



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

June 12, 2024

6:00 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 welcomed all who were attending the meeting.

VERIFICATION OF COMPLIANCE WITH OPEN MEETING LAW

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

ROLL CALL

COMMISSIONERS PRESENT

Chairman Calhoun
Vice Chairman Greer
Commissioner Guymon
Commissioner Riley
Commissioner Villeda
Commissioner Zeiler

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

PLEDGE OF ALLEGIANCE

Led by **Vice Chairman Greer**

PUBLIC FORUM

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

AGENDA

1. Planning Commission Regular Meeting Agenda of June 12, 2024. (For Possible Action; Recommendation – Approve)

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

ACTION: **APPROVE**

AYES: 6

NAYS: 0

ABSTAIN: 0

CONSENT AGENDA

2. Planning Commission Regular Meeting Minutes of May 8, 2024. (For Possible Action; Recommendation – Approve)

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

ACTION: **APPROVED**

AYES: 5

NAYS: 0

ABSTAIN: 1 (Commissioner Guymon)

BUSINESS

3. **AMP-04-2024 CITYWIDE TRANSMISSION LINE UPDATE (Public Hearing).**
Applicant: City of North Las Vegas. Request: An Amendment to the Comprehensive Master Plan to Amend Figure A-9: Transmission Line and Substation Plan. Citywide.
(For Possible Action)

Planning & Zoning Manager Robert Eastman provided a brief overview of the item. The City of North Las Vegas is requesting Planning Commission consideration of AMP- 04-24 (Resolution #2024-1) to amend the 2006 Comprehensive Master Plan Appendix A, MAPS, Figure A-9: Transmission Line and Substation Plan to incorporate additional corridors for planned transmission facilities and connections. This amendment will incorporate planned transmission line facilities for renewable energy; connections with corridors in the adjacent jurisdictions; and NV Energy's planned corridors. The amendment to the Comprehensive Master Plan includes updating the Transmission Line and Substation Plan (TLSP) and adjusting the city boundary. The majority of the changes to the city boundary have occurred in the Apex Industrial area and areas located in the northeast portion of the City. **Mr. Eastman** continued to provide an explanation to amend the 2006 Comprehensive Master Plan.

Staff recommends approval of the project.

[5:37 P.M.] **Chairman Calhoun** opened the public hearing for public testimony.

[5:37 P.M.] **Chairman Calhoun** closed the public hearing for public testimony.
No testimony provided.

MOTION: ***Commissioner Greer moved to approve AMP-04-2024 CITYWIDE TRANSMISSION LINE UPDATE with staff's recommendations.***

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

AYES: 6
NAYS: 0
ABSTAIN: 0

4. **SUP-36-2024 GRAND TETON-DECATUR RETAIL (Public Hearing).** Applicant: DEC-GT, LLC. Request: A Special Use Permit in an MPC C-1 (Master Plan Community Neighborhood Commercial District) to allow a Vehicle Washing Establishment Incidental to a Convenience Food Store with Gas Pumps. Location: Southeast Corner of Decatur Boulevard and Grand Teton Drive. (APN 124-18-114-002). Ward 3. (For Possible Action)

Mr. Eastman stated that the applicant is requesting a Special Use Permit to allow a vehicle washing establishment incidental to a convenience food store with gas pumps to be located within the Valley Vista Master Planned Community at the southeast corner of Decatur Boulevard and Grand Teton Drive. For the proposed vehicle washing establishment was previously approved by the Planning Commission on March 9, 2022, however, the Special Use Permit expired and a new one was required. This is a developing commercial center. Currently under construction is Retail store building, Supper Club, Auto Zone, 7-Eleven, Fast Food Restaurants. The overall design for the commercial center, individual buildings and the proposed car wash will need to meet the design guidelines and standards established for the Valley Vista Master Planned Community.

Staff has no objections to the proposed use for an automobile washing establishment and recommends approval subject to conditions.

