



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

March 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  
Commissioner Warner  
Commissioner Zeiler

## **STAFF PRESENT**

Chief Deputy Attorney Marisa Rodriguez  
Planning and Zoning Manager Robert Eastman  
Principal Planner Sharianne Dotson  
Principal Planner Duane McNelly  
City Clerk Jackie Rodgers  
Chief Deputy City Clerk Cherry Lawson  
Deputy City Clerk II Daisy Rivera

## **PLEDGE OF ALLEGIANCE - BY INVITATION**

Led by **Vice Chairman Greer**

## **PUBLIC FORUM**

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

## **AGENDA**

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

**MOTION:** *Vice Chairman Greer moved to approve the agenda as published.*

**ACTION:** **APPROVED**

AYES: 7

NAYS: 0

ABSTAIN: 0

## **CONSENT AGENDA**

2. Planning Commission Regular Meeting Minutes of February 14, 2024. (For Possible Action; Recommendation – Approve)

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

**ACTION:** **APPROVED**

AYES: 7

NAYS: 0

ABSTAIN: 0

## **BUSINESS**

3. **SUP-05-2024 LOSEE & DEER SPRINGS (Public Hearing).** Applicant: Henry Moradi. Request: A Special Use Permit in a C-1 (Neighborhood Commercial District) to allow a Convenience Food Store with Gas Pumps. Location: Northeast Corner of Losee Road and Deer Springs Way (APN 124-24-201-005) Ward 4. (For Possible Action)

**Planning and Zoning Manager Robert Eastman** stated that he would provide an overview on Item Nos. 3, 4, 5, 6 and 7 as they are all related, and each requires a motion. This item is a request for a Special Use Permit for a convenience store with gas pumps. Item No. 4 SUP-06-2024, is a request for a Special Use Permit for a vehicle washing establishment that is adjacent to, and will be part of the convenience store with gas pumps. Item No. 5 SUP-07-2024, is a request for a standalone vehicle washing establishment, directly at the corner. Item No. 6 SUP08 2024, is a request for a full on sale liquor license with restricted gaming, and a request to waive the 500 ft. separation from developed residential. Lastly, Item No. 7 SUP-09-2024, which is a request for a mini warehousing establishment. *(The full details of each item may be viewed from the city's website at <https://northlasvegasnv.new.swagit.com/videos/299846>)*

**Robert Piedra and Sergio Comparan of SCM Design** on behalf of the applicant stated that they are in agreement with staff recommendation.

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

**Donna Ross 6752 Mulberry, Street, NLV** spoke in opposition to the projects, as she lives in the Del Webb North Ranch community. She is concern with the ongoing issues with trespassing, vandalism, noise from the surrounding communities, and increase traffic on Losee.

**Tyler Ricketts 6815 Sage Gold Ct., NLV** stated he lives in the Watercolor Community that he concurs with the previous speaker. He stated that he has concerns with what is being proposed for the community as there are businesses like those being proposed.

**Marcia Scott 2682 Tuxedo Black Ct., NLV** stated she also concurs with the sentiment of the previous two speakers. She would like to see a different type of restaurant in the area, along with coffee shops and places for kids especially during spring/school breaks.

**Mike Manos 2392 Phelan Avenue, NLV** stated his only complaint is the development of a liquor store, and the lack of a traffic light at the intersection. There is a 7-11 convenience store, and there is loud noise almost nightly from that area. He is also concerned with the amount of speeding over the speed limit.

**Rodriguez Diggs 2598 Moch Pearl Ct., NLV** stated he is in opposition of the project in this area. The community does not need another gas station or storage facility, but rather, more family oriented type of businesses. He would also prefer to have a walkable

community.

**Deborah Dotson 2682 Tuxedo Black Ct., NLV** stated that she concurs with the other speakers, as well. The community is in favor of commercial development; however, a bar is too close and does not meet the 500ft distance requirement. She stated that the community wants a Summerlin feel (aesthetics) whereby the community is a walkable and is a neighborhood. The community would support it if the retail/commercial development was family oriented.

