



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

November 13, 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 Calhoun
Vice Chairman Greer
Commissioner Guymon
Commissioner Riley
Commissioner Villeda (By Phone)
Commissioner Zeiler
Commissioner Menzies

STAFF PRESENT

Chief Deputy City Attorney Marisa Rodriguez
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
Deputy City Clerk Isabel Rodriguez

PLEDGE OF ALLEGIANCE

Led by **Commissioner Greer**

PUBLIC FORUM

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

AGENDA

- 1. Planning Commission Regular Meeting Agenda of November 13, 2024. (For Possible Action; Recommendation – Approve)

Planning Manager Robert Eastman stated that the applicant for Item Nos. 13 and 17 would like to have continued to the December 11, 2024 Planning Commission Meeting.

MOTION: *Commissioner Zeiler moved to approve the agenda as amended.*

ACTION: **APPROVED**

AYES: 7

NAYS: 0

ABSTAIN: 0

Commissioner Menzies provided a comment on request for continuances stating that she does not know where it is appropriate to make this request, for staff to put a certain amount of allowable continuances. She continued stating that an applicant continues every month or continue the input at the end of the meeting. From her understanding, applicants would contact city staff and submit a request to continue an item to the next meeting agenda.

Ms. Rodgers addressed **Chairman Calhoun** stating that vote that the Commission took was to approve the agenda and the continuances. As the Chair, he can decide when it is appropriate to have that discussion, and provide direction to city staff.

Chairman Calhoun stated that it is best to have that discussion during Commission Comments.

CONSENT AGENDA

2. Planning Commission Regular Meeting Minutes of September 11, 2024. (For Possible Action; Recommendation - Ratify)
3. Planning Commission Regular Meeting Minutes of October 9, 2024. (For Possible Action; Recommendation – Approve)

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

ACTION: **APPROVED**

AYES: 7

NAYS: 0

ABSTAIN: 0

BUSINESS

4. **ZN-17-2024 TROPICAL / PECOS COMMERCIAL (Public Hearing).** Applicant: Intercapital Asset Management. Request: A Property Reclassification of 10.41 Acres from C-1, Neighborhood Commercial District, to a C-2, General Commercial District. Location: Southeast Corner of Pecos Road and Tropical Parkway. (APN 123-30-301-002). Ward 1. (For Possible Action)

Principal Planner Sharienne Dotson provided an overview of Item Nos. 4, 5, 6, 7 and 8 for Tropical and Pecos Commercial were presented together; however, voted on separately. The applicant is requesting a property reclassification from C1 Neighborhood Commercial District to a C2 General Commercial District, a single lot Commercial Tentative Map and three (3) Special Use Permits. The subject site is 10.41 acres at the southeast corner of Pecos Road and Tropical Parkway.

The proposed Comprehensive Master Plan Land Use designation for the site is Neighborhood Commercial. The purpose of the Commercial District is to provide for the development of retail and services that will serve as a major community cause. These areas can only be developed where arterial streets can accommodate the traffic generated by such development. C1 Neighborhood Commercial is the preferred zoning for this parcel. C2 General Commercial is also an acceptable due to the size of the parcel at ten acres and the proposed development.

The proposed property reclassification to C2 General Commercial District is consistent with the existing Land Use Designation for Neighborhood, Commercial, and staff is recommending approval of the property reclassification for ZN-17-2024.

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

Allen Schlicher 5847 Sammarra St., North Las Vegas spoke in opposition to the project.

Michael Porter 3516 Morgan Springs, North Las Vegas spoke in support of the project.

Helene Lobel 5924 Sorto Lagost, North Las Vegas, NV changed her opinion to support for the project.

Albert Lobel 5924 Sorto Lagost, North Las Vegas, NV spoke in support of the project.

Ms. Rodgers stated the City received four (4) comments cards in support and 18 comment cards in opposition of this project.

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

MOTION: *Commissioner Zeiler moved to approve ZN-17-2024 TROPICAL / PECOS COMMERCIAL with staff's recommendations and with conditions that staff have laid out; Forward to City Council for Final Consideration.*

ACTION: APPROVED

AYES: 7

NAYS: 0

ABSTAIN: 0

5. **T-MAP-12-2024 TROPICAL / PECOS COMMERCIAL.** Applicant: Intercapital Asset Management. Request: A Tentative Map in a C-1, Neighborhood Commercial District (Proposed Property Reclassification to a C-2, General Commercial District), to allow a Single-Lot Commercial Subdivision. Location: Southeast Corner of Pecos Road and Tropical Parkway. (APN 123-30-301-002). Ward 1. (For Possible Action)

Ms. Dotson continued with the overview stating, the proposed Tentative Map is compatible with the existing residential and appropriate with the Master Plan. Land Use designation of Neighborhood Commercial, which has been this current Land Use since 2006. She stated that staff has no objections to the proposed Tentative Map, and is recommending approval subject to conditions for T-Map-12- 2024.