Stan Wasserkrug, DEC-GT LLC, 11145 S Eastern Ave, Suite 100, Henderson, NV 89052 provided of brief description regarding the delay in the project. **Mr. Wasserkrug** agreed with staff's recommendations.

[5:42 P.M.] **Chairman Calhoun** opened the public hearing for public testimony.

Ms. Lawson stated that the City Clerk's Office received three comment cards in opposition.

[5:42 P.M.] **Chairman Calhoun** closed the public hearing for public testimony.
No other testimony provided.

Commissioner Greer asked **Mr. Wasserkrug whether** 7-Eleven would be an incentive such as a free car wash depending on how much money a customer spends in the convenient store.

Mr. Wasserkrug stated that he is not aware of any incentive 7-Eleven might give to their customers.

Commissioner Zeiler stated that she is familiar with the projects location and currently across the street there is a WOW Car Wash that was approved in 2022. She is concerned that there will be two car washes on the same corner. She commended the applicant for putting in services that the community needs.

Mr. Wasserkrug stated that in the establishment, there will be a McDonald and a Taco Bell. He then requested that his son, **Jake Wasserkrug** provide the Commission details on the new tenants.

Jake Wasserkrug, 11145 S Eastern Ave, Suite 100, Henderson, NV 89052 stated that the retail space will have a Dental Office, Auto Zone, Marcos Pizza, Taco Bell, McDonalds and 7-Eleven.

MOTION: *Commissioner Zeiler moved to approve SUP-36-2024 GRAND TETON-DECATUR RETAIL with staff's recommendations.*

ACTION: *APPROVED; SUBJECT TO CONDITIONS.*

AYES: 6
NAYS: 0
ABSTAIN: 0

5. **AMP-03-2024 OPUS AT LONE MOUNTAIN (Public Hearing).** Applicant: Rainbow Creek LLC. Request: An Amendment to the Comprehensive Master Plan to Change the Land Use Designation from Ranch Estates to Single-Family Low. Location: Northwest Corner of Lone Mountain Road and Ferrell Street. (APN 124-32-403-006). Ward 3. (For Possible Action)

Items number 5 and 6 were discussed together and voted upon separately.

Mr. Eastman that for **AMP-03-2024** the applicant is requesting consideration to amend the Comprehensive Land Use Map from Ranch Estates to Single-Family Low. **ZN-07-2024** the applicant is requesting a property reclassification from R-E, Ranch Estates District to a PUD, Planned Unit Development District, consisting of a six (6) lot single-family residential subdivision. **T-MAP-05-2024** the applicant is requesting consideration for a Tentative Map in an R-E, Ranch Estates District, proposed PUD, Planned Unit Development District to allow a six (6) lot single-family residential subdivision.

Mr. Eastman stated that when looking at the Comprehensive Plan, there are two components. The parcel is currently in the Ranch Estates and within the Ranch Estates Rural Preservation Overlay District. The purpose of this Overlay District is to regulate the development of lands, preserving the density and rural character unique to rural neighborhoods. While staff is recommending approval of all three items, they changed the land use to single-family low, recommending the PUD (Planned Unit Development) while keeping the overlay preservation as part of the zoning. When reviewing this item, there needs to be an awareness to protect the neighboring ranch estate properties that are part of the rural preservation. The Ranch Estates Rural Preservation Overlay must be maintained, and if approved the PUD, will be the underlying zoning. There is currently a home in the area that requires protection. Staff has added three additional conditions to the PUD (Planned Unit Development). Staff recommends approval with the listed condition under item **ZN-07-2024**.

Jennifer Lazovich, Kaempfer Crowell, 1980 Festival Plaza Drive, Suite 650 Las Vegas, NV 89135 on behalf of the applicant. **Ms. Lazovich** provided a brief description of the project, agreed with staff's recommendations and was available for questions.

[5:38 P.M.] **Chairman Calhoun** opened the public hearing for public testimony.

Ms. Lawson stated that the City Clerk's Office received two comment cards in opposition.

