to the proposed use. The proposed use is consistent with the C-2 General Commercial District zoning Designation Comprehensive Plan, and should be compatible with the adjacent uses. Staff is recommending approval of the proposed use subject to conditions.

**Jordan Anderson 6465 South 3000 East Salt Lake City, UT** stated that he did not have anything further to add, and agrees with staff comments and recommendations.

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

**Ms. Lawson** stated the one comment card was received in support of this item.

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

**Commissioner Zeiler** asked of the applicant where the access point of the property as the location is a busy commercial area. **Mr. Anderson** replied stating in front of that lot, as there is an access lane with an easement from a road that comes straight to the front of the site. There is also an access lane with an easement that comes from the west side, from Decatur.

**Commissioner Zeiler** asked a follow-up relating to the access asking whether that is between the building and the existing auto center. **Mr. Anderson** replied stating that is correct. He has had conversations with the neighboring property owner, and he is aware

of his business and their primary access.

**MOTION:** *Commissioner Zeiler moved to approve SUP-72-2021 ANN ROAD STORAGE with staff's recommendations.*

**ACTION:** **APPROVAL WITH CONDITIONS.**

AYES: 6

NAYS: 0

ABSTAIN: 0

3. **AMP-10-2023 LAKE MEAD & ENGLESTAD MICROBUSINESS (Public Hearing).**

Applicant: Clark County Real Property Management. Request: An Amendment to the Comprehensive Master Plan to Change the Land Use Designation from Community Commercial to Mixed Use Neighborhood. Location: 300 feet West of the Intersection of Lake Mead Boulevard and Englestad Street. (APN 139-22-201-005) Ward 2. (For Possible Action)

**Mr. Eastman** provided an overview of this item stating AMP 10- 2023 is a request from Clark County to amend the Comprehensive Master Plan to change the Land Use Designation from Community Commercial to Mixed-Use Neighborhood. This is for a slightly less than five acre site just north of Lake Mead Boulevard, and east of Eagle Street. The applicant is proposing a Mixed-use Development that is the accompanying Item No. 4 on the agenda that follows.

City staff believe the Mixed-Use Neighborhood is appropriate at this location, and are recommending approval of the, change to the Land Use Designation for this parcel.

**Melvin Green, KME Architects, 5195 South Durango Drive, Suite 103, Las Vegas, NV 89113** stated he concurs with staffs comments and recommendations.

[5:41 P.M.] Chairman Calhoun opened the public hearing for public testimony.

**Alex Porter 616 Guild Court, North Las Vegas, 89030** stated he opposes the project due to the crime that an apartment complex will likely bring to the area. He asked that the apartment be placed in another location, as currently the area is crime free.

[5:47 P.M.] Chairman Calhoun closed the public hearing for public testimony.

**Commissioner Greer** stated that he had a Zoom meeting with the applicant, as he is familiar with the area. The lot has been vacant for a long time. The concept, the commercial, the retail and the affordable housing he believes, is a good project. He is in favor of the project.

**Commissioner Riley** asked **Mr. Porter** if he could ask him a couple of questions so that he could understand the concerns he has related to crime in the neighborhood. He asked why the presence of an apartment complex or this proposed complex would lead to more

crime in the neighborhood. **Mr. Porter** replied referring the generalization of apartment complexes when there is low rent, he and others see this as a potential problem to senior citizens age 75 years of possibly being a victim to crimes of individuals from the new apartment.

**Mr. Green** stated that they spoke with the neighbors in a neighborhood meeting and explained the project that they wanted to place on that site. He provided an overhead visual of the property map to display where the exterior buffer will be located, as well as indicating that the entrance would be located on Lake Mead Boulevard. He further described landscaping, parking areas for residents, amenities, and a civic plaza for community related events.

**Commissioner Zeiler** asked about the requirements of the affordable housing for this community. **Mr. Green** replied stating the developer is not in attendance this evening, that it is his understanding that it is 60% AMI.

**Commissioner Riley** inquired asked as to the fencing surrounding the community and the type of materials that would be used. **Mr. Green** replied stating looking at doing a combination of the gate with, block pilasters and the block roughly about three feet high.

**Chairman Calhoun** asked when the project will begin. **Mr. Green** replied stating that they are looking to get started in a month, as they have started with a civil drainage study that was submitted to the City of North Las Vegas, and are moving forward with utilities so that they have everything for the Building Department.

**Commissioner Riley** asked **Mr. Green** if he would take this opportunity to address the concerns of the resident who spoke about the potential crime that may result. Certainly there would be security cameras. However, with the developer not in attendance, he is not able to speak for him. This is an issue that they would take back to the developer to resolve with him for the safety of the community. He also spoke of the affordable housing aspect of the community.

**Commissioner Riley** addressed the term of affordable housing as affordable is something that a person can afford to purchase or rent. He does not believe that the people who come from it or lives in a community brings crime. He asked **Mr. Porter** whether he wished to add any other remarks. **Mr. Porter** stated history proved when you have low income housing, apartments, crime goes up. Industry anywhere in this country, it has never failed.