Mr. Eastman stated that we need to amend Condition No. 3 based on the existing the revised site plan. Condition No. 3: The site shall provide a minimum 20-foot landscape buffer adjacent to the residential property to the south and the east. The buffer shall be planted with a double row of offset 24" box trees staggered every 20 feet on center.

He further stated that additional conditions that the applicant proposed that have some amendments would be necessary for Item No. 6.

MOTION: *Commissioner Guymon moved to approve T-MAP-12-2024 TROPICAL / PECOS COMMERCIAL with staff's recommendations and listed conditions.*

ACTION: **APPROVED**

AYES: 7

NAYS: 0

ABSTAIN: 0

6. **SUP-56-2024 TROPICAL / PECOS COMMERCIAL (Public Hearing).** Applicant: Intercapital Asset Management. Request: A special use permit in a C-1, Neighborhood Commercial District (proposed property reclassification to a C-2, General Commercial District), to allow a mini- warehousing establishment. Location: Southeast corner of Pecos Road and Tropical Parkway. (APN 123-30-301-002). Ward 1. (For Possible Action)

Ms. Dotson explained that the applicant is requesting a Special Use Permit for a mini warehouse, SUP-56-2024. The letter of intent states the proposed building is three stories high, 141,351ft² with 1287 units. The mini warehouse site is required to provide a minimum of two exits. The site plan is missing the second exit commercial developments are a key component to the creation of a complete community by providing goods and services to the surrounding residential neighborhood.

The proposed scale and location, as well as the overall use, is not compatible with the surrounding neighborhoods, and staff is recommending denial of the mini warehouse establishment. The city recently adopted a Strategic Plan 2025-2030 that provides a vision and lists six strategic goals. This plan outlines the city's commitment and creating a safe, vibrant and prosperous community where residents and businesses can thrive. The city's strategic list two goals related to the proposed development of the mini warehouse.

The location of the mini warehouse and the overall design of the city promotes an unsafe pedestrian connection and is in conflict with goal three and the septet Crime Prevention through Environmental Design principles. **Ms. Dotson** stated that Goal 5 strives to increase access to health care services. Additionally, it strives to create areas for daily exercise by walking and biking. The Mini Warehouse can be considered as an intense commercial use or a light industrial use. Any proposed use permit is required to conform with the Comprehensive Master Plan.

The Master Plan Designation of Neighborhood Commercial provides guidance regarding the scale of the development. Although allowed in C2 districts with a Special Use Permit, Mini Warehouse is a vehicle dependent use and therefore is not pedestrian friendly. The proposed scale and location, as well as the overall use, is not compatible with the surrounding neighborhoods, and staff is recommending denial of the mini warehouse establishment.

[6:47 P.M.] **Chairman Calhoun** opened the public hearing for public testimony.

Ms. Rodgers stated the City received five (5) comments cards in support and 16 comment cards in opposition of this project.

Allen Schlicher 5847 Sammarra St., North Las Vegas spoke in opposition to the project.

Michael Porter 3516 Morgan Springs, North Las Vegas spoke in support of the project.

Helene Lobel 5924 Sorto Lagost, North Las Vegas, NV changed her opinion to support for the project.

Albert Lobel 5924 Sorto Lagost, North Las Vegas, NV spoke in support of the project.

[6:47 P.M.] **Chairman Calhoun** closed the public hearing for public testimony.

MOTION: *Vice Chairman Greer moved to approve SUP-56-2024 TROPICAL / PECOS COMMERCIAL with staff's recommendations as well as the recommendations that the applicant provided and the Commission approved.*

Commissioner Menzies stated that she has a condition to add. Based on the discussion regarding the possibility of trails somehow or meandering somehow through that area, she want to be able to see that there is some kind of compatibility so that it is a walkability to the tavern so that residents would feel safe. The shrubberies that are chosen will not become overgrown in the future. She suggested so type of park area so that residents are able to walk into the park as opposed to landing on the asphalt.