[5:38 P.M.] **Chairman Calhoun** closed the public hearing for public testimony. No other testimony provided.

Mr. Eastman answered Commissioner Villeda's question and stated that the equestrian trail and sidewalk will allow the neighbors to have access to the path.

Commissioner Guymon thanked the representative for taking the time to study the site and comply with what the requests by the city.

Commissioner Zeiler thanked **Mayor Pro Temp Black** for going above and beyond to reach out to the only neighbor in that area.

MOTION: *Commissioner Villeda moved to approve AMP-03-2024 OPUS AT LONE MOUNTAIN with staff's recommendations.*

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

AYES: 6
NAYS: 0
ABSTAIN: 0

6. **ZN-07-2024 OPUS AT LONE MOUNTAIN (Public Hearing).** Applicant: Rainbow Creek LLC. Request: A Property Reclassification of 2.1 Acres from R-E (Ranch Estates District) to a PUD (Planned Unit Development District) Consisting of a Six (6) Lot Single-Family Residential Subdivision. Location: Northwest Corner of Lone Mountain Road and Ferrell Street. (APN 124-32-403-006). Ward 3. (For Possible Action)

[6:01 P.M.] **Chairman Calhoun** opened the public hearing for public testimony.

Emily Bell, 4908 Richborough Court, North Las Vegas, NV stated that she initially came to the meeting to oppose the project but after listening to the representative she is pleased with what is being built.

Ms. Lawson stated that the City Clerk's Office received two comment cards in support.

[6:03 P.M.] **Chairman Calhoun** closed the public hearing for public testimony. No testimony provided.

Commissioner Guymon thanked Ms. Bell for attending the meeting.

Commissioner Greer stated that he is very excited to see large single story homes coming to North Las Vegas.

Commissioner Villeda stated that she is excited to see these homes hit the market.

Commissioner Zeiler stated that she appreciates the protection the building is providing for the six current homeowners that are in the area.

MOTION: *Commissioner Zeiler moved to approve ZN-07-2024 OPUS AT LONE MOUNTAIN with staff's recommendations.*

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

AYES: 6
NAYS: 0
ABSTAIN: 0

*Provide a stand-alone disclosure statement to all buyers that states the property is adjacent to existing rural uses including but not limited to: livestock, riding arenas and other rural uses. Such rural uses may cause dust, noise and odors. This disclosure statement must be recorded on each property.

*There shall be an eight foot (8') decorative block wall on the west boundary of the site. If the adjacent property owner to the west will not give consent for the wall to be built on the property line then the applicant shall construct the wall entirely on the adjacent property.

*All homes will be single story and allow for the option of an enclosed RV garage

7. **T-MAP-05-2024 OPUS AT LONE MOUNTAIN.** Applicant: Rainbow Creek LLC. Request: A Tentative Map in an R-E (Ranch Estates District), Proposed Property Reclassification to PUD (Planned Unit Development District), to allow a Six (6) Lot, Single-Family Residential Subdivision. Location: Northwest Corner of Lone Mountain Road and Ferrell Street. (APN 124-32-403-006). Ward 3. (For Possible Action)

MOTION: *Commissioner Guymon moved to T-MAP-05-2024 OPUS AT LONE MOUNTAIN staff's Conditions.*

ACTION: *APPROVED; SUBJECT TO CONDITIONS.*

AYES: 6
NAYS: 0
ABSTAIN: 0

8. **SUP-15-2024 BONILLA RESIDENCE (Public Hearing).** Applicant: Antonio Bonilla. Request: A Special Use Permit in an R-3 (Multi-Family Residential District) to allow a Single-Family Dwelling. Location: 2433 Statz Street. (APN 139-13-410-181). Ward 1. (For Possible Action)

Planner Bryan Saylor stated that the applicant is requesting Planning Commission consideration of a Special Use Permit to allow a single-family dwelling located in a R-3 (Multi-family Residential District) zoned property located on the west side of Statz Street 375 feet north of Carey Avenue. The Comprehensive Master Plan Land Use for this site is Downtown Business District. The R-3 zoning designation is generally for multi-family residential developments. However, single-family homes are an allowed use under this zoning designation as long as setbacks, height requirements and single-family design standards are met. The site plan provided by the applicant shows that the proposed residence does meet the setback. The applicant generally meet the design requirements listed in Title 17 for a single-family dwelling.