**Commissioner Zeiler** stated this development is very close to Zion Methodist Church, which is North Las Vegas very first, entity to take advantage of the agricultural overlay. **Mr. Green** stated that they were the architects that to help, design Adobo on C Street. As an architect, he are very conscious of sustainability. If there is a way that we can integrate the garden concept, we will take a look at doing that, as well.

[5:51 P.M.] **Chairman Calhoun** reopened the public hearing for public testimony.

**Angela Branch 305 Perkins Circle, North Las Vegas, NV** stated that she has lived in the community for over 40 years and did not receive a notice of any community meeting, and asked for additional information on the project. **Mr. Green** stated that this meeting was publicly noticed, about 700ft radius around the property in that area. We submitted that information to the post office and that was distributed to everybody.

[5:56 P.M.] **Chairman Calhoun** closed the public hearing to public testimony.

**MOTION:** *Vice Chairman moved to approve AMP-10-2023 LAKE MEAD & ENGLESTAD MICROBUSINESS with staff's recommendations.*

**ACTION:** **APPROVED; FORWARD TO CITY COUNCIL FOR FINAL CONSIDERATION.**

AYES: 6  
NAYS: 0  
ABSTAIN: 0

4. **ZN-14-2023 LAKE MEAD & ENGLESTAD MICROBUSINESS (Public Hearing).**  
Applicant: Clark County Real Property Management. Request: A Property Reclassification of 4.92 acres from C-1 (Neighborhood Commercial District) to MUD- N (Mixed Use Neighborhood District). Location: 300 feet West of the Intersection of Lake Mead Boulevard and Englestad Street. (APN 139-22-201-005). Ward 2. (For Possible Action)

**Mr. Eastman** provided an overview to this companion item stating this is the request to, change the zoning classification. This is for the proposed development as part of this, it a Mixed-Use Development is very similar to a Planned Unit Development. It is being presented now; however, in the future it will be presented with a Final Development Plan to show that they are in compliance with all the Conditions of Approval that are in the staff report within the packet; if so, approved by the both the Commission and the City Council.

Staff is recommending approval of this rezoning subject to the conditions listed within the staff report.

*(A copy of the conditions are on file in the City Clerk's Office, as well as the full staff report and meeting video may be viewed from the city's website at <https://cityofnorthlasvegas.primegov.com/public/portal>).*

**Melvin Green, Principal, KME Principle Architect, 5195 So. Durango Dr., Suite 103, Las Vegas 89113** stated they have reviewed the recommendations by city staff, and have no issues with them. They have started to work on the elevations today. He displayed a few of the renderings to the Commission.

**Commissioner Villeda** inquired as to the gating or security surrounding the property asking the height of the wall that will be installed on the property. **Mr. Green** stated that it would be a standard height of six (6) feet.

**Mr. Eastman** stated the minimum standard of the wall height is six feet (6 – 8 ft.) to eight feet, typically. However, if **Mr. Green** is using a mixture of wrought iron and split face block that would meet the requirement.

**Commissioner Villeda** asked whether there can be some conversation to increasing the size of the wall height to the east and the north of the property for those residents residing on that side of the property. **Mr. Eastman** responded that that can be done as part of the mixed-use; a condition can be placed to add that to the make the wall taller. Based on the applicant's comments, you can add a requirement to add types of plants that would be more appropriate. He provided some examples of shrubs that would not be friendly for someone to try to walk through, as the plant has many thorns.

**Commissioner Greer** commented on the fact that Nevada Partners has a culinary school that has a restaurant situated on the property. Having this project there compliments and brings value to the community along with the Westside Library.

[6:04 P.M.] **Chairman Calhoun** opened the public hearing for public testimony.

[6:04 P.M.] **Chairman Calhoun** closed the public hearing for public testimony.  
No testimony was provided.

**MOTION:** *Villeda moved to approve ZN-14-2023 LAKE MEAD & ENGLESTAD MICROBUSINESS with staff's recommendations.*

**ACTION:** **APPROVED WITH CONDITIONS; FORWARD TO CITY COUNCIL FOR FINAL CONSIDERATION.**

AYES: 6  
NAYS: 0  
ABSTAIN: 0

5. **SUP-50-2023 THE ROOTED SCHOOL, LAS VEGAS (Public Hearing).** Applicant: Sparkflight Studios. Request: A Special Use Permit in an R-1 (Single Family Low Density Residential District) to Allow a School (Elementary or Secondary). Location: 2401 East Tonopah Avenue. (APN 139-23-803-002). Ward 1. (For Possible Action)

**Mr. Eastman** provided a brief overview of the item stating this request for a Special Use Permit within an R1 Single-family Low Density District to allow a school. This school was specifically as a charter school for grades nine through 12. The applicant is proposing to develop, the school in into three phases. They are taking the existing, formerly used church site and will, in the course of those three phases, convert the building into their proposed school.

The applicant is proposing to just utilize the site that is before the Commission for its consideration, and will at a future date, rezone the parking lot and incorporate it into the

development.

