



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

SUMMARY MINUTES

January 8, 2025
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 Greer called the meeting to order at 5:30 P.M.

WELCOME

Chairman Greer welcomed all in attendance.

VERIFICATION OF COMPLIANCE WITH OPEN MEETING LAW

City Clerk Jackie Rodgers confirmed compliance with the Open Meeting Law.

ROLL CALL

COMMISSIONERS PRESENT

Chairman Greer
Vice Chairwoman Guymon
Commissioner Calhoun
Commissioner Menzies
Commissioner Vega (Excused)
Commissioner Villeda (Arrived at 5:35 P.M.)
Commissioner Zeiler (Excused)

STAFF PRESENT

Chief Deputy City Attorney Marisa Rodriguez
Director of Land Development & Community Services Alfredo Melesio
Planning and Zoning Manager Robert Eastman
Principal Planner Sharianne Dotson
Planner Bryan Saylor
City Clerk Jackie Rodgers
Chief Deputy City Clerk Cherry Lawson
Deputy City Clerk Isabel Rodriguez
Deputy City Clerk Kim Schooley

PLEDGE OF ALLEGIANCE

Led by **Vice Chairwoman Guymon**

PUBLIC FORUM

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

AGENDA

1. Planning Commission Regular Meeting Agenda of January 8, 2025. (For Possible Action; Recommendation – Approve)

Planning and Zoning Manager Robert Eastman stated that the applicants for agenda Items 3, 4, and 9 requested that the items be continued to the February 12, 2025 Regular Meeting and the applicant for Item 14 withdrew their application.

MOTION: *Commissioner Calhoun moved to approve the agenda as amended with Item Nos. 3, 4, and 9 continued to the February 12, 2025 Regular Meeting and Item 14 withdrawn.*

ACTION: **APPROVED WITH AMENDMENTS**

AYES: 4

NAYS: 0

ABSTAIN: 0

CONSENT AGENDA

2. Planning Commission Regular Meeting Minutes of December 11, 2024. (For Possible

Action; Recommendation – Approve)

MOTION: *Vice Chairwoman Guymon moved to approve the consent agenda.*

ACTION: **APPROVED**

AYES: 4

NAYS: 0

ABSTAIN: 0

BUSINESS

3. **FDP-25-2022 TROPICAL/LOSEE COMMERCIAL.** Applicant: InterCapital Asset Management. Request: An Extension of Time for a Final Development Plan in a PUD, Planned Unit Development District, to Develop a Vehicle Washing Establishment and Two (2) Fast Food Restaurants. Location: Northeast Corner of Tropical Parkway and Losee Road. (APN 124-25-214-142) Ward 2. (For Possible Action)

ACTION: **CONTINUED TO FEBRUARY 12, 2025**

4. **SUP-55-2022 TROPICAL/LOSEE COMMERCIAL (Public Hearing).** Applicant: InterCapital Asset Management. Request: An Extension of Time for a Special Use Permit in a PUD, Planned Unit Development District, to Allow a Vehicle Washing Establishment. Location: Northeast Corner of Tropical Parkway and Losee Road. (APN 124-25-214-142) Ward 2. (For Possible Action)

ACTION: **CONTINUED TO FEBRUARY 12, 2025**

5. **SUP-71-2024 3004 CHIEFS CT ADU (Public Hearing).** Applicant: Carlos Reynoso. Request: A Special Use Permit in an R-1, Single-Family Low Density Residential District, to Allow an Accessory Dwelling Unit. Location: 3004 Chiefs Court. (APN 139-08-219-021). Ward 2. (For Possible Action)

Planner Bryan Saylor stated the applicant was requesting a Special Use Permit in an R-1 (Single-Family Low Density Residential District) District to allow an Accessory Dwelling Unit (ADU) on a 0.23-acre lot. The proposed ADU met all city requirements.

Applicant Carlos Reynoso stated his wife was pregnant with their first child and the ADU would be used as a nursery. He also stated he understood and agreed with staff's list of conditions.

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

Ms. Rodgers stated the City received two comment cards in support and one comment card in opposition.

Jeff Alpert, 3828 Fuselier Drive, North Las Vegas spoke as the President of the Horizon Park HOA, of which the applicant's property is a part and shared the HOA's concerns and requirements should the Special Use Permit be approved by the Planning Commission.

[5:47 P.M.] **Chairman Greer** closed the public hearing for public testimony.

Commissioner Menzies asked if considerations would be made for parking in the future. **Mr. Reynoso** stated a small driveway could be constructed using small pavers, upon approval by the Planning Commission and the HOA.