**Sylvia Price 2753 Frosted Teal Avenue, NLV** located in the Watercolor Community stated that she has lived in Las Vegas for nine years before moving to her new residence near Craig Park. She is concerned with having another liquor store when there are plenty of 7-11 convenience stores. She is also concerned with the amount of traffic in the area. She asked the Commission to consider the community and the type of retail in that area of the community.

**Gordon Strom 6752 Mulberry St, NLV** stated that he lives in Del Webb, and asked the Commissioners whether the project was a done deal. **Chairman Calhoun** stated that nothing is a done deal until all have had an opportunity to be heard before the Commission takes action. He asked **Mr. Eastman** to respond to the citizen.

**Mr. Eastman** stated that there are five SUP's before the Commission for consideration. The applicant does have the right to certainly build a commercial center without any input for the Planning Commission. The applicant could build it full of uses that are all principally permitted without requiring a SUP. The SUP's are not approved until the Commission vote approving or denying the individual uses. In the event the Commission denies all five SUP's, he has the right to come back and still begin building his commercial center with other uses.

**Mr. Strom** asked whether the applicants would be willing to work with the community regarding the type of business that comes into their community.

**Henry Moradi 10785 West Twain Road, Suite 221** stated that he is the applicant for the project, and he would be willing to work with the community.

**Ms. Rodgers** stated that there were a total of 67 responses that were received by the city that were in opposition to the project.

[6:00 P.M.] **Chairman Calhoun** closed the public hearing for public testimony.

**Vice Chairman Greer** asked whether the applicant has or had meetings with the neighborhood community. **Robert Piedra and Sergio Comparan** replied stating that they had not, as they were informed that having a neighborhood meeting was not required for this part of the project; they were conforming to a C-1. If it was required, they would have certainly planned for one. They would be willing to work with the community on the commercial aspects.

**Mr. Piedra** stated that he wished to address the concerns of the community as it relates to the traffic light and type of commercial development. When they met with the staff and different departments within the city of North Las Vegas, they were informed that there will be a traffic light installed at this project within the next few months. He mentioned the various types of retail commercial businesses that would likely occupy space in this development.

**Commissioner Riley** emphasized with the community as he lives in the area too. He stated the Planning and Zoning staff have been working really hard to help move our city forward over the last several years. He referenced Craig Road as restaurant row stating we have had billions of dollars invested in our community.

**Commissioner Zeiler** stated that she have a couple of major reservations about this project. However, stating she believe that the developer does come here in good faith, that the developer not only want make a profitable project, but something that is beneficial to your customers. She expressed concern with the double car wash, and the double stacking of vehicles, as it will likely pose traffic concerns. She also expressed concern regarding the height of the storage unit project to the neighboring homes. She inquired as to the tavern business hours and whether it would be 24 hours daily.

**Mr. Piedra** explained the stacking would be approximately 24 vehicles that would fit on the car wash side of the business. There is no security office on sight. The storage facility is all indoor enclosed, and it is climate controlled. The tavern would be open for business 24 hours daily.

**Commissioner Zeiler** replied stating that as a homebuyer one would take issue with the amount of noise emanating from the business, noise, employees and traffic as the business is only half of the distance required by the code. That is a huge reservation for her, as the Commission is tasked with protecting the community that may be vulnerable to businesses like this.

**Commissioner Warner** stated city staff has provided insight to the application process, and those requirements. He explained the real estate side of business as he is a realtor, and explained the process of a letter of intent—conditions. That had the applicants/developer met with the community, some of the concerns and anxiety of the community could have been resolved. If parts of the project is approved, it would be best served for the applicants to have a meeting with the community.

**Commissioner Guymon** referenced the project stating that she sees two car wash businesses. She inquired as to why two car wash business are needed in the same project. It is not logical to have two free standing car wash businesses on the same corner. She stated that perhaps the applicant want to reconsider the C-store and the car wash. **Mr. Piedra** explained that the project was based on a market analysis of the area. He is not an expert in car wash, as this is a business plan. The marketing plan indicates to them that the car washes are two entirely different businesses. They are open to drop the car wash on the C-store and keep the free standing car wash as a compromise.

**Chairman Calhoun** asked whether he needed to hold another public comment for Item

Nos. 4, 5, 6 and 7. **Ms. Rodgers** stated that it was not necessary as the testimony of Item No. 3 is related to Item Nos. 4, 5, 6, and 7.