City staff is in support of the proposed used permit with the conditions listed and modification to condition number two (2). So, the current Condition No. 2 would be stricken, and a new Condition No. 2 would be included as follows:

*Condition No. 2. Maximum student occupancy of the school shall be 240 students. Once the applicant is able to provide additional parking, the school may be expanded as shown in phase three.*

Even though in phase three they plan to have additional students after they having incorporated additional parking, as this allows them to do that without coming back before the Commission. The reason for the change in the condition is due to the number of students to 240.

**Stephanie Allen of Kaempfer Crowell, 1980 Festival Plaza Dr., Las Vegas, NV** stated that the applicant appreciates staff's recommendation and provided a visual of the area for the Commission, and provided additional information on the school as it is a former Mormon Church. She explained that they have held two neighborhood meetings with the neighboring residents in the area, and understand the informational session have been well received. This site is located at the southwest corner of Tonopah and Civic Center. It is a unique piece of property with two separate zoning categories, and is an older Mormon church that is no longer in use.

[6:15 P.M.] **Chairman Calhoun** opened the public hearing for public testimony.

**Pauline Wadsworth 1724 Arrowhead Street, North Las Vegas, NV** stated her home borders the area, and she wished to ask a couple of questions relating to landscaping as the residents have not heard anything about that. Specifically, she wanted to know about the height of the walls and whether those would be raised above five feet, as they currently are now. Other than that, she and the neighbors she is acquainted with are well please with the project.

**Melody Willits 1720 Arrowhead Street, North Las Vegas, NV** stated her home is also nearby the church. She expressed concern over the homeless encampments and trash that appears in her backyard where her children plays. It is very stress when she see people enter into the closed gated area and sometimes see cars doing donuts in the parking lots. She is very appreciative that a school will be placed there.

**Ms. Allen** addressed the landscaping concerns stating that unfortunately she was not in attendance of the neighborhood meetings. Her colleague, **Bob Gronauer** was involved in those meetings, but that he was away on business in Reno. However, it is her understanding that the recommendation is to add landscaping along the front of the building. There is no proposed landscaping on the western edge to be added. Though, she will follow-up with **Mr. Gronauer** upon his return.

[6:18 P.M.] **Chairman Calhoun** closed the public hearing for public testimony.



**Commissioner Warner** stated that he and his wife grew up in that neighborhood and he attended Rancho High School while she JD Smith. He recalled fond memories of this building stating that he believe that this is the best use for the building, and that it is his hope that there will not be an outdoor basketball court, as it may attract kids to play who do not attend the school. **Ms. Allen** stated that it will be contained indoors.

**Commissioner Warner** commented on some additional concerns such as the height of the fencing surrounding the building, having a security gate and the number of students and parking as phase three comes forward.

**Commissioner Riley** stated he is in agreement with **Commissioner Warner** that this is a great idea for this location, that the applicant has neighborhood buy-in for this project. He likes the layout of this project, as well as the plan for security with the exception of one thing. He asked whether this school is in Las Vegas or the City of North Las Vegas. He asked that the **Ms. Allen** and the applicant take into consideration North Las Vegas' logo as it is bordering Las Vegas.

**Commissioner Zeiler** stated as so much has been built in the last decade in North Las Vegas one of her concerns is to address the educational needs for families as we attract families to the area. She appreciates that this school is not just to address the older high school students, but that it will provide them with more opportunities to successfully complete their primary education and move to the next stage of their lives.

**Commissioner Villeda** asked as a follow-up to one of the constituents that reached out to her stating this intersection in particular is prone to accidents due to the high level of traffic. With the presence of these accidents, who would be responsible for paying for school crossing guards? She, too, is excited over the project; however, wish to address the concerns of the constituent on this matter.

**Ms. Allen** replied stating regarding safety, it is the top priority of the school, as well as all schools. This school will be a Clark County School District Public School, therefore, they will have to work with them on crossing guards. However, from a North Las Vegas standpoint, they are aware that they will need to conduct a traffic study and analysis. She understands that there is an expectation that they will add flashers to aid with safety.

**MOTION:** ***Commissioner Villeda moved to approve SUP-50-2023 THE ROOTED SCHOOL, LAS VEGAS with staff's recommendations.***

**ACTION:** **APPROVED WITH CONDITIONS.**

AYES: 7

NAYS: 0

ABSTAIN: 0

(A copy of the conditions are on file in the City Clerk's Office, as well as the full staff report and meeting video may be viewed from the city's website at <https://cityofnorthlasvegas.primegov.com/public/portal>).

6. **T-MAP-22-2023 THE VILLAGE AT NLV GATEWAY.** Applicant: KL QOZB II LLC. Request: A Tentative Map in an R-A/DC (Redevelopment Area District/Downtown Core Subdistrict) to Allow a Single Lot Commercial Subdivision on 20.9 acres. Location: Generally Located Around the Northwest Corner of Las Vegas Boulevard and Lake Mead Boulevard. (APNs 139-23-201-007, 139-23-201-009, 139-23-201-010, 139-23-201-011, 139-23-201-013, 139-23-201-014, 139-23-201-017, 13-23-201-021, 139-23-211-022, 139-23-211-029 through 139-23-211-041, 139-23-211-055 through 139-23-211-062, and 139-23-211-067). Ward 1. (For Possible Action)

**Mr. Eastman** provided an overview a request for a Single Lot Commercial Tentative Map of approximately 20.9 acres. Generally located around the northwest corner of Las Vegas and Lake Mead Boulevard. That does not include the convenience store that is exactly at the corner of Lake Mead and Las Vegas Boulevard. However, it is part of the redevelopment of the North Las Vegas downtown area.