Mr. Saylor stated that there are a few issues that will need to be addressed. The applicant has listed asphalt tiles as their roofing material which is not permitted per the City's design requirements. Another issue is the roof mounted air conditioner which is also not permitted. A ground mounted unit must be installed and screened from view. The proposed colors Black and bright white are not allowed other than as an accent color. One other concern is that the garage does not appear to meet the required minimum width of twenty (20) feet of unobstructed space.

All of these issues will need to be addressed prior to the issuing of any building permits, but can be addressed during that process. Although there are a few issues that need to be addressed, staff does not anticipate any negative impacts on the existing neighborhood with the building of this home. Staff recommends approval of the Special Use Permit subject to the conditions listed.

[6:08 P.M.] **Chairman Calhoun** opened the public hearing for public testimony.

[6:08 P.M.] **Chairman Calhoun** closed the public hearing for public testimony.
No testimony provided.

Commissioner Guymon stated that since the applicant is not present to accept the condition, does the Commission need to wait until the applicant is able to be present?

Mr. Eastman stated that a copy of the staff report was mailed to the applicant, so they are aware of the conditions. However, the Commission has the choice to approve the item with conditions or without conditions, deny or table the item.

Commissioner Villeda stated the she would like to table the item until next month.

Commissioner Guymon suggested they proceed to vote on the item.

Mr. Eastman answered **Commissioner Villedas** question and stated that the proposed colors are not permitted, the body and trim of homes are required to be beige, tan and earth tones. Warm pastels and neutral colors indigenous to the Las Vegas Valley. Black and bright white are not allowed other than as an accent color. This is Citywide on new construction.

Commissioner Greer stated that if the Commission votes for this agenda item, the applicant will need to be made aware of the conditions and follow the guidelines.

Mr. Eastman stated that if they table the item, they are not setting a precedence.

Commissioner Zeiler stated that she feel confident with moving forward in voting for the item. The applicant is aware of the conditions.

MOTION: ***Commissioner Greer moved to approve SUP-15-2024 BONILLA RESIDENCE with staff's recommendations.***

ACTION: ***APPROVED; SUBJECT TO CONDITIONS.***

AYES: 6
NAYS: 0
ABSTAIN: 0

9. **SUP-37-2024 TEMPORARY PORTABLE CLASSROOMS (Public Hearing).**
Applicant: CIVICA Nevada. Request: A Special Use Permit in an R-A/DC (Redevelopment Area / Downtown Core Subdistrict) to allow Two (2) Temporary Buildings. Location: 1201 East Carey Avenue. (APN 139-23-111-002). Ward 1. (For Possible Action)

Mr. Saylor stated that the applicant is requesting Planning Commission consideration of a Special Use Permit to allow two (2) Temporary Portable Trailers for additional classroom space during construction of a new addition to the primary building. Located at the southwest corner of Carey Avenue and Hamilton Street. The subject site is zoned Redevelopment Area / Downtown Core Subdistrict (R-A DC) and the current Land Use classification is Downtown Business District. The CIVICA Career and Collegiate Academy is currently in phase three (3) of a three phase buildout of the facility. Phase one (1) is an elementary / middle school (K-8); phase two (2) contains a high school with a large soccer / football field; and phase three (3) is a gymnasium and cafeteria building. The applicants are proposing to add two temporary trailers to the site, located just west of the existing building on the north side of the property near Carey Avenue.