**Mr. Eastman** stated that when the Commission prepare to take action on Item No. 6, it would be city staff recommendation to approve it with the conditions listed in the memo that was provided to the Commission, which does require the applicant to provide a restaurant instead of it just being a straight tavern; so that there is a restaurant component, which is condition number three in the memo.

**MOTION:** *Vice Chairman Greer moved to approve SUP-05-2024 LOSEE & DEER SPRINGS with staff's recommendations.*

**ACTION:** **APPROVED**

AYES: 7

NAYS: 0

ABSTAIN: 0

4. **SUP-06-2024 LOSEE & DEER SPRINGS (Public Hearing).** Applicant: Henry Moradi. Request: A Special Use Permit in a C-1 (Neighborhood Commercial District) to allow Vehicle Washing Establishment Incidental to a Convenience Food Store. Location: Northeast Corner of Losee Road and Deer Springs Way (APN 124-24-201-005) Ward 4. (For Possible Action)

**Commissioner Zeiler** asked whether Item No. 4 is being withdrawn by the applicant or whether the Commission will need to take action on this item. **Mr. Eastman** stated if the applicant is not requesting that the item be withdrawn, then the Commission would need a motion with an affirmative vote to either approve or deny.

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

Comments are the same for this item as it is in Item 3.

[6:00 P.M.] **Chairman Calhoun** closed the public hearing for public testimony.

**MOTION:** *Commissioner Zeiler moved to deny SUP-06-2024 LOSEE & DEER SPRINGS.*

**ACTION:** **DENIED**

AYES: 5 (**Warner, Guymon, Riley, Villeda and Zeiler**)

NAYS: 2 (**Calhoun, Greer**)

ABSTAIN: 0

**Commissioner Villeda** asked of **Mr. Eastman** whether the Commission need to [now] approve the C-store since the applicant has agreed to drop the car wash. **Mr. Eastman**

replied stating Item No. 4 was the attached car wash that the Commission denied. The C-store was Item No. 3 that the Commission approved. Although the two items are treated separately despite the car wash being attached to the C-store, both items were voted on separately.

5. **SUP-07-2024 LOSEE & DEER SPRINGS (Public Hearing).** Applicant: Henry Moradi. Request: A Special Use Permit in a C-1 (Neighborhood Commercial District) to allow a Standalone Vehicle Washing Establishment. Location: Northeast Corner of Losee Road and Deer Springs Way (APN 124-24-201-005) Ward 4. (For Possible Action)

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

Comments are the same for this item as it is in Item 3.

[6:00 P.M.] **Chairman Calhoun** closed the public hearing for public testimony.

**MOTION:** *Commissioner Villeda moved to approve SUP-07-2024 LOSEE & DEER SPRINGS with staff's recommendations.*

**ACTION:** **APPROVED**

AYES: 6 (Calhoun, Greer, Guymon, Riley, Villeda and Zeiler)

NAYS: 1 (Warner)

ABSTAIN: 0

6. **SUP-08-2024 LOSEE & DEER SPRINGS (Public Hearing).** Applicant: Henry Moradi. Request: A Special Use Permit in a C-1 (Neighborhood Commercial District) to allow a Full "On-Sale" Liquor License with Restricted Gaming, and a Request for a Waiver of the Required 500-Foot Separation from Developed Residential. Location: Northeast Corner of Losee Road and Deer Springs Way (APN 124-24-201-005) Ward 4. (For Possible Action)

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

Comments are the same for this item as it is in Item 3.

[6:00P.M.] **Chairman Calhoun** closed the public hearing for public testimony.

**MOTION:** *Commissioner Riley moved to approve SUP-08-2024 LOSEE & DEER SPRINGS with staff's recommendations.*

**Mr. Eastman** stated for clarity, it would be best if the motion maker would restate the motion offered to state that SUP-08-2024 is approved based on the conditions in the memo as opposed to staff's recommendations.