It does meet all the requirements of the zoning ordinance and the downtown core, district. City staff is recommending approval, subject to the conditions listed.

**MOTION:** *Commissioner Riley moved to approve T-MAP-22-2023 THE VILLAGE AT NLV GATEWAY with staff's recommendations.*

**ACTION:** **APPROVED WITH CONDITIONS.**

AYES: 6

NAYS: 0

ABSTAIN: 0

(A copy of the conditions are on file in the City Clerk's Office, as well as the full staff report and meeting video may be viewed from the city's website at <https://cityofnorthlasvegas.primegov.com/public/portal>).

7. **AMP-11-2023 TROPICAL AND WALNUT (Public Hearing).** Applicant: DR Horton. Request: An Amendment to the Comprehensive Master Plan to Change the Land Use Designation from Single Family Low to Single Family Medium. Location: Northwest Corner of Tropical Parkway and Walnut Road. (APN 123-30-201-007). Ward 1. (For Possible Action)

Continued to January 10, 2024

8. **ZN-15-2023 TROPICAL AND WALNUT (Public Hearing).** Applicant: DR Horton. Request: A Property Reclassification of 10.85 acres from R-1 (Single Family Low Density Residential District) to a PUD (Planned Unit Development District). Location: Northwest Corner of Tropical Parkway and Walnut Road. (APN 123-30-201-007). Ward 1. (For Possible Action)

Continued to January 10, 2024

9. **T-MAP-24-2023 TROPICAL AND WALNUT.** Applicant: DR Horton. Request: A Tentative Map in an R-1 (Single Family Low Density District), in a Proposed Property Reclassification to PUD (Planned Unit Development District), to Allow a 90-lot, Single- Family Subdivision on 10.85 acres. Location: Northwest Corner of Tropical Parkway and Walnut Road. (APN 123-30-201-007). Ward 1. (For Possible Action)

Continued to January 10, 2024

10. **SUP-51-2023 I-15 & LAMB (Public Hearing).** Applicant: TRU-B2G Hotel Portfolio LLC. Request: A Special Use Permit in a C-2 (General Commercial District) to Allow a Hotel. Location: 4371 Nexus Way. (APN 123-32-110-005). Ward 1. (For Possible Action)

**Mr. Saylor** provided a brief overview of the Special Use Permit application to allow a 48,680 sq. ft. hotel I AC2 General Commercial District. The proposed site is a 2.89 acre lot located on the south side of Nexus Way, approximately 425ft east of Lamb Boulevard. The subject site is zoned C two General Commercial, with a Land Use Designation of Mu, which is Mixed Use Employment. The proposed site plan contains one 48,660 square foot building that is comprised of four floors.

The included elevations generally meet or exceed the Commercial Design Standards, and the proposed wall signage appears to meet size and design requirements, as well. The proposed use is consistent with the zoning designation Comprehensive Plan, and should be compatible with the adjacent uses and surrounding area.

**David Brown, 520 South 4<sup>th</sup> Street, Las Vegas, NV** on behalf of the applicant stated the applicant appreciates city staff's recommendation, and are in agreement with all of the conditions of approvals noted. He provided a visual of the area as well as a description of the colors that would likely be used for the project. This will be a Wood Springs Hotel and Suites, and is the first one in Nevada. There are seven in California, and several across the country. This property will host 122 room with four stories, and will be just off of I-15.

[6:31 P.M.] **Chairman Calhoun** opened the public hearing for public testimony.

[6:31 P.M.] **Chairman Calhoun** closed the public hearing for public testimony.  
No testimony was provided.

**Commissioner Villeda** inquired as to the number of jobs the hotel will bring forward. **Mr. Brown** stated he did not have that answer and did not want to speculate, as the project is in the beginning stages.

**MOTION:** *Commissioner Zeiler moved to approve SUP-51-2023 I-15 & LAMB with staff's recommendations.*

**ACTION:** **APPROVED WITH CONDITIONS.**

AYES: 6  
NAYS: 0  
ABSTAIN: 0

(A copy of the conditions are on file in the City Clerk's Office, as well as the full staff report and meeting video may be viewed from the city's website at <https://cityofnorthlasvegas.primegov.com/public/portal>).

11. **SUP-57-2023 CRAIG-LOSEE BUSINESS PARK (Public Hearing).** Applicant: Allstate Pros LLC DBA Allstate Auto. Request: A Special Use Permit in an M-2 (General Industrial District) to Allow a Vehicle, Boat, or Recreational Vehicles Sales, and Rental Lot (Outdoor). Location: 4310 Losee Road, Suite A1A. (APN 139-01-301- 008). Ward 2. (For Possible Action)

**Mr. Saylor** provided an overview of the Special Use Permit application stating the applicant is seeking approval to allow a vehicle, boat or recreational vehicle sales and rental lot outdoor. The applicant intends to display up to five (5) vehicles on an existing 7.19 acre Industrial Business Park Warehouse site, which is located directly east from the Cannery Hotel and Casino, which is 300ft southeast of the Craig Road, and Losee Road intersection.

