



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

February 14, 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

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

PLEDGE OF ALLEGIANCE

Led by **Commissioner Riley**

PUBLIC FORUM

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

AGENDA

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

Planning and Zoning Manager Robert Eastman stated the applicant for Item Nos. 7, 8, and 9 have requested a continuance to the next scheduled Planning Commission Meeting, as this is the third request and it has to be for a good cause. The applicant's attorney was present to discuss this with the Commission.

Bob Gronauer, Kaempfer Crowell Law Office 1980 Festival Plaza, Las Vegas, NV representing D.R. Horton stated that they have been working with the city staff and the property owner and are making some revisions to the plans, to change the lot sizes and change the density on the property. They are requesting another 30 days so to allow them to come back to the Commission with the revised plan and submit it to city staff.

Ms. Rodgers asked of **Chairman Calhoun** that before the Commission take action on **Mr. Gronauer's** request that the Commission consider the agenda item number as one a motion to approve.

MOTION: *Commissioner Warner moved to approve the Regular Commission Meeting Agenda of February 14, 2024 with the stipulations made by Mr. Gronauer for continuation of those Item Nos. 7, 8 and 9.*

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

CONSENT AGENDA

2. Planning Commission Regular Meeting Minutes of January 10, 2024. (For Possible Action; Recommendation – Approve)

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

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

BUSINESS

3. **SUP-01-2024 LEGACY EVENTS (Public Hearing).** Applicant: Legacy Events, LLC. 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) and a Request for a Waiver from the Required 400-Foot Separation from a Church and Daycare. Location: 4040 West Craig Road, Suites 107-110. (APN 139-06-615-005) Ward 3. (For Possible Action)

Principal Planner Sharianne Dotson provided a brief overview 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 and meeting hall or banquet hall. The request is also for a waiver for the 400 ft. separation from a church or daycare. The site is located at 4040 West Creek Road in Suites 107-110, and has a zoning classification of C-2, General Commercial District. The application and the applicant previously appeared before the Planning Commission on August 9, 2023 for a Special Use Permit that was SUP-40-2023 to allow, wine spirit based product on sale.

Lucy Stewart, LAS Consulting 1930 Village Center, Las Vegas, NV, represented the applicant stating that she takes full responsibility for the error as she misunderstood the nature of the application for spirit based alcohol. This is a housekeeping item, and she is asking the Commission's approval on behalf of the applicant for the license for a full liquor license.

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

Ms. Rodgers stated the City received four (4) comment cards in opposition and one (1) comment card in support of this project.

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

Commissioner Zeiler thanked the applicant because they have already gone forward in good faith to handle items from their previous applications, and have shown to be good neighbors to the community.

MOTION: ***Commissioner Riley moved to approve SUP-01-2024 LEGACY EVENTS staff's conditions.***

ACTION: **APPROVED**

AYES: 7

NAYS: 0

ABSTAIN: 0

4. **SUP-75-2023 MOJICA FAMILY NEW HOUSE (Public Hearing).** Applicant: Elder Mojica. Request: A Special Use Permit in an R-A/DC (Redevelopment Area/Downtown Core Subdistrict) to allow a Single-Family Dwelling. Location: 106 Oxford Avenue. (APN 139-22-711-069). Ward 1. (For Possible Action)

Ms. Dotson provided a brief overview of this item stating the applicant is proposing to construct a new 2870 square foot family residence on 0.17 acres. The parcel is located at the northwest corner of Oxford Avenue and Stanford Street, and is within the downtown core portion of the redevelopment area. The proposed site has been vacant for decades and is surrounded by existing single family residential, multi-family residential and other undeveloped properties.

Francisco Ibarra, Owner Builder, 106 Oxford Avenue, North Las Vegas, NV 89030 provided a visual design of the plan, and stated they would like to build a one story home with four bedrooms and a garage. We will comply with any requisites that the Building and Zoning Department would be asking from us. They would also comply with any additional ornaments or changes to the architectural plans.

