



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

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 \_\_:\_\_ 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**

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

**PLEDGE OF ALLEGIANCE**

Led by \_\_\_\_\_

**PUBLIC FORUM**

**NOTES:**

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## **AGENDA**

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

**MOTION:** \_\_\_\_\_ ***moved to approve the agenda as published.***

**ACTION:** \_\_\_\_\_

AYES:

NAYS:

ABSTAIN:

## **CONSENT AGENDA**

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

**MOTION:** \_\_\_\_\_ ***moved to approve the Consent Agenda.***

**ACTION:** \_\_\_\_\_

AYES:

NAYS:

ABSTAIN:

## **BUSINESS**

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)

**NOTES:**

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[\_:\_\_ P.M.] **Chairman Calhoun** opened the public hearing for public testimony.

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

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

**ACTION:** \_\_\_\_\_

AYES:

NAYS:

ABSTAIN:

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)

**NOTES:**

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[\_\_:\_\_ P.M.] **Chairman Calhoun** opened the public hearing for public testimony.

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

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

**ACTION:** \_\_\_\_\_

AYES:

NAYS:

ABSTAIN:

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)

**NOTES:**

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[\_:\_\_ P.M.] **Chairman Calhoun** opened the public hearing for public testimony.

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

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

**ACTION:** \_\_\_\_\_

AYES:

NAYS:

ABSTAIN:

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)

**NOTES:**

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

**ACTION:** \_\_\_\_\_

AYES:

NAYS:

ABSTAIN:

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)

**NOTES: REQUEST TO CONTINUE TO JANUARY 10, 2024**

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[\_:\_\_ P.M.] **Chairman Calhoun** opened the public hearing for public testimony.

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

**MOTION:** \_\_\_\_\_ ***moved to approve AMP-11-2023 TROPICAL AND WALNUT with staff's recommendations.***

**ACTION:** \_\_\_\_\_

AYES:

NAYS:

ABSTAIN:

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)

**NOTES: REQUEST TO CONTINUE TO JANUARY 10, 2024**

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[\_:\_\_ P.M.] **Chairman Calhoun** opened the public hearing for public testimony.

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

**MOTION:** \_\_\_\_\_ ***moved to approve ZN-15-2023 TROPICAL AND WALNUT with staff's recommendations.***

**ACTION:** \_\_\_\_\_

AYES:

NAYS:

ABSTAIN:

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)

**NOTES: REQUEST TO CONTINUE TO JANUARY 10, 2024**

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

**ACTION:** \_\_\_\_\_

AYES:

NAYS:

ABSTAIN:

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)

**NOTES:**

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[\_:\_\_ P.M.] **Chairman Calhoun** opened the public hearing for public testimony.

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

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

**ACTION:** \_\_\_\_\_

AYES:

NAYS:

ABSTAIN:

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)

**NOTES:**

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[\_:\_\_ P.M.] **Chairman Calhoun** opened the public hearing for public testimony.

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

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

**ACTION:** \_\_\_\_\_

AYES:

NAYS:

ABSTAIN:

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)

**NOTES:**

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[ :\_\_ P.M.] **Chairman Calhoun** opened the public hearing for public testimony.

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

**MOTION:** \_\_\_\_\_ ***moved to approve SUP-58-2023 2942 BROOKSPARK DRIVE with staff's recommendations.***

**ACTION:** \_\_\_\_\_

AYES:

NAYS:

ABSTAIN:

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)

**NOTES:**

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[ :\_\_ P.M.] **Chairman Calhoun** opened the public hearing for public testimony.

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

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

**ACTION:** \_\_\_\_\_

AYES:

NAYS:

ABSTAIN:

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)

**NOTES:**

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[\_:\_\_ P.M.] **Chairman Calhoun** opened the public hearing for public testimony.

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

**MOTION:** \_\_\_\_\_ ***moved to approve SUP-61-2023 USA AUTO SERVICE with staff's recommendations.***

**ACTION:** \_\_\_\_\_

AYES:

NAYS:

ABSTAIN:

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)

**NOTES:**

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[\_:\_\_ P.M.] **Chairman Calhoun** opened the public hearing for public testimony.

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

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

**ACTION:** \_\_\_\_\_

AYES:

NAYS:

ABSTAIN:

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)

**NOTES:**

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[\_:\_\_ P.M.] **Chairman Calhoun** opened the public hearing for public testimony.

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

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

**ACTION:** \_\_\_\_\_

AYES:

NAYS:

ABSTAIN:

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)

**NOTES:**

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[\_:\_\_ P.M.] **Chairman Calhoun** opened the public hearing for public testimony.

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

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

**ACTION:** \_\_\_\_\_

AYES:

NAYS:

ABSTAIN:

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)

**NOTES:**

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

**ACTION:** \_\_\_\_\_

AYES:

NAYS:

ABSTAIN:

**STAFF ITEMS**

**NOTES:**

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**COMMISSION ITEMS**

**NOTES:**

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**PUBLIC FORUM**

**NOTES:**

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**ADJOURNMENT**

**Chairman Calhoun** adjourned the meeting. Meeting was adjourned at \_\_\_\_:\_\_\_\_ PM.