City staff have no objections to the proposed use at this location and recommends approval subject to the conditions in the staff report.

[6:33 P.M.] **Chairman Calhoun** opened the public hearing for public testimony.

[6:33 P.M.] **Chairman Calhoun** closed the public hearing for public testimony.  
No testimony was provided.

**MOTION:** *Commissioner Riley moved to approve SUP-57-2023 CRAIG-LOSEE BUSINESS PARK with staff's recommendations.*

**ACTION:** **APPROVED WITH CONDITIONS.**

AYES: 6  
NAYS: 0  
ABSTAIN: 0

(A copy of the conditions are on file in the City Clerk's Office, as well as the full staff report and meeting video may be viewed from the city's website at <https://cityofnorthlasvegas.primegov.com/public/portal>).

12. **SUP-58-2023 2942 BROOKSPARK DRIVE (Public Hearing).** Applicant: Jonathan Ibarra. Request: A Special Use Permit in an M-2 (General Industrial District) to Allow Outdoor Manufacturing and Production. Location: 2942 Brookspark Drive. (APN 139-15-615-013). Ward 2. (For Possible Action)

**Mr. Saylor** provided an overview of the Special Use Permit application stating the request for the permit within the M2 General Industrial District is to allow for outdoor manufacturing and production. The request is from a business that does light fabrication and repair of food trailers. This is located in the Brooks Park Industrial Subdivision at 2942 Brooks Park Drive.

City staff recommends approval of this item subject to the conditions listed in the staff report.

**Jonathan Ibarra, Ibarra's Food Truck Build, 2942 Brooks Park, North Las Vegas, NV** stated that the fire sprinklers were installed, and that he is working towards the license and permit in order to conduct light manufacturing of repairs on the property in the secured yard. He explained the nature of his business and who his customers are to the Commission. He currently has moved his entire operations to the City, and has six employees, and approximately 10 contractors who park in the front of the building, it is a secured yard where they do business.

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

[6:36 P.M.] **Chairman Calhoun** closed the public hearing for public testimony.  
No testimony was provided.

**MOTION:** *Vice Chairman Greer moved to approve SUP-58-2023 2942 BROOKSPARK DRIVE with staff's recommendations.*

**ACTION:** **APPROVED WITH CONDITIONS.**

AYES: 6

NAYS: 0

ABSTAIN: 0

(A copy of the conditions are on file in the City Clerk's Office, as well as the full staff report and meeting video may be viewed from the city's website at <https://cityofnorthlasvegas.primegov.com/public/portal>).

13. **SUP-59-2023 MINI-STORAGE @ CENTENNIAL AND SIMMONS (Public Hearing).** Applicant: Farus Farmanli. Request: A Special Use Permit in a C-1 (Neighborhood Commercial District) to Allow a Mini-Warehousing Establishment with Outdoor RV Parking. Location: Generally, the Southeast Corner of Centennial Parkway and Simmons Street. (APN 124-29-513-008). Ward 3. (For Possible Action)

**Mr. Saylor** stated he has three corrections to the project description portion of the staff report.

*For the record, the project description should read, as follows:*

- *The applicant is requesting a special use permit to allow a mini storage establishment located generally at the south east corner of Centennial Parkway and Simmons Street.*
- *The applicant is proposing to construct a three story, 125,778 square foot self-storage building with RV parking on a 3.44 acre parcel.*
- *The proposed mini storage establishment will have 724 storage units and 56 RV boat parking stalls as.*

The applicant is requesting Planning Commission approval of a Special Use Permit to allow a mini warehousing establishment, generally located at the southeast corner of Centennial Parkway and Simmons. The proposed site had a previous Special Use Permit that was issued on September 15, 2021. It was allowed to expire and the applicant is coming before the Planning Commission to apply for a new special use permit. The applicant is proposing to develop a 724 unit mini storage with six with 56 RV boat parking stalls.

City staff has no objections to the proposed use, as the proposed use is consistent with the zoning designation and Comprehensive Master Plan. Staff is recommending approval with conditions as listed.

**Mr. Saylor** stated that they will need to amend Condition No. 3 as follows:

Condition No. 3.

*A landscape buffer of four feet in width shall be added along the shared access drive when immediately adjacent to the six foot block wall, trees must be planted 20 ft. on center and the ground cover must meet or exceed the design standards for landscaping.*

**Lora Dreja, Brown Law 520 South 4<sup>th</sup> St. Las Vegas, NV 89101** on behalf of the applicant stating city staff wrote that this item was previously approved in 2021 and did unfortunately lapse. The applicant took the opportunity to improve upon the design, as they rearranged some of the building placement to better incorporate into the commercial center, while adding two buildings.