MOTION: *Commissioner Villeda moved to approve SUP-71-2024 3004 CHIEFS CT ADU subject to the conditions listed.*

ACTION: **APPROVED**

AYES: 5

NAYS: 0

ABSTAIN: 0

6. **SUP-68-2024 NSPWD NORTH LAS VEGAS VETERANS HOME (Public Hearing).** Nevada State Public Works Division. Request: A Special Use Permit in an O-L, Open Land District, to Allow a Public/Semi Public Use Building (For a 128-Bed Skilled Nursing Facility). Location: Northeast Corner of Decatur Boulevard and Elkhorn Road. (APN 124-19-101-004) Ward 3. (For Possible Action)

Principal Planner Sharianne Dotson stated the applicant was requesting a Special Use Permit to allow a Public/Semi-Public Use Building for a 128-bed skilled nursing facility on a portion of a 40-acre parcel. The facility would be a total of 154,922 square feet and would provide care for veterans. Once the construction was complete, the Nevada Department of Veteran Services would take over and run the facility.

Applicants Ria Smith and Michele Brigida with Carpenter Sellers Delgado Architects and **Project Manager Mark Labaj with Nevada State Public Works** stated they agree with staff's conditions and they are looking forward to working with staff and the City's building department on the project.

[5:51 P.M.] **Chairman Greer** opened the public hearing for public testimony.

Ms. Rodgers stated the City received five comment cards in opposition.

[5:52 P.M.] **Chairman Greer** closed the public hearing for public testimony. No testimony was provided.

Commissioners Villeda and Menzies both stated they were excited to have this project in the City.

MOTION: *Commissioner Villeda moved to approve SUP-68-2024 NSPWD NORTH LAS VEGAS VETERANS HOME subject to the conditions listed.*

ACTION: **APPROVED**

AYES: 5

NAYS: 0

ABSTAIN: 0

7. **AMP-09-2024 CENTENNIAL LOSEE (Public Hearing).** Applicant: Greystone Nevada, LLC. Request: An Amendment to the Comprehensive Master Plan to Change the Land Use from Single-Family Medium to Multi-Family. Location: Northwest Corner of Losee Road and Azure Avenue. (APNs 124-26-501-019 and 124-26-501-020) Ward 2. (For Possible Action)

Ms. Dotson stated Items 7 and 8 would be presented together and voted on separately.

The applicant requested to amend the Comprehensive Master Plan Land Use Element from Single-Family Medium to Multi-Family. The proposed site was comprised of two parcels, totaling 17.97 acres and the Multi-Family PUD designation would allow for condominium (multi-family) units, duplex, 4-plex, and 8-plex buildings with an overall density of 16.03 dwelling units per acre. There would be a west and east development straddling the Las Vegas Valley Wash Trail and Flood Channel with 96 units on the west side and 192 units on the east side.

Lexa Green on behalf of the applicant gave an overview of the proposed project and thanked **Commissioner Villeda** for her suggestion of adding a dog park. **Ms. Green** also stated the applicant intended to remove approximately 980 square feet to add six additional parking spaces.

[6:05 P.M.] **Chairman Greer** opened the public hearing for public testimony.

Ms. Rodgers stated the City received three comment cards in opposition.

Kurt Wagner, 4166 Nipp Ave, North Las Vegas stated he was unaware of project and was at the Planning Commission for another agenda item, but that he was opposed.

Wendy Green, 6144 Stanton Summit Dr, North Las Vegas stated she was opposed.

Ms. Green responded to some of the concerns brought up during the Public Hearing.

[6:11 P.M.] **Chairman Greer** closed the public hearing for public testimony.

Commissioner Calhoun asked how the neighbors were notified of the project and **Ms. Green** and **Ms. Dotson** explained the notification process.

Commissioner Menzies stated she felt the development was too dense. She asked if a pedestrian bridge could be added over the channel to make the park more accessible. **Ms. Green** stated she could ask the applicants for consideration. **Commissioner Menzies** stated she wanted the pedestrian bridge to be a condition for approval. **Mr. Eastman** stated the pedestrian bridge condition would only apply to agenda Item 8.

MOTION: ***Commissioner Calhoun moved to approve AMP-09-2024 CENTENNIAL LOSEE; Forward to City Council for Final Consideration.***

ACTION: **APPROVED**

AYES: 5

NAYS: 0

ABSTAIN: 0

8. **ZN-20-2024 CENTENNIAL LOSEE (Public Hearing).** Applicant: Greystone Nevada, LLC. Request: A Property Reclassification of 17.97 Acres from a PUD, Planned Unit Development District to a PUD, Planned Unit Development District, Consisting of 288 Multi-Family Dwelling Units. Location: Northwest Corner of Losee Road and Azure Avenue. (APNs 124-26-501-019 and 124-26-501-020) Ward 2. (For Possible Action)

Ms. Dotson stated Items 7 and 8 would be presented together and voted on separately.