Commissioner Zeiler stated that there is a motion on the floor at this time. In order to accept her conditions, the current motion would need to close. **Commissioner Menzies** withdrew her request.

ACTION: FAILED
AYES: 3 (Greer, Zeiler, and Villeda)
NAYS: 4 (Menzies, Calhoun, Guymon, and Riley)
ABSTAIN: 0

Ms. Green asked for a reconsideration on Item No. 6, as she is not sure whether the condition or the anticipation of a condition being proposed on another motion swayed any of the votes.

Deputy City Attorney Marissa Rodriguez stated that to the Chairman that if a Commissioner wish to make a motion to reconsider, then that motion to reconsider would have to be voted on. If the motion to reconsider is approved, then someone can move an

MOTION: Commissioner Zeiler moved to reconsider Item No. 6, SUP-56-2024.

ACTION: FAILED
AYES: 3 (Greer, Zeiler, and Villeda)
NAYS: 4 (Menzies, Calhoun, Guymon, and Riley)
ABSTAIN: 0

- 7. **SUP-57-2024 TROPICAL / PECOS COMMERCIAL (Public Hearing).** Applicant: Intercapital Asset Management. Request: A Special Use Permit in a C-1, Neighborhood Commercial District (Proposed Property Reclassification to a C-2, General Commercial District), to allow a Hospital. Location: Southeast Corner of Pecos Road and Tropical Parkway. (APN 123-30-301-002). Ward 1. (For Possible Action)

The applicant is requesting a special use permit to allow a hospital rehabilitation facility. The proposed hospital is a smaller, single story building that is 62,967ft² and has 60 beds and approximately 19,000ft² of open space. The letter of intent indicates the majority of the patients will be recovering from various circumstances, including but not limited to, brain injuries, neurological and orthopedic conditions. According to the building elevations provided, the proposed hospital building is in general compliance with the commercial design guidelines. Staff has no objections to the proposed use and allows the hospital is recommending approval of SCP-57-2024, subject to the conditions.

Condition No. 3: The site shall provide a minimum 20-foot landscape buffer adjacent to the residential property to the south and the east. The buffer shall be planted with a double row of offset 24" box trees staggered every 20 feet on center.

[6:51 P.M.] **Chairman Calhoun** opened the public hearing for public testimony.

Ms. Rodgers stated the City received five (5) comments cards in support and 14 comment cards in opposition of this project.

Allen Schlicher 5847 Sammarra St., North Las Vegas spoke in opposition to the project.

Michael Porter 3516 Morgan Springs, North Las Vegas spoke in support of the project.

Helene Lobel 5924 Sorto Lagost, North Las Vegas, NV changed her opinion to support for the project.

Albert Lobel 5924 Sorto Lagost, North Las Vegas, NV spoke in support of the project.

[6:51 P.M.] **Chairman Calhoun** closed the public hearing for public testimony.

MOTION: *Commissioner Riley moved to approve SUP-57-2024 TROPICAL / PECOS COMMERCIAL recommendations.*

ACTION: APPROVED
AYES: 7
NAYS: 0
ABSTAIN: 0

- 8. **SUP-58-2024 TROPICAL / PECOS COMMERCIAL (Public Hearing).** Applicant: Intercapital Asset Management. Request: A Special Use Permit in a C-1, Neighborhood Commercial District (Proposed Property Reclassification to a C-2, General Commercial District), to Allow a Restricted Gaming "On-Sale" Liquor License with a Waiver from the Required 500-foot Separation from Developed Residential. Location: Southeast Corner of Pecos Road and Tropical Parkway. (APN 123-30-301-002). Ward 1. (For Possible Action)

Ms. Dotson stated the applicant is requesting a special use permit to allow Restricted Gaming on Sale Liquor License Tavern with a Request for a Waiver of the required 500 ft. separation from developer residential. The proposed building is 5056ft², with a 1260 square foot outdoor patio area. The applicant is required to submit a survey plat or a notarized statement indicating that the proximity distance requirements have been met.

The survey does indicate developed residential on the adjoining parcel to the south and the east of the proposed establishment. Staff has no objections to the proposed use to allow the restricted gaming on sale liquor license. With the waiver of the 500ft. separation, and is recommending approval with conditions in closing. Staff recommends approval of Items 4. Z-17-2020, Item 5. T-Map-12-2024 with listed conditions, Item 6. SUP-56-2024 recommendation for Denial, Item 7. SUP57-2024 and Item 8. SUP-58-2024 recommend Approval with listed conditions. Condition No. 2: The site shall provide a minimum 20-foot landscape buffer adjacent to the residential property to the south and the east. The buffer shall be planted with a double row of offset 24" box trees staggered every 20 feet on center.