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

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

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

MOTION: ***Commissioner Warner moved to approve SUP-75-2023 MOJICA FAMILY NEW HOUSE per staff's conditions.***

ACTION: **APPROVED**

AYES: 7

NAYS: 0
ABSTAIN: 0

5. **SUP-76-2023 BIRRIA RINCONCITO JALISCO (Public Hearing).** Applicant: Cesar Castro-Suarez. Request: A Special Use Permit in a C-2 (General Commercial District) to allow a Beer-Wine-Spirit Based Product "On-Sale" Liquor License in Conjunction with a Restaurant. Location: 2668 Las Vegas Boulevard North, Suite 102. (APN 139-13-313-002). Ward 1. (For Possible Action)

Mr. Eastman provided a brief overview of this item stating this is a request for a Special Use Permit within the C-2 General Commercial District to allow a, wine or spirit based product on sale liquor license in conjunction with a restaurant. This is the restaurant, and it is occupying a suite within a commercial shopping center that is located along Las Vegas Boulevard and North Las Vegas Boulevard and Belmont. They are not proposing any additional modifications to the exterior of the building or the parking lot parking lot landscaping is also in compliance.

Cesar Castro BIRRIA RINCONCITO JALISCO 2668 Las Vegas Boulevard N., #102, North Las Vegas, NV stated he did not have anything further to add to the description from **Mr. Eastman**.

[5:46 P.M.] **Chairman Calhoun** opened the public hearing for public testimony.

[5:46 P.M.] **Chairman Calhoun** closed the public hearing for public testimony.
No testimony was provided.

MOTION: *Commissioner Guymon moved to approve SUP-76-2023 BIRRIA RINCONCITO JALISCO per staff's conditions.*

ACTION: **APPROVED**

AYES: 7
NAYS: 0
ABSTAIN: 0

6. **T-MAP-01-2024 LAMB AND TROPICAL.** Applicant: KB Home. Request: A Tentative Map in an R-CL (Single-Family Compact Lot Residential District), to allow a 68-Lot, Single-Family Subdivision. Location: Southwest Corner of Lamb Boulevard and Tropical Parkway. (APN 123-30-701-001). Ward 1. (For Possible Action)

Mr. Eastman provided a brief overview stating is a request for a Tentative Map within the RCL Single Family, Compact Lot Residential District to allow a 68 lot single family subdivision. This is located at the southwest corner of Lamb Boulevard and Tropical Parkway. The overall development is 10.4 acres in size.

Bob Gronauer, 1980 Festival Plaza Drive, Las Vegas, NV representing KB Homes stated this property is just a little bit over ten acres. In this area, properties are already master planned, zoned for residential development. The request is for 68 single family homes.

MOTION: *Commissioner Zeiler moved to approve T-MAP-01-2024 LAMB AND TROPICAL per staff's Conditions.*

ACTION: **APPROVED**

AYES: 7

NAYS: 0

ABSTAIN: 0

7. **AMP-11-2023 TROPICAL AND WALNUT (Public Hearing).** Applicant: DR Horton. Request: An Amendment to the Comprehensive Master Plan to Change the Land Use Designation from Single-Family Low to Single-Family Medium. Location: Northwest Corner of Tropical Parkway and Walnut Road. (APN 123-30-201-007). Ward 1. (For Possible Action) *(Continued from January 10, 2024)*

ACTION: **CONTINUED TO MARCH 13, 2024**

8. **ZN-15-2023 TROPICAL AND WALNUT (Public Hearing).** Applicant: DR Horton. Request: A Property Reclassification of 10.85 Acres from R-1 (Single-Family Low Density Residential District) to a PUD (Planned Unit Development District). Location: Northwest Corner of Tropical Parkway and Walnut Road. (APN 123-30-201-007). Ward 1. (For Possible Action) *(Continued from January 10, 2024)*