**MOTION:** *Commissioner Riley moved to approve SUP-08-2024 LOSEE & DEER SPRINGS with the recommendations listed in the memo, dated March 13, 2024 for this project.*

**ACTION:** **APPROVED**

AYES: 4 (Calhoun, Greer, Riley, Villeda)

NAYS: 3 (Warner, Guymon, Zeiler)

ABSTAIN: 0

7. **SUP-09-2024 LOSEE & DEER SPRINGS (Public Hearing).** Applicant: Henry Moradi. Request: A Special Use Permit in a C-1 (Neighborhood Commercial District) to allow a Mini-Warehousing Establishment. Location: Northeast Corner of Losee Road and Deer Springs Way (APN 124-24-201-005) Ward 4. (For Possible Action)

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

Comments are the same for this item as it is in Item 3.

[6:00 P.M.] **Chairman Calhoun** closed the public hearing for public testimony.

**MOTION:** *Vice Chairman Greer moved to approve SUP-09-2024 LOSEE & DEER SPRINGS with staff's recommendations.*

**ACTION:** **APPROVED**

AYES: 5 (Calhoun, Greer, Guymon, Riley, Villeda)

NAYS: 2 (Warner, Zeiler)

ABSTAIN: 0

8. **SUP-02-2024 LONDON EVENTS BANQUET HALL (Public Hearing).** Applicant: Javier Garcia. Request: A Special Use Permit in a C-2 (General Commercial District) to allow a Full "On-Sale" Liquor License in Conjunction with a Community Center or Meeting Hall (Banquet Hall). Location: 2155 East Cheyenne Avenue. (APN 139-14-515-004) Ward 3. (For Possible Action)

**Principal Planner Sharienne Dotson** provided a brief over of this item stating the applicant is requesting a Special Use Permit to allow a full on sale liquor license in conjunction with the Community Center meeting hall, banquet hall. The site is a 9978 square foot suite located at 2155 East Cheyenne Avenue. The zoning classification is C-2 General Commercial District. Staff has no objections to the proposed use and recommended approval with listed conditions.

**Javier Garcia 7003 West Ford Avenue, Las Vegas, Nevada, 89113** applicant agrees with city staff recommendations. He stated the site survey has been completed and is within code, and he will compromise with the end hours of the facility. He stated this is only not to operate through from 9 a.m. until 1 a.m.; however, it is only per contract for



every client that we, on board. It is up to six hours of event time, as there are no events that will run from 9 a.m. to 1 a.m. those would only be for private events.

**Commissioner Zeiler** ask of **Ms. Dotson** the condition of the hours set for the establishment. **Ms. Dotson** replied stating the meeting hall shall be held Sunday through Thursday between the hours of 9 a.m. and 11 p.m. and Friday and Saturday between the hours of 9 a.m. and 12 a.m.

**Commissioner Zeiler** asked **Mr. Garcia** if he understood the hours listed in the conditions. **Mr. Garcia** stated he does; however, wish to have those hours reconsidered as he does have a 24-hour security detail on site as well as with each contracted event, he has one security on staff with each booked event. He would be okay with the hours as provided. **Commissioner Zeiler** stated the hours would be consistent with other banquet halls that the Commission has approved.

[6:28P.M.] **Chairman Calhoun** opened the public hearing for public testimony.

[6:28 P.M.] **Chairman Calhoun** closed the public hearing for public testimony. No testimony was provided.

**MOTION:** ***Commissioner Zeiler moved to approve SUP-02-2024 LONDON EVENTS BANQUET HALL with staff's recommendations.***

**ACTION: APPROVED**

AYES: 7  
NAYS: 0  
ABSTAIN: 0

9. **SUP-10-2024 THE HILLS PRESCHOOL (Public Hearing).** Applicant: Abdus Asif. Request: A Special Use Permit in a C-1 (Neighborhood Commercial District) to allow a Child Care Facility. Location: 465 Feet South of Craig Road on the East Side of Fuselier Drive. (APN 139-05-702-012) Ward 4. (For Possible Action)

**Ms. Dotson** provided a brief overview of this item stating the applicant is requesting a Special Use Permit to allow a child care facility. The subject site is on a 1.16 acre parcel located 465ft south of Craig Road and east of on the east side of Hustler Drive. The proposed child care facility will accommodate 275 children, have a staff of 35, and operate between the hours of 6 a.m. and 6 p.m.