Lexa Green 1980 Festival Plaza Drive, Las Vegas, NV for the developer **Stan Wasserkrug** stated this is a request for a commercial development. She thanked the neighbors in attendance as they have worked very closely with them in redesigning a couple of things on the site with the plans.

The subject site is over ten acres on the southeast corner of Tropical Parkway to the north, and we have north Pecos to the west with the Aliante community, both to the east and to the south of the site. The site is currently zoned C-1, with the Land Use Designation of Neighborhood Commercial. The applicant is proposing a commercial development that consists of a restaurant tavern on the hard corner of East Tropical Parkway and North Pecos Road. A retail portion centrally located here is a hospital, medical center and on the southern portion of the site, we have a two story mini storage that we are proposing.

Ms. Green addressed the zoning change stating that she and the Developer **Mr. Wasserkrug** met with members of the community on four occasions and discussed the zone change in depth. When looking at the zone, change in the appropriate uses for C1 and C2, there is not much of a difference when you are looking at the appropriate uses. What triggered the zone change for this particular site is the hospital medical Center, which will be run operated by Encompass Health. They have three other locations in the valley, and they would like to add an additional one in North Las Vegas. They provide occupational, speech and physical therapy.

She commented on SUP related to the restaurant and tavern stating that this is a nice family sit down restaurant where you can bring your kids where they will be serving food as well as drinks. In our meetings with neighbors, they a majority of them were in favor of the tavern style, family friendly restaurant. They inquired about an outdoor seating space so that they can come and dine and enjoy the outdoors.

The SUP-56-2024 was a big point of contention was the height. She spoke about the buffer. They reviewed the site plan, and have a 20 ft. wide intense landscape buffer along the southern property line, as well as a 25 ft. wide fire lane access, that is required by North Las Vegas Fire. Initially, the neighbors were not in support of the height of the building. During the second neighborhood meeting, she and the developer then proposed the three-story building at a maximum height of 35ft, which is permitted within the current C-1 zoning.

Ms. Green explained that as they prepared for their third and fourth meeting with the neighbors, many were still concern with the height of the structure of the mini storage. They took steps to reduce the mini storage to two stories with a maximum height of 26ft. the building itself is 20 ft.

Mr. Wasserkrug stated some of the objections expressed from the neighbors that were on the list mentioned something related to the building constructed of a metal structure commonly with public storage type facilities. He stated that they do not build those type of buildings, as this is their fourth facility like this one. They are expensive to build, and they would accommodate what the neighborhood want. The only metal on the building are the doors that installed to roll up for each storage unit.

He continued stating that the second condition requested by the neighborhood is the elevation of the mini storage designed with a Spanish Mediterranean theme. The third requested condition that the east elevation of the mini storage building will not include any roll up doors or units accessible from the outside exit doors are permitted on the east elevation only. The fourth condition being hours of operation for the mini storage will be limited from 6 a.m. to 10 p.m. seven days a week.

He stated that the neighborhood also addressed concerns with security of the facility; their facility is very secure. He addressed those concerns. He thanked the neighbors for their comments related to the project.

[6:51 P.M.] **Chairman Calhoun** opened the public hearing for public testimony.

Ms. Rodgers stated the City received three (3) comments cards in support and 17 comment cards in opposition of this project.

Allen Schlicher 5847 Sammarra St., North Las Vegas spoke in opposition to the project.

Commissioner Zeiler asked **Deputy City Attorney Marisa Rodriguez** whether each speaker is entitled to speak beyond the two-minute allotment. **Ms. Rodriguez** stated that since City staff consolidated Items 4-8, public comment should be no more than eight minutes per speaker. Item 5, does not have a public hearing. Therefore, no more than six (6) minutes per speaker.

Michael Porter 3516 Morgan Springs, North Las Vegas spoke in support of the project.

Helene Lobel 5924 Sorto Lagost, North Las Vegas, NV changed her opinion to support for the project.

Albert Lobel 5924 Sorto Lagost, North Las Vegas, NV spoke in support of the project.

[6:51 P.M.] **Chairman Calhoun** closed the public hearing for public testimony.

Commissioner Riley stated that he is very familiar with the area and asked whether there has been any traffic study conducted of the area, as the intersection right now is a four way stop, and we have an extremely problematic four way stop with close calls on a regular basis. North Pecos East Centennial in this area also has another very dangerous intersection that we have at North Losee and East Deer Springs. Right.