ACTION: **CONTINUED TO MARCH 13, 2024**

9. **T-MAP-24-2023 TROPICAL AND WALNUT.** Applicant: DR Horton. Request: A Tentative Map in an R-1 (Single-Family Low Density District), in a Proposed Property Reclassification to PUD (Planned Unit Development District), to allow a 90-Lot, Single-Family Subdivision on 10.85 Acres. Location: Northwest Corner of Tropical Parkway and Walnut Road. (APN 123-30-201-007). Ward 1. (For Possible Action) *(Continued from January 10, 2024)*

ACTION: **CONTINUED TO MARCH 13, 2024**

10. **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) *(Continued from January 10, 2024)*

Mr. Eastman provided an overview of this item stating this item has been previous continued a couple of times to allow the applicant to come back and be able to address your questions and concerns regarding the potential impact, as this use would have on the immediate adjacent neighborhood. City staff is still in support of the proposed use and is recommending approval subject to the revised Conditions of Approval that were provided.

Bob Gronauer 1980 Festival Plaza Drive, Las Vegas represented the applicant stated that the owners, Elisa and Raheem are in the audience. He explained that his firm recently became involved within the last week or two with respect to the application, the consultants have been handling this application, and had appeared before the Commission twice before in the past 60 days. He provided some history related to the property stating that it was previously a larger piece of property that was previously planned and zoned for commercial uses in this area, and the application before Commission, as the property is zoned for C-1, which allows for this type of neighborhood commercial uses for goods and services.

He explained the configuration of the building, the number of bays, and stated that it is facing out onto Clayton Street. He discussed the added condition of approval of increasing the amount of landscaping in the area to add a buffer to the west of the building. This type of business is like a Jiffy Lube, in and out, type of facility with hours of operation of 8 a.m. to 6 p.m. Monday through Saturday. **Mr. Gronauer** mentioned several other related businesses similar to the application that was before the Commission for its consideration that are located and zoned for C-1.

[6:11 P.M.] **Chairman Calhoun** opened the public hearing for public testimony.

John McLaney 2204 Stonewall Road, North Las Vegas, NV spoke in strong opposition of the project. The proposal has sparked grave concerns among the residents of Cottonwood community. He solicited a petition that has gained significant support from our community. To date, 77 zero signatures have been obtained, from residents within our community in opposition to the construction of the proposed auto repair shop.

Vonda Bautista 5622 Penny Pond, North Las Vegas, NV spoke in opposition to this project stating this is my third time here appearing before the commission in regards to this issue. She is still in opposition, not only due to what **Mr. McLaney** has already mentioned the hazardous materials and things that may affect their health. She is concern about her property values decreasing with the commercial business coming into the community.

James Smith 5622 Penny Pond, North Las Vegas, NV spoke in opposition to this project stating since the last meeting on this topic, he and his wife walked the entire community where they lived going door to door, talking to the residents about the concerns of this proposal. The community would like to have a business there, but one that is not hazardous or invasive as the proposed one. Neighbors had other ideas for businesses they would like to see in the community.

Ms. Rodgers stated the City did receive two (2) comment cards in opposition of this item.

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

Chairman Calhoun asked **Mr. Gronauer** about the distance of the wall to neighboring homes and whether the wall is 20 feet buffer distance from a residence to the facility. **Mr. Gronauer** confirmed the distance is roughly 45 feet from the facility.

Commissioner Riley commended **Ms. Bautista, Mr. McLaney and Mr. Smith** for coming to the Planning Commission and voicing their concerns about an issue that affect their quality of life. He inquired as to the number of homes in the community and the number of signatures on the petitions that **Mr. Smith** stated that he has petitions that **Mr. Smith** stated that he had 120 homes and 70 signatures in opposition.

Commissioner Warner stated that he appreciates **Ms. Bautista, Mr. Smith and Mr. McLaney** for coming to the Planning Commissions to voice their concerns as professionally, calmly and courteously; it is very much appreciated. He inquired as to where the petitions were filed. **Mr. McLaney** stated that he received 66 e-signatures of which he sent the link to the City Clerk as well as to the City Council, and he received an additional four signatures in person from the neighborhood—making it 70 total signatures in his neighborhood that are in opposition to the auto shop.