In compliance with the commercial design standards, the proposed site plan indicates the incorrect site setback adjacent to Fuselier Drive. A redesign of the site is needed to meet the required 20 foot setback to the front property line to the building. The other setbacks are correct and in compliance. The required parking spaces for this use is one parking space per six children. As a result, approximately 46 parking spaces is required for the proposed daycare. Staff has no objections and recommends approval with the listed

conditions.

**John Burke, Architect, 6780 South Fort Apache Road, Las Vegas, NV** stated he does agree with city staff recommendations, and provided an explanation related to the setback.

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

**Ms. Rodgers** stated that the City Clerk's Office received one comment card in support.

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

**MOTION:** *Commissioner Riley moved to approve SUP-10-2024 THE HILLS PRESCHOOL with staff's recommendations.*

**ACTION:** **APPROVED**

AYES: 7  
NAYS: 0  
ABSTAIN: 0

10. **SUP-12-2024 LIT WINGS LOSEE (Public Hearing).** Applicant: Alvin Vong. Request: A Special Use Permit in a C-1 (Neighborhood Commercial District) to allow a Beer-Wine-Spirit Based Product "On-Sale" Liquor License in Conjunction with a Restaurant. Location: 6520 North Losee Road, Suites 100-105. (APN 124-24-414-015). Ward 2. (For Possible Action)

**Principal Planner Duane McNelly** provided a brief overview of this item stating that the applicant is requesting Planning Commission consideration of a Special Use Permit to allow a beer/wine/spirit based "on-sale" liquor license in conjunction with a restaurant to be located in a C-1 (Neighborhood Commercial District). The applicant is in the process of opening a new restaurant at the proposed location and is requesting to serve, wine and spirit based offerings with meals. The proposed establishing agent is located in the existing Centennial Village Commercial Center, located at the northeast corner of Losee Road and Centennial Parkway. The proposed hours of operation are from 11 a.m. to 10 p.m. seven days a week. City staff have no objections to the proposed use, and we are recommending approval subject to the single condition listed in the report.

**Commissioner Warner** expressed concern with the applicant not attending the meeting to discuss the project with the Commission. He stated that out of five years only three applications have not shown to the Planning Commission Meeting for the agenda item.

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

**Ms. Rogers** stated that the City Clerk's Office received four comment cards in support

and five in opposition.

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

**MOTION:** *Commissioner Villeda moved to approve SUP-12-2024 LIT WINGS LOSEE with staff's recommendations.*

**ACTION:** **APPROVED**

**AYES:** 6 (**Calhoun, Greer, Guymon, Villeda, Zeiler**)

**NAYS:** 1 (**Warner**)

**ABSTAIN:** 0

11. **SUP-74-2021 TERRIBLE HERBST (Public Hearing).** Applicant: Herbst Development. Request: An Extension of Time for a Special Use Permit in a C-2 (General Commercial District) to allow a Convenience Food Store with Gas Pumps. Location: Northeast Corner of North Las Vegas Boulevard and Carey Avenue. (APN 139-14-801-005) Ward 1. (For Possible Action)

**Ms. Dotson** provided an overview of Item Nos. 11 and 12 as both are related, however each will require a separate motion.

The applicant is requesting an Extension of Time for an existing Special Use Permit to allow a Convenience Food Store with Gas Pump and an Extension of Time for an existing Special Use Permit to allow a Vehicle Washing Establishment that is attached to the Convenience Food Store. The site is located at the northeast corner of North Las Vegas Boulevard and Carey Avenue.

She explained that the subject site is 2.22 acre parcel and is zoned C-2 General Commercial District, with the Comprehensive Master Plan land use designation of Downtown Business District. On January 12th of 2022, Planning Commission approved the Special Use Permit SUP-74 2021 to allow the convenience food store with gas pumps, and SUP-75-2021 to allow the vehicle washing Establishment, the proposed convenience food store and vehicle Washing Establishment site plan is relatively the same as what was approved in January of 2022. Building permits have been submitted for the project. This process took longer than they anticipated, causing a need for the Extension of Time for the Special Use Permits. City staff is recommending approval with conditions listed.