Nonetheless, this is still the appropriate use, given that the parcel has zero frontage on any of the major arterials. Such a low intensity use should have little frontage on streets, or on the streetscape. Likewise any other C-1 use that would attempt to come in here would likely not fare well at a site without exposure to a street. She is well pleased with staff's recommendations.

[6:45 P.M.] **Chairman Calhoun** opened the public hearing for public testimony.

**Ms. Rodgers** stated the City received two cards in opposition of this project.

[6:45 P.M.] **Chairman Calhoun** closed the public hearing for public testimony.

**Commissioner Greer** stated that he has driven that area where the Goodyear Tire Works business is located. He asked whether there are any issues or concerns with the RVs moving through that area into those parking spots. **Ms. Dreja** stated she was not aware of any issues. That she believes turn analysis was done to ensure the drive aisles were wide enough for them to maneuver within the site.

**Commissioner Warner** stated he lives in the area of I-215 at Aliante Parkway, and that he drives by this multiple times a week, and I think it is a good use of that. He does not see this as a problem, as some may believe. He think there will be a building placed back there, and that would be good in that area. He spoke about the other buildings that are also in that area that nicely as well.

**Chairman Calhoun** inquired as to whether there is a nursery or similar situated structure in the area. **Ms. Dreja** displayed the map showing **Chairman Calhoun** grade school.

**MOTION:** ***Commissioner Warner moved to approve SUP-59-2023 MINI-STORAGE @ CENTENNIAL AND SIMMONS with staff's recommendations.***

**ACTION:** **APPROVED WITH CONDITIONS.**

AYES: 6

NAYS: 0

ABSTAIN: 0

(A copy of the conditions are on file in the City Clerk's Office, as well as the full staff report and meeting video may be viewed from the city's website at <https://cityofnorthlasvegas.primegov.com/public/portal>).

14. **SUP-61-2023 USA AUTO SERVICE (Public Hearing).** Applicant: Diversified Partners LLC. Request: A Special Use Permit in a C-1 (Neighborhood Commercial District) to Allow a Vehicle, Boat, and Recreational Vehicle Service Facility. Location: 2024 West Ann Road. (APN 124-29-802-013). Ward 3. (For Possible Action)

**Mr. Saylor** provided an overview of this item stating the applicant is proposing new construction of an infill parcel adjacent to an existing convenience store with gas pumps. They are proposing two buildings at the location, including a vehicle service facility and a future commercial retail building. The proposed vehicle service facility is listed as being 4,750ft<sup>2</sup> in the applicant's Letter Of Intent, but the site plan says it is 4,664ft<sup>2</sup> in size.

The Letter Of Intent also states the commercial building will be 2,750ft<sup>2</sup> in size, but the site plan states that it will be 2,616ft<sup>2</sup>. These discrepancies will need to be addressed so that they match. The vehicle service building will feature five service bays with a customer reception area, while the proposed commercial building shows an open floor plan to be improved by future tenants. This is a suitable design to help mitigate the shop noises from the surrounding neighborhoods.

Staff feels that in this instance, the intent of the residential buffer has been addressed, but installation of an offset double row of trees will be a Condition of Approval with this application. As this is a new construction, it will need to be in compliance with commercial design standards. Staff have no objections to the vehicle service center or the retail sales building.

**Jorge Hernandez, KGA Architecture 9075 W. Diablo Dr. Ste. 300, Las Vegas, NV 89148** on behalf of the applicant stated he agrees with staff recommendations.

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

**Vonda Bautista 5622 Penny Pond, North Las Vegas, NV** expressed concern as she did not receive notification from the City or the HOA on this project, as well as having concerns with increased traffic at Ann Road, as the entrance to her community is shortly after Ann Roadway. She explain that this the location is too close to her home and would disrupt the peaceful enjoyment of her backyard. She asked why she had not received notification.

**Chairman Calhoun** asked **Mr. Eastman** if he could address the concerns that the citizen expressed related to not having received any communication related to the item before the Commission.

**Director of Land Management & Community Services Alfredo Melesio** stated that notifications are mailed out in a radius from the location that some neighbors may receive notifications and others may not receive it. Also, the Clerk's Office did receive three (3) notices in opposition to the project. Therefore, batches of notifications were mailed in the community.

**Myisha McDonald 2209 Mystic Wave, North Las Vegas 89031** expressed her opposition for the project as well stating that she, too, did not receive notification of the project. She asked how close the business will be to her home, as she feels it is too close to her home.

**Julian Duave 5610 Penny Pond St, North Las Vegas, NV 89031** expressed concern over the project as he works the night shift and is concern over the noise during the day when he is sleeping.

[6:57 P.M.] **Chairman Calhoun** closed the public hearing for public testimony.

**Chairman Calhoun** asked **Mr. Hernandez** to address the concerns of the residents. **Mr. Hernandez** stated in terms of the noise, they are providing a decent landscape buffer around the perimeter of the new and existing building. However, regarding other concerns of the neighbors, he would provide his contact information to the community and provide them with a breakdown of the project going forward.

**Vonda Bautista 5622 Penny Pond, North Las Vegas, NV** stated that her husband works from home and would make it difficult for him to perform his job.