City Traffic Engineer Timothy Reesman stated a traffic study will be required as well as they would be required to build out both streets along Frontage. In terms of other intersections, Losee and Deer Springs is currently under construction for a signal right now. At Pecos and Centennial, there is a CIP project on the books to widen Centennial and to install a signal at that location. In terms of Pecos and Tropical, any signal there will have to pending the outcome of the traffic study for this development.

Commissioner Riley asked whether it is possible to add an additional lane going eastbound on Tropical. **Mr. Reesman** replied stating that they would need to fully build out Tropical along their development to match the development on both sides.

Jake Wasserkrug 11145 Southeastern Avenue, Henderson, Nevada 89044 stated he used to own and operate the Lucky's, and there were 5 or 6 locations throughout the valley.

Commissioner Zeiler asked **Mr. Wasserkrug** to clarify the location of the restaurant, as there is not a restaurant located there at this time. He stated in the area where Taco Bell is located. He explained that there would be other businesses in the area as well.

Commissioner Menzies thanked the residents that came out to speak on the items. She personally walked the trail and saw how the neighbors' homes backed up against to where this would potentially lead. Currently, it is a block wall. In order to encourage walkability from the neighborhood, the block wall would need to be removed. She would like to see the Aliante community to be a more walkable neighborhood.

She see the problem with the mini storage is that it is too big. She does not see the use for this mini storage as good for the neighborhood, as it does not encourage walkability. She referenced the map pointing to the egress from the neighborhood from the right that have been closed for eight of years.

Ms. Green explained stating in reviewing the actual site plan they do show the pedestrian gate as well as a walk path that will lead through the intense landscaping into the commercial development to promote the walkability that **Commissioner Menzies** had mentioned. **Commissioner Menzies** expressed concerns regarding the bushy landscaping that walkers may encounter as they travel inside of the area.

Mr. Wasserkrug stated that there would be a property manager there on the premises daily at the storage unit, the hospital as well as the restaurant. They will the area is clean along with continual monitoring. The neighborhood was originally concern with the type of landscape that **Commissioner Menzies** is referring too; that there are various plants placed on the plat for presentation purposes.

Mr. Wasserkrug stated that he does not a problem with redoing the opening there. It see, which seems as though he will have to make the sidewalk and the accesses something that are extremely appealing and easy to transverse to the entire property. As of now, it is wide open, and he could do whatever changes the city request. They are completely flexible.

Commissioner Menzies stated that she was still not in favor of the box, as she would like to see some other type of development there like Whole Foods or similar. She suggested **Mr. Wasserkrug** speak with **Economic Development Director Wesley Harper** to get some insight to what the neighborhood may want in that area. **Mr. Wasserkrug** stated they are interested in coming to that area.

Commissioner Zeiler asked whether it city staff if is feasible to place a sidewalk along the back where **Commissioner Menzies is discussing**. **Mr. Eastman** stated that city staff could do that, but it would need to be included in the conditions.

Vice Chairman Greer stated that one of the previous speakers appears to know much about accessibility issues in that area. He stated that he would prefer to see him and the developer sit down and come up with a plan that would accommodate everyone in that neighborhood. **Mr. Eastman** replied stating the neighborhood has the wall. When that site is developed, we want the community to have the option to reopen that section. However, that would be a decision for the HOA, not the neighborhood. That is the rationale for wanting to have the connection to the neighborhood.

Commissioner Zeiler stated that she feels as though developer/applicant have been very communicative with the community, and have garnered a good working relationship with them. **Mr. Wasserkrug** stated he is willing to work with the neighborhood and the City wants to do whatever is needed to accommodate them with the walkways, landscaping and possibly opening the fences.

Ms. Green addressed **Commissioner Zeiler** concerns stating that if the Commission moves forward with an approval, they would have no issue in continuing to work with the neighbors. They are committed to keeping them happy and ensuring that this is a great development.