Mr. Saylor stated that Public Works is requiring the extension of the drive aisle along the southern portion of the site to the west, then along the western portion of the site running north-south and then along the northern portion of the site running east-west to the existing access on Carey Avenue from the west. Completing the drive aisle will better

accommodate the on-site queuing demand for the existing student population and the additional student enrollment proposed with this special use application. Staff has no reason to believe that this application will cause any kind of disruption or negative impact the existing neighborhood and recommends approval of this application with the conditions listed.

CONDITIONS:

Planning and Zoning:

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.

Public Works:

2. All known geologic hazards shall be shown on any preliminary development plans and civil improvement plans submitted to the City. Subsequent identification of additional hazards may substantially alter development plans.
3. Approval of a drainage study is required prior to submittal of the civil improvement plans.
4. **Approval of a traffic study is required during the 2024 – 2025 school year.** Please contact Traffic Engineering at 633-2676 to request a scope. Additional improvements may be required as a result from the traffic study review.
5. **The property owner is required to complete the internal drive aisle for the phase II addition as depicted on the Phase II site plan in the originally approved traffic study (CNLV #330-2020, approved December 17, 2020), within one year.** This includes the extension of the drive aisle along the southern portion of the site to the west, then along the western portion of the site running north-south and then along the northern portion of the site running east-west to the existing access on Carey Avenue from the west. Completing the drive aisle will better accommodate on-site queuing demand for the existing student population and the additional student enrollment proposed for this special use application.
6. All Nevada Energy easements, appurtenances, lines and poles must be shown and shall be located entirely within the perimeter landscape area of this development. Distribution lines, existing or proposed, shall be placed underground if impacted by the proposed development of the parcel or if the pole impedes upon the proper ADA clearances for sidewalk. Under no circumstances will new down guy wires be permitted.

7. To help mitigate the additional traffic generated by the expansion staggered bell times shall be implemented for the 2024 – 2025 school year.

Elizabeth Olsen, Kaempfer Crowell, 1980 Festival Plaza Drive, Suite 650. Las Vegas, NV 89135 on behalf of the applicant. **Ms. Olsen** provided a brief description of the project, agreed with staff's recommendations and was available for questions

[6:20 P.M.] **Commissioner Villeda** stepped away from the dais.

[6:21 P.M.] **Chairman Calhoun** opened the public hearing for public testimony.

[6:21 P.M.] **Chairman Calhoun** closed the public hearing for public testimony.
No testimony provided.

[6:24 P.M.] **Commissioner Villeda** returned.

Commissioner Zeiler expressed concern regarding the staggered bell schedule, as it causes a long stagnant line of cars that would not move. Ms. Zeiler asked whether the condition to stagger drop off and pick up times was needed.

Director of Land Development & Community Services Alfredo Melesio stated that the staggered times is a short term solution until the property owner completes the internal drive aisle for the phase II addition as depicted on the Phase II site plan in the originally approved traffic study.

Ms. Olsen stated that there will be a traffic study conducted for this project.

Commissioner Zeiler suggested that instead of the bell schedule condition it should be a concern. She does not any benefit in having a bell schedule.

Mr. Melesio stated that he understands Commissioner Zeiler's concern and he suggest that the school address that concern with the parents.

MOTION: *Commissioner Guymon moved to approve SUP-37-2024 TEMPORARY PORTABLE CLASSROOMS with staff's recommendations.*

ACTION: *APPROVED WITH AMENDED CONDITIONS.*

AYES: 6
NAYS: 0
ABSTAIN: 0

STAFF COMMENTS

Mr. Melesio wished everyone a Happy Juneteenth, Happy Fourth of July and a Happy Fathers Days.

COMMISSION COMMENTS

Commissioner Villeda wished everyone a Happy Fathers Days and thanked staff for all their work.

PUBLIC FORUM

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

ADJOURNMENT

Chairman Calhoun adjourned the meeting. Meeting adjourned at 6:33 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 June 12, 2024. I further certify that a quorum was present.

Jackie Rodgers, City Clerk