**John Burke, Architect, 6780 South Fort Apache** for the applicant stated that this development would be Terrible Herbst. They are now ready to build and proceed forward, and do agree with city staff recommendations.

**Commissioner Villeda** inquired about the access to the business given the location of it will be situated. She also asked whether there would be traffic concerns in that area.

**Ms. Dotson** replied stating she was not aware of any issues related to traffic. That to her

knowledge there are no traffic related concerns.

**Commissioner Riley** asked **Mr. Burke** about water conservation efforts by Terrible Herbst. **Mr. Burke** explained that typically these car washes have three recovery water tanks to recycle water.

**Commissioner Zeiler** commended **Mr. Burke** and the applicant for sticking with the project and moving forward to completion.

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

**Ms. Rodgers** stated the city received one comment card in support of the project.

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

**MOTION:** *Commissioner Villeda moved to approve SUP-74-2024 TERRIBLE HERBST with staff's recommendations.*

**ACTION:** **APPROVED**

AYES: 7

NAYS: 0

ABSTAIN: 0

12. **SUP-75-2021 TERRIBLE HERBST (Public Hearing).** Applicant: Herbst Development. Request: An Extension of Time for a Special Use Permit in a C-2 (General Commercial District) to allow a Vehicle Washing Establishment. Location: Northeast Corner of North Las Vegas Boulevard and Carey Avenue. (APN 139-14-801-005) Ward 1. (For Possible Action)

[6:54 P.M.] **Chairman Calhoun** opened the public hearing for public testimony.

**Ms. Rodgers** stated the city received one comment card in support of the project.

[6:54 P.M.] **Chairman Calhoun** closed the public hearing for public testimony.

**MOTION:** *Commissioner Guymon moved to approve SUP-75-2024 TERRIBLE HERBST with staff's recommendations.*

**ACTION:** **APPROVED**

AYES: 7

NAYS: 0

ABSTAIN: 0

13. **ZN-16-2023 VTS VILLAGE 1 PHASE 4 PARCELS 1.25 AND 1.26 (Public Hearing).** Applicant: D.R. Horton, Inc. Request: A Property Reclassification of 27.06 Acres from an RZ10 MPC (Residential Zone up to 10 du/ac Master Planned Community) and an RZ13 MPC (Residential Zone up to 13 du/ac Master Planned Community) to R-2 PCD (Medium-High Density Residential Planned Community District). Location: South of Tule Springs Parkway and Approximately a Half-Mile East of Revere Street. (APN: 124-15-810-001 and 124-15-810-002) Ward 4. (For Possible Action)

**Mr. McNelly** provided an overview of Item Nos. 13 and 14 stating ZN-16-2023 and item number T-Map 25-2023 are for a proposed development that is located within the Villages at Tule Springs, Master Planned Community which is regulated by Development Agreement with its own development standards and design guidelines. However, both items require separate motions by the Commission. Staff recommends approval of this item and Item No. 14 subject to the conditions for the Tentative Map.

**Lexi Green, 1980 Festival Plaza Drive**, on behalf of the applicant D.R. Horton provided an overview of the proposed project, and thanked city staff for their recommendation of approval with those conditions.

[6:55 P.M.] **Commissioners Riley and Villeda** left the dais.

[6:58 P.M.] **Commissioner Riley** returned.

[7:02 P.M.] **Commissioner Villeda** returned.

[6:54 P.M.] **Chairman Calhoun** opened the public hearing for public testimony.

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

[6:54 P.M.] **Chairman Calhoun** closed the public hearing for public testimony.