Commissioner Warner inquired as to the owners **Rahim Hirji and Alisa Hirji. Ms. Hirji** stated this is a family business where her siblings are also involved in the business, and have 14 locations in the Vegas valley. **Commissioner Warner** expressed concern over the pictures that were presented by the neighbors related to the auto shop. He understands that it will take time and money, and would need a lot of work to get it done quickly. With this location being a new facility, there will be systems in place to have things addressed timely. The owners acknowledged several areas of concerns that have or are in the process of being addressed.

Commissioner Zeiler apologized to **Ms. Bautista** for not following up with her, as she stated that she did not receive an her email, but indicated that she did check her email over 60 days and had not receive one from her, but had received emails from the other neighbors and addressed those. She explained the purview of Planning Commission as it relates to items that comes forward that are already established within the Code; the Commission tries to mitigate any impact that may occur from the beginning instead of retroactively. She appreciates the applicant coming forward with some of the conditions that they have agreed to, to ensure that the owners does not sidestep what they agreed to do to ease concerns of the neighborhood.

She asked the owners to address their internal check process. **Ms. Hirji** stated if or when the need arise to have repair to equipment, there is no delay.

Commissioner Guymon thanked the neighbors for expressing their concerns to the Planning Commission, as well as providing additional information related to business for the Commission to consider in its decision-making. With any new business, there are many city codes that a business must follow including fire related before it can open for business.

Mr. Gronauer stated that if this item is approved, the owners would like to communicate to the neighbors that they will be a part of the community, as they have not had any issues with any of their stores in the Vegas valley and they are willing to stay in touch with the neighbors as they continue to build at this location.

Commissioner Riley thanked the owners for being a part of the North Las Vegas community, as well as investing in the community and listening to the concerns of the members in the community. It does appear as though the owners did all that can be done to accommodate the neighbors through the conditions of approval. He echoed the comments that were made by **Commissioner Warner**. However, he has to weigh this matter in the same light as the other Commissioners and make tough decisions. There is a strong opposition in that part of the community against this project. They have nearly 50% of the homeowners in the community that does not want this project in their community, and he has to follow the wishes of the community.

MOTION: ***Commissioner Riley moved to deny SUP-61-2023 USA AUTO SERVICE.***

ACTION: FAILED

AYES: 2 (Riley, Villeda)

NAYS: 5 (Warner, Calhoun, Greer, Guymon, Zeiler)

ABSTAIN: 0

Commissioner Zeiler stated that she understands as it is the neighbors own backyard that abuts the proposed business, that she, too, has had projects that were developed in her backyard as well that she was not in love with. However, in her personal beliefs, the owners are not requesting a zoning change to accommodate an SUP (Special Use Permit), it has always been zoned commercial. The houses in that community were rezoned to Residential. She explained that when a prospectus homebuyer purchased a home in that community, the buyer knew that a commercial component existed against that wall.

She continued stating that with the understanding that this business is bringing truly respecting the neighborhood with the number of days and hours of operation, as well as the resident's concerns...

Chairman Calhoun and Commissioner Warner asked whether the Commission could revisit the first motion and vote, as there may have been some confusion related to it.

Chairman Calhoun asked whether it was possible for the Commission to re-vote on the item.

Mr. Eastman stated the vote totals on the first motion were 5 to 2 (5 votes in opposition) and (2 votes in support) in denial; that means the motion failed. Now there is a new motion on the floor awaiting the vote outcome.

MOTION: *Commissioner Zeiler moved to approve SUP-61-2023 USA AUTO SERVICE per staff's conditions.*

ACTION: APPROVED

AYES: 5 (Warner, Calhoun, Greer, Guymon, Zeiler)

NAYS: 2 (Riley, Villeda)

ABSTAIN: 0

STAFF COMMENTS

No comments were offered.

COMMISSION COMMENTS

The Commissioners wished everyone a Happy Valentine's Day.

PUBLIC FORUM

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

ADJOURNMENT

Chairman Calhoun adjourned the meeting. Meeting was adjourned at 6:35 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 February 14, 2024. I further certify that a quorum was present.

Jackie Rodgers, City Clerk