[6:59 P.M.] **Chairman Calhoun** closed the public hearing for public testimony.

**Commissioner Riley** stated that he is familiar with the area, and wanted to address the concerns of the residents. He asked whether there will be vehicles running and emitting emissions, about the noise as the citizen expressed concern with the location abutting her backyard, and he asked what the proposed hours of operations for the business.

**Mr. Hernandez** replied stating the business hours would be 8 a.m. to 5 p.m. and would be a vehicle service facility, not a vehicle repair facility; therefore, no significant repairs of vehicles will take place there. He spoke about the design of the facility and the landscape buffers so to avoid noise levels impacting the residential neighborhoods. He also stated that there will not be any vehicles stored on the property overnight.

**Commissioner Greer** asked for the type of services that would be provided by the facility. **Mr. Hernandez** replied stating, he is not sure at this time. It would be up to the tenant to provide a list of the use for the facility. However, he did indicate that there would be oil change type of service offered onsite.

**Commissioner Zeiler** stated in her review of the packet materials she looked at the community feedback and asked whether there was a mandated meeting for the SUP before the Commission. The City replied that there was no requirement. She stated that she was uncomfortable with this item as it is too close to the residents' home. She asked of the city, the amount of separation from a business to a residential home should be. **Mr. Saylor** replied stating it is 20 ft.

**Commissioner Zeiler** asked whether there is anything more the developer could offer such as lighting to make the area more secure to discourage encampments. **Mr. Hernandez** stated that it is something that they could consider. **Commissioner Zeiler** stated there are valid concerns of the community that needs to be addressed. She inquired as to whether this item could be tabled to allow the developer to hold a neighborhood meeting to address the concerns of the community before a decision is rendered.

**Commissioner Warner** stated the design of the building was done very well in an effort to minimize noise in the area. He believes a higher wall may be necessary. **Mr. Hernandez** explained the limitations of the property size, and the developer's ability to maximize design space on the parcel.

**MOTION:** ***Commissioner Zeiler moved to table SUP-61-2023 USA AUTO SERVICE to allow the developers and neighbors develop a more harmonious project for the neighborhood.***

**Commissioner Zeiler** inquired whether she needed to restate the motion to be clear with the timeline of the motion. **Mr. Eastman** clarified stating staff would be seeking to bring this item back to the Commission at the January 10, 2024 Planning Commission Meeting.

**MOTION:** ***Commissioner Zeiler restated the motion to continue SUP-61-2023***

***USA AUTO SERVICE to the January 10, 2024 Planning Commission Meeting.***

**ACTION: APPROVED; CONTINUED: JANUARY 10, 2024.**

AYES: 6

NAYS: 0

ABSTAIN: 0

(A copy of the conditions are on file in the City Clerk's Office, as well as the full staff report and meeting video may be viewed from the city's website at <https://cityofnorthlasvegas.primegov.com/public/portal>).

15. **SUP-65-2023 WESTERN STATES SHOP (Public Hearing).** Applicant: Western States Contracting. Request: A Special Use Permit in an M-2 (General Industrial District / I-A Industrial Apex Overlay District) to Allow a Truck Service Facility. Location: 11605 Donald Lee Adams Way. (APN 103-27-010-002) Ward 1. (For Possible Action)

**Mr. Saylor** provided an overview of the Special Use Permit application stating the applicant is requesting the Commission approval to allow a truck service facility on 7.74 acres of M2 General Industrial District land located within the Apex Industrial Overlay Area. Truck service facilities are principally permitted in the M2 General Industrial District. However, their subject location is part of the transition area within the Apex Industrial Overlay District, which imposes certain requirements such as obtaining Special Use Permit. The impact of having a truck service facility at this location will be negligible.

The proposed use is consistent with the M2 General Industrial District Zoning designation and the location within Apex Industrial Overlay. The use is compatible with the surrounding areas, and staff recommends to approve this application subject to conditions.

**Dave Brown, 7201 West Lake Mead Avenue. Las Vegas, 89128** stated that he and the applicant have read staff's recommendation and have no questions or concerns.

[7:11 P.M.] **Chairman Calhoun** opened the public hearing for public testimony.

No testimony was provided.

[7:11 P.M.] **Chairman Calhoun** closed the public hearing for public testimony.

**MOTION: Commissioner Villeda moved to approve SUP-65-2023 WESTERN STATES SHOP with staff's recommendations.**

**ACTION: APPROVE**

AYES: 6

NAYS: 0

ABSTAIN: 0

(A copy of the conditions are on file in the City Clerk's Office, as well as the full staff report and meeting video may be viewed from the city's website at <https://cityofnorthlasvegas.primegov.com/public/portal>).

16. **SUP-66-2023 DAIMLER COACHES MOTOR COACH DEALER (Public Hearing).**  
Applicant: Daimler Coaches North America LLC. Request: A Special Use Permit in an M-2 (General Industrial District) to Allow a Vehicle, Boat, or Recreational Vehicles Sales, and Rental Lot (Outdoor). Location: 2680 Losee Road. (APN 139-14-302- 005). Ward 2. (For Possible Action)

**Mr. Saylor** provided an overview of Special Use Permit application stating the applicant is requesting Planning Commission approval of a special use permit to allow a vehicle, boat or recreational vehicle sales establishment. The intent of Daimler Coach is to sell new and used motor coaches out of a leased office space in an indoor area to store models and or coaches ready for delivery on an existing 3.45 acre industrial site. The proposed site is located in a heavy industrial area between Losee Road and Industrial and Interstate 15, directly under the flyover bridge north Fifth Street. There is only one access point to the site directly from Losee Road.