**MOTION:** *Vice Chairman Greer moved to approve ZN-16-2023 VTS VILLAGE 1 PHASE 4 PARCELS 1.25 AND 1.26 with staff's recommendations. Forward to City Council for final consideration.*

**ACTION: APPROVED**

AYES: 7

NAYS: 0

ABSTAIN: 0

14. **T-MAP-25-2023 VTS VILLAGE 1 PHASE 4 PARCELS 1.25 AND 1.26.** Applicant: D.R. Horton, Inc. Request: A Tentative Map in an RZ10 MPC (Residential Zone up to 10 du/ac Master Planned Community) and an RZ13 MPC (Residential Zone up to 13 du/ac Master Planned Community), Proposed Property Reclassification to R-2 PCD

(Medium-High Density Residential Planned Community District), to allow a 349-lot, Attached Single-Family Subdivision on 27.06 acres. Location: South of Tule Springs Parkway and Approximately a Half-Mile East of Revere Street. (APN: 124-15-810-001 and 124-15-810-002) Ward 4. (For Possible Action)

**MOTION:** *Commissioner Riley moved to approve T-MAP-25-2023 VTS VILLAGE 1 PHASE 4 PARCELS 1.25 AND 1.26 with staff's recommendations.*

**ACTION:** **APPROVED**

AYES: 7

NAYS: 0

ABSTAIN: 0

15. **SUP-13-2024 375 W CENTENNIAL PKWY (Public Hearing).** Applicant: City of North Las Vegas. Request: A Special Use Permit in a C-2 (General Commercial District) to allow a Child Care Facility. Location: 375 West Centennial Parkway. (APN 124-27-115-014) Ward 4. (For Possible Action)

**Mr. McNelly** provided a brief overview of this item stating the applicant is requesting Planning Commission consideration of a Special Use Permit to allow a Child Care Facility in the C-2 General Commercial District. The site is located at 375 West Centennial Parkway within the commercial Centennial Marketplace commercial subdivision. The Comprehensive Master Plan land use designation of the Development is Community Commercial.

The proposal is for a 22,540 square foot portion of an existing building that contains a total of approximately 95,000ft<sup>2</sup>. The entire building was previously operated by the Somerset Academy. The facility is intended to provide care for children from the ages of 3 to 5 years old. The date proposed for the opening is August of 2024.

**Director of Economic Development Teri Sheridan** stated that she did not have anything further to add, and the City is in agreement with the comments that city staff has provided, and look forward to the Commission decision.

[7:10 P.M.] **Chairman Calhoun** opened the public hearing for public testimony.

[7:10 P.M.] **Chairman Calhoun** closed the public hearing for public testimony.

**MOTION:** *Commissioner Villeda moved to approve SUP-13-2024 375 W CENTENNIAL PKWY with staff's recommendations.*

**ACTION:** **APPROVED**

AYES: 7

NAYS: 0

ABSTAIN: 0

16. **VN-01-2024 CROWN TRANSFER CENTER (Public Hearing).** Applicant: Chris Teachman. Request: A Variance in an M-2 (General Industrial District) to allow a Retaining Wall Height of 11 Feet where a Maximum Height of Six (6) Feet is allowed, and for an Overall Fence/Wall Height of 17 Feet where a Maximum Height of 12 Feet is allowed. Location: Southeast Corner of Tropical Parkway and Beesley Drive. (APN 123-27-301-015). Ward 1. (For Possible Action)

**Mr. McNelly** provided an overview of the item stating the applicant is requesting a variance from Municipal Code section 1724 070 C1 one, which states where retaining walls are used, they shall not exceed six feet in height, and Municipal Code section 1724 07084B, which states fences and walls and industrial uses shall not exceed 12ft in overall height, with this variance. The applicant is proposing to increase the retaining wall height to 11ft, where the municipal code allows a maximum height of six feet, and with the addition of the six foot wrought iron fence mounted on top of the subject retaining wall, the overall combined height of the retaining wall and fence is proposed to be 17ft, where 12ft is the maximum height allowed.

It is staff's opinion that the requirements for approval of the variance has been satisfied. Therefore, we have no objection to the proposed variance request and recommend approval subject to the conditions listed in the report.

**Chris Teachman, Leon Sakahara Architects**, on behalf of the applicant Crown Enterprises, **6280 South Valley View Boulevard, suite 116, Las Vegas, Nevada. 89121** stated the applicant is in agreement with staff recommendation.

[7:17 P.M.] **Chairman Calhoun** opened the public hearing for public testimony.

**Ms. Rodgers** stated the City received one comment card in opposition of the project.

[7:17 P.M.] **Chairman Calhoun** closed the public hearing for public testimony.