MOTION: *Commissioner Riley moved to approve SUP-58-2024 TROPICAL / PECOS COMMERCIAL with staff's recommendations.*

ACTION: **APPROVED**

AYES: 7

NAYS: 0

ABSTAIN: 0

- 9. SUP-35-2021 SIMMONS SELF-STORAGE (Public Hearing).** Applicant: Bradley Willard. Request: An Extension of Time for a Special Use Permit in a C-1, Neighborhood Commercial District, to allow a Mini-Warehousing Establishment. Location: Southeast Corner of Simmons Street and El Campo Grande Avenue. (APN 124-29-801-001) Ward 3. (For Possible Action)

Ms. Dotson provided a brief overview of this item stating the applicant is requesting the Planning Commission approval for an extension of time for a Special Use Permit to allow a Mini-Warehouse Establishment. The site is located at on 1.93 acres within the C1 Neighborhood Commercial District, at the southeast corner of Simmons Street and El Campo Grande Avenue. If approved, this would be the applicant's second extension of time. The original SCP was approved July 19, 2021 at the Planning Commission meeting, and then the first extension of time was approved at the October 11, 2023 Planning Commission meeting.

Staff has no objections to the proposed extension of time for the special use permit for the mini warehouse establishment. The proposed use is compatible with the surrounding neighborhood and staff is recommending approval subject to conditions.

Bradley Willard, applicant GCH Partners, 355 Robinhood, Costa Mesa, CA stated he is in attendance in the event the Commission have question to ask of him.

[6:58 P.M.] **Chairman Calhoun** opened the public hearing for public testimony.

[6:58 P.M.] **Chairman Calhoun** closed the public hearing for public testimony.
No testimony provided.

MOTION: *Commissioner Menzies moved to approve SUP-35-2021 SIMMONS SELF STORAGE with staff's recommendations.*

ACTION: APPROVED

AYES: 7

NAYS: 0

ABSTAIN: 0

10. **SUP-43-2024 VAZQUEZ RESIDENCE CASITA (Public Hearing).** Applicant: Fernando Vazquez. Request: A Special Use Permit in an R-1, Single-Family Low Density Residential District, to allow an Accessory Dwelling Unit. Location: 2214 Wilkinson Way. (APN 139-24-511-030). Ward 1. (For Possible Action)

Planner Brian Saylor provided a brief overview of the item stating the applicant is requesting Planning Commission consideration of A Special Use Permit to allow an existing additional dwelling unit that was originally constructed, but not permitted in an R-1 Single Family Low Density District Zoned Property located at the northeast corner of Bartlett Avenue and Wilkinson Way. The Comprehensive Master Plan Land Use for this site is downtown area of influence.

The application is the result of a code enforcement violation for constructing without obtaining the required building permits. The rest of the site needed to be brought into conformance with code prior to proceeding with permitting. The applicant did a lot of work and worked with Planning and Code Enforcement to take care of many of the issues that they had, including removal of some hardscape from the front yard pavers. They had a fence that was also constructed without permitting, that they reduced in height to bring into compliance, and they've really worked with us really well to make sure they take care of everything that needed to be done.

Mr. Saylor continued to describe the current state of the dwelling and stated the roofing is currently asphalt shingles that is not permitted. The applicant will need to match the roofing material used on the primary residence, which is tile they have stated that they are okay with doing this. Additionally, the applicant has agreed with the conditions of approval as well as the modifications. Staff does not anticipate any negative impacts on the existing neighborhood with this additional dwelling unit, and recommends approval of the Special Use Permit Project, subject to the conditions listed.

Carl Cunningham, CCPE LTD, representing the applicant 5734 Meikle Lane, Las Vegas, NV stated the homeowner would like to do whatever needs to be done in order to keep the casita in place.

[7:02 P.M.] **Chairman Calhoun** opened the public hearing for public testimony. No testimony provided.

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

MOTION: *Commissioner Guymon moved to approve SUP-43-2024 VAZQUEZ RESIDENCE CASITA with staff's recommendations.*

ACTION: APPROVED
AYES: 7
NAYS: 0
ABSTAIN: 0

- 11. **SUP-46-2024 CASA EL DESAYUNO (Public Hearing).** Applicant: Marco Perez Bellow. Request: A Special Use Permit in an R-A/DC (Redevelopment Area / Downtown Core Subdistrict) to allow a Beer-Wine-Spirit Based Product "On-Sale" Liquor License in Conjunction with a Restaurant. Location: 2632 East Lake Mead Boulevard. (APN 139-24-201-001). Ward 1. (For Possible Action)

Mr. Saylor provided a brief overview of the item stating the applicant is requesting Planning Commission approval to allow a wine spirit based product on sale. Liquor license in conjunction with the restaurant. The existing restaurant has been operating at this location since November of 2022, and they serve breakfast, and lunch and is requesting a Special Use Permit to serve, wine and spirits during their restaurant's hours of operation from 7 a.m. to 3 p.m. daily. The applicant has submitted a notarized statement attesting that the proposed establishment complies with the 400 ft. separation requirement from any school, church, park or daycare center.