He stated that City staff have no objections to the proposed sales office or its location, as the proposed use is consistent with the M2 General Industrial District zoning designation. The use is compatible with the surrounding areas. Staff recommends approval subject to conditions.

**Robert Simonds, Daimler Coaches 2680 Losee Road, North Las Vegas, NV** stated he the office is based outside of Charlotte, NC and they are proposing to establish a new dealership on Losee Road. They are really excited about this opportunity, as they currently have a dealership in Florida. He explained that this is a low volume business and they are the distributor for U.S. and Canada. As of now, they sell everything from their Florida dealership.

Last week, they sold some coaches to a customer who is located in Las Vegas. However, they would have to come out to Florida to pick up their coach. He stated having a dealership located in North Las Vegas would allow for customers to come to the North Las Vegas dealership to pick-up their coaches as opposed to traveling to Florida to pick them up.

[7:15 P.M.] **Chairman Calhoun** opened the public hearing for public testimony.

No testimony was provided.

[7:15 P.M.] **Chairman Calhoun** closed the public hearing for public testimony.

**MOTION:** *Commissioner Greer moved to approve SUP-66-2023 DAIMLER COACHES MOTOR COACH DEALER with staff's recommendations.*

**ACTION:** *APPROVED WITH CONDITIONS.*

AYES: 6

NAYS: 0

ABSTAIN: 0

(A copy of the conditions are on file in the City Clerk's Office, as well as the full staff report and meeting video may be viewed from the city's website at

<https://cityofnorthlasvegas.primegov.com/public/portal>).

17. **SUP-72-2021 ANN ROAD STORAGE (Public Hearing).** Applicant: Pacific Storage Vegas 1 LLC. Request: An Extension of Time for a Special Use Permit in a C-2 (General Commercial District) to Allow a Mini-Warehousing Establishment with Outdoor RV Parking. Location: Generally located 370 feet Southeast of the Southeast Corner of Decatur Boulevard and Ann Road. (APN 124-31-101-007). Ward 3. (For Possible Action)

**MOTION:** *Commissioner Zeiler moved to approve SUP-72-2021 ANN ROAD STORAGE with staff's recommendations.*

**ACTION:** *APPROVAL WITH CONDITIONS.*

AYES: 6

NAYS: 0

ABSTAIN: 0

18. **T-MAP-21-2023 MIDDLE TETON CENTER.** Applicant: Middle Teton Capital Management. Request: A Tentative Map in a C-1 (Neighborhood Commercial District) to Allow a Single Lot Commercial Subdivision on 4.35 acres. Location: Northeast Corner of Decatur Boulevard and Grand Teton Drive. (APN 124-07-401-004). Ward 3. (For Possible Action)

**Mr. Eastman** provided an overview of the request for a Tentative Map in a C-1 Neighborhood Commercial District stating this request for a single-lot commercial Tentative Map on 4.35 acres. This area is located at the northeast corner of Decatur Boulevard and Grand Teton Drive. This is similar to an item for a Special Use Permit that came before the Commission in June, July and August of this year, that the Commission approved. He explained the uses for those previously approved permits, and stated approving the item would not change those uses. The proposed Tentative Map is in compliance with the commercial, requirements in the C-1 District.

City staff is recommending approval subject to the conditions listed in the staff report.

**Patricia Ticano, Rietz Consulting 3203 E. Warm Springs Road, Las Vegas, NV** on behalf of the applicant stated her and the applicant to appreciate City staff

recommendations on the project.

**MOTION:** *Commissioner Zeiler moved to approve T-MAP-21-2023 MIDDLE TETON CENTER with staff's recommendations.*

**ACTION:** **APPROVED WITH CONDITIONS.**

AYES: 6

NAYS: 0

ABSTAIN: 0

(A copy of the conditions are on file in the City Clerk's Office, as well as the full staff report and meeting video may be viewed from the city's website at <https://cityofnorthlasvegas.primegov.com/public/portal>).

### **STAFF COMMENTS**

**Mr. Melesio** thanked the Commission for its service to the City of North Las Vegas this year. He referenced the holiday events calendar on the city's website called What's Happening for a list of events that are occurring in the community. Wished everyone a great holiday season.

### **COMMISSION COMMENTS**

**Chairman Calhoun** stated he appreciates and thanked each of the Commissioners for their work this year, and wished them and city staff a great holiday season.

### **PUBLIC FORUM**

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

### **ADJOURNMENT**

**Chairman Calhoun** adjourned the meeting. Meeting was adjourned at 7:22 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 December 13, 2023. I further certify that a quorum was present.

/s/ Jackie Rodgers  
Jackie Rodgers, City Clerk