**MOTION:** ***Commissioner Warner moved to approve VN-01-2024 CROWN TRANSFER CENTER with staff's recommendations.***

AYES: 7

NAYS: 0

ABSTAIN: 0

17. **AMP-11-2023 TROPICAL AND WALNUT (Public Hearing).** Applicant: D.R. 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 from February 14, 2024***)

**Ms. Dotson** provided an overview of Item Nos. 17, 18 and 19 as they are related stating the items were continued at the December 13, 2023 Planning Commission, the January

10, 2024 and the February 14, 2024 Planning Commission Meeting at the request of the applicant. In order to discuss the project with the members of the Planning Commission and the City Council, the applicant is requesting consideration to amend the Comprehensive Land Use Single Family Low to Single Family Medium a property reclassification from R1 Single-Family Low Density Residential District to a Planned Unit Development (PUD) Development District and a Tentative Map to allow an 81 lot Single-Family subdivision. Staff is in support of this item and recommends approval.

**ZN-15-2023** Tropical and Walnut the subject cites current zoning is R-1 Single-Family Low Density District. The applicant has filed a request to reclassify to a (PUD) Planned Unit Development District to develop the residential subdivision. The Single Family Medium staff has no objections to the proposed request and is recommending approval with the listed conditions, with an update to Condition No. 3 to read as follows,

*Condition No. 3. The applicant should provide additional amenities to the open space areas. The additional amenities could include tot lot barbecues, sports courts and or picnic areas. The final design of the open space amenities will be determined with the Final Development Plan.*

**T-Map 24-2023** the applicant has, also, filed a request for a T-May for the proposed 81 lot single-family residential subdivision. The proposed Tentative Map is consistent with the proposed property reclassification to PUD and the amendment to the Comprehensive Master Plan Land Use Single family Medium. The development is compatible with the neighborhood. Staff had no objections to the proposed map and requests recommended subject to approval, with conditions.

**Lexa Green 1980 Festival Plaza Drive, Las Vegas** for the applicant, D.R. Horton state the application is related to a proposed residential subdivision. The site is 10.85 acre parcel located on the northwest corner of Walnut and Tropical Parkway, and is currently zoned R-1 with the land use designation of Single-Family Low to Single-Family Medium. That, **Stephane Allen** with their firm did meet with **Commissioner Villeda and Councilman Barron** and toured the proposed product at Cadence in Henderson. At their request they went back to the applicant, D.R. Horton, to increase the lot sizes and therefore reduce density for this project. She on behalf of the applicant thank staff for their recommendation of approval with those conditions.

[7:25 P.M.] **Chairman Calhoun** opened the public hearing for public testimony. No testimony was offered.

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

**MOTION:** *Commissioner Villeda moved to approve AMP-11-2023 TROPICAL AND WALNUT with staff's recommendations. Forward to City Council for final consideration.*



**ACTION: APPROVED**

AYES: 7

NAYS: 0

ABSTAIN: 0

18. **ZN-15-2023 TROPICAL AND WALNUT (Public Hearing).** Applicant: D.R. 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) Consisting of 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 February 14, 2024*)

[7:28 P.M.] **Chairman Calhoun** opened the public hearing for public testimony. No testimony was offered.

[7:28 P.M.] **Chairman Calhoun** closed the public hearing for public testimony.

**MOTION:** *Commissioner Zeiler moved to approve ZN-15-2023 TROPICAL AND WALNUT with staff's recommendations. Forward to City Council for final consideration.*

**ACTION: APPROVED**

AYES: 7

NAYS: 0

ABSTAIN: 0

19. **T-MAP-24-2023 TROPICAL AND WALNUT.** Applicant: D.R. 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 an 81-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 from February 14, 2024*)

**MOTION:** *Commissioner Villeda moved to approve T-MAP-24-2023 TROPICAL AND WALNUT with staff's recommendations.*

**ACTION: APPROVED**

AYES: 7

NAYS: 0

ABSTAIN: 0

### **STAFF COMMENTS**

**Mr. Eastman** stated that **Mr. Melesio** was out of the office this week for spring break, and is touring universities with his daughter.

### **COMMISSION COMMENTS**

Commissioners had no further comments to offer.

### **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 7:30 PM.

### **CERTIFICATION**

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

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