The proposed use is consistent with the current R-A/DC (Redevelopment Area Downtown Core and Downtown Business District. The proposed use should not pose a negative impact on the surrounding uses or properties. Staff has no objections to the proposed use and recommends approval with listed conditions

Marco Perez Casa #1 DeSayuno 2632 E. Lake Mead Boulevard, North Las Vegas, NV stated that the restaurant has been open since November 2020. A family restaurant that has been in business at this location for four years. We would like to sell mimosas and other beverages.

[7:07 P.M.] **Chairman Calhoun** opened the public hearing for public testimony.

Ms. Rodgers stated the City received two (2) comments cards in support of this project.

[7:07 P.M.] **Chairman Calhoun** closed the public hearing for public testimony.

Commissioner Menzies stated that she had visited the restaurant on a Saturday and was concerned about the parking lot. She asked whether the restaurant owns the parking lot. **Mr. Perez** stated he does not. He is leasing building and have spoken with the landlord numerous times regarding the resurfacing it. The response from the landlord was the he is in the works of redeveloping it.

Commissioner Menzies expressed concern with the health and safety of individuals coming out of the restaurant into the parking lot. She stated it is in bad shape. She noted other businesses in the area as well other conditions that may be of consideration.

Commissioner Zeiler commended **Mr. Perez** on his ability to open a second restaurant location during the Covid pandemic.

MOTION: *Commissioner Zeiler moved to approve SUP-46-2024 CASA EL DESAYUNO with staff’s recommendations.*

ACTION: APPROVED
AYES: 6
NAYS: 1 (MENZIES)
ABSTAIN: 0

- 12. **SUP-50-2024 ER AT NORTH LAS VEGAS (Public Hearing).** Applicant: Valley Health Systems LLC. Request: A Special Use Permit in a C-1, Neighborhood Commercial District, to allow a Sign Height of 30 Feet where a Maximum of 18 Feet is allowed. Location: 6625 North 5th Street. (APN 124-22-711-002). Ward 4. (For Possible Action)

Mr. Eastman stated that the applicant’s representative for this item has requested it be continued to December 11, 2024 Planning Commission Meeting. A motion is needed to approve the continuance.

MOTION: *Vice Chairman Greer moved to approve SUP-50-2024 ER AT NORTH LAS VEGAS with staff’s recommendations.*

ACTION: APPROVED
AYES: 7
NAYS: 0
ABSTAIN: 0

13. **SUP-51-2024 PILOT TRAVEL CENTERS (Public Hearing)**. Applicant: Pilot Company. Request: A Special Use Permit in an M-2, General Industrial District, to allow a Convenience Food Store with Gas Pumps. Location: Southwest Corner of Interstate 15 and Las Vegas Boulevard North. (A Portion of APN 122-09-401-001). Ward 1. (For Possible Action)

ACTION: CONTINUED TO DECEMBER 11, 2024

14. **WAV-06-2024 CENTENNIAL CENTER (Public Hearing)**. Applicant: Raymond Kim. Request: A Waiver in a C-2, General Commercial District, to allow 26 Parking Spaces where 31 Parking Spaces are Required. Location: Approximately 447 Feet West of the Southwest Corner of Centennial Parkway and Donna Street. (APN 124-26-101-019). Ward 4. (For Possible Action)

Mr. Saylor provided a brief overview of this item stating the applicant is requesting the Planning Commission consideration for a waiver to allow a parking reduction from 31 required spaces to 26 parking spaces. This is a 16% reduction, and the property is located on the south side of Centennial Parkway between North 5th Street and Donna Street. Staff recommends approval subject to conditions listed.

Roberto Piedra, 2525 West Horizon Ridge Parkway, Suite 230. Henderson, Nevada on behalf of the applicant

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

[7:15 P.M.] **Chairman Calhoun** closed the public hearing for public testimony.
No testimony provided.

Commissioner Menzies inquired as to whether there was a plan to place a storage unit facility in the area. **Mr. Piedra** stated no.

MOTION: Commissioner Riley moved to approve WAV-06-2024 CENTENNIAL CENTER with staff's recommendations.

ACTION: APPROVED
AYES: 7
NAYS: 0
ABSTAIN: 0

15. **FDP-09-2024 OPUS AT LONE MOUNTAIN.** Applicant: Rainbow Creek. Request: A Final Development Plan in a PUD, Planned Unit Development District, to Develop a Six (6) Lot, Single-Family Residential Subdivision on 2.10 Acres. Location: Northwest Corner of Lone Mountain Road and Ferrell Street. (APN 124-32-403-006). Ward 3. (For Possible Action)

James Smith, 10120 West Flamingo, Suite 4, Las Vegas, applicant was present to answer questions posed by the Commission.

Commissioner Zeiler commended the applicant for the time spent developing the property as well as being a good neighbor.

MOTION: *Commissioner Zeiler moved to approve FDP-09-2024 OPUS AT LONE MOUNTAIN with staff's recommendations.*

ACTION: APPROVED

AYES: 7
NAYS: 0
ABSTAIN: 0

16. **FDP-15-2022 ELYSIAN - CRAIG & CLAYTON (Public Hearing).** Applicant: The Calida Group. Request: An Extension of Time for a Final Development Plan in a PUD, Planned Unit Development District, to allow a 222-Unit, Multi-Family Development. Location: East of Clayton Street and Approximately 300 Feet North of Craig Road. (APN 139-04-201-022) Ward 4. (For Possible Action)

Mr. Saylor provided an overview of the item stating the applicant is proposing no changes to the site plan or elevations, that was approved by the Planning Commission at the October 12th, 2022 Planning Commission meeting. The Letter of Intent, the applicant is requesting an extension of time to finish their civil improvement plans, and then apply for their building permits. Staff recommends approval of the final development plan, subject to the conditions listed.

Elva Castaneda, Kaempfer Crowell 1980 Festival Plaza, Las Vegas, 89135 for the applicant thanked city staff for its recommendation.

[7:25 P.M.] **Chairman Calhoun** opened the public hearing for public testimony.

[7:25 P.M.] **Chairman Calhoun** closed the public hearing for public testimony. No testimony provided.

MOTION: *Commissioner Riley moved to approve FDP-15-2022 ELYSIAN - CRAIG & CLAYTON with staff's recommendations.*

ACTION: APPROVED
AYES: 7
NAYS: 0
ABSTAIN: 0

17. **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 Luther King Boulevard. (APN 139-09-401-012). Ward 2. (For Possible Action) **(Continued from October 9, 2024)**

ACTION: CONTINUED TO DECEMBER 11, 2024

18. **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) **(Continued from October 9, 2024)**

Ms. Dotson provided a brief overview of the item stating it was continued at the October 9th, 2024 Planning Commission meeting at the request of the applicant in order for staff and the applicant to discuss and agree upon park amenities. Staff has amended Condition No. 5, and added a new condition as noted on the attached memo regarding all of the amenities. The subject site is 10.85 acres, with a density of 7.47 dwelling units per acre and located at the northwest corner of Tropical Parkway and Walnut Road.

Alexa Green, 1980 Festival Plaza Drive here on behalf of the applicant, who is D.R. Horton. She provided a response to a question posed by **Commissioner Villeda** related to price point. She thanked staff for its recommendation.

MOTION: Commissioner Riley moved to approve FDP-08-2024 TROPICAL AND WALNUT with staff's recommendations.

ACTION: APPROVED
AYES: 7
NAYS: 0
ABSTAIN: 0

STAFF COMMENTS

Director of Land Development & Community Services Alfredo Melesio wished everyone a Happy Thanksgiving and reminded everyone of the reappointments that the City Council would be making to the Commission. On December 11, 2024, the Planning Commission will have the election of officers. On December 5, 2024, we will have the Christmas Tree Lighting at Liberty Park starting at 5 p.m.

COMMISSION COMMENTS

Commissioner Menzies requested to revisit the Extension of Time that applicants seem to bring to the Commission. She would like staff to consider making a policy change to not allow no more than three continuances or extensions. The reason behind her request is that staff go through the process of writing the memos and conducting the investigative work to prepare the staff report. The public comes in and have to sit through the different items, only to hear that the item had been continued. It takes up time.

Ms. Rodriguez stated the city would work with staff in conducting research and will look into the matter and get back to the Commission.

PUBLIC FORUM

Chairman Calhoun opened and closed the public forum. No comments received.

ADJOURNMENT

Chairman Calhoun adjourned the meeting. Meeting adjourned at 7:41 PM.

CERTIFICATION

I certify that the foregoing are true and correct minutes of the City of North Las Vegas Planning Commission Meeting held on November 13, 2024. I further certify that a quorum was present.

Jackie Rodgers, City Clerk