[6:05 P.M.] **Chairman Greer** opened the public hearing for public testimony.

Ms. Rodgers stated the City received three comment cards in opposition and that all public testimony for Item 8 was shared during Item 7.

[6:11 P.M.] **Chairman Greer** closed the public hearing for public testimony.
No testimony was provided.

Commissioner Villeda stated she understood the concerns with the busy area.

Ms. Green requested this item be continued to the February 12, 2025 Regular Meeting due to the added condition of the pedestrian bridge.

MOTION: ***Commissioner Menzies moved to continue ZN-20-2024 CENTENNIAL LOSEE to the February 12, 2025 Regular Meeting.***

ACTION: **CONTINUED TO FEBRUARY 12, 2025**

AYES: 5

NAYS: 0

ABSTAIN: 0

9. **SUP-59-2024 WALMART GRAB N GO WITH FUEL PUMPS (Public Hearing).** Applicant: Wal-Mart Real Estate Business Trust. Request: A Special Use Permit in a C-2, General Commercial District, to Allow a Convenience Food Store with Gas Pumps. Location: 3950 West Lake Mead Boulevard. (APN 139-19-510-001) Ward 2. (For Possible Action)

ACTION: CONTINUED TO FEBRUARY 12, 2025

10. **SUP-60-2024 CALIFORNIA FISH GRILL (Public Hearing).** Applicant: California Fish Grill. Request: A Special Use Permit in a C-2, General Commercial District, to Allow a Full "On-Sale" Liquor License in Conjunction with a Restaurant. Location: North of Craig Road and Approximately 280 Feet East of Clayton Street. (APN 139-04-201-029) Ward 4. (For Possible Action)

Mr. Saylor stated the applicant was proposing a fish and seafood restaurant and would like to offer on-site consumption of beer, wine, and cocktails. They currently had a beer, wine and spirit on-sale special use permit.

Eric Beal represented the applicant and was available for questions. There were no questions from the Planning Commission.

[6:25 P.M.] **Chairman Greer** opened the public hearing for public testimony.

[6:25 P.M.] **Chairman Greer** closed the public hearing for public testimony. No testimony was provided.

MOTION: *Commissioner Villeda moved to approve SUP-60-2024 CALIFORNIA FISH GRILL subject to the conditions listed.*

ACTION: APPROVED

AYES: 5
NAYS: 0
ABSTAIN: 0

11. **SUP-65-2024 HOMEWOOD SUITES N. LAS VEGAS (Public Hearing).** Applicant: NHM HW Craig LLC. Request: A Special Use Permit in a PUD, Planned Unit Development District, to Allow a Beer-Wine-Spirit Based Product "On-Sale" Liquor License in Conjunction with a Hotel. Location: 1590 East Craig Road. (APN 139-02-612-014). Ward 2. (For Possible Action)

Ms. Dotson stated the existing hotel was a 123-suite hotel with a gift shop selling sundries, beer and wine. The requested Special Use Permit would be used during the Manager's Reception held every Wednesday evening.

Francisco Morales represented the applicant and agreed to staff's recommendations.

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

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

MOTION: ***Commissioner Calhoun moved to approve SUP-65-2024 HOMEWOOD SUITES N. LAS VEGAS subject to the conditions listed.***

ACTION: APPROVED

AYES: 5

NAYS: 0

ABSTAIN: 0

12. **SUP-49-2024 QUICK QUACK CAR WASH (Public Hearing).** Applicant: Vance Shannon. Request: A Special Use Permit in a PUD, Planned Unit Development District, to Allow a Vehicle Washing Establishment. Location: Approximately 460 Feet North of the Northwest Corner of Lamb Boulevard and Tropical Parkway. (APN 123-30-614-004). Ward 1. (For Possible Action) ***(Continued from December 11, 2024)***

Ms. Dotson stated Items 12 and 13 would be presented together and voted on separately.

The applicant was requesting a Special Use Permit for a vehicle washing establishment on a 1.03-acre parcel. On March 17, 2021 City Council approved a Planned Unit Development (PUD) stating only permitted uses of the C-2 District would be allowed. Special Use Permits would be allowed upon approval by the Planning Commission or City Council. A vehicle washing establishment would require a Special Use Permit and a Final Development Plan.

According to the Constructed Car Wash and Active Car Wash Use Permit Map, there were three existing convenience stores with drive-thru car washes within one mile of the subject site. Adding an additional vehicle washing establishment to the area would diminish recreational opportunities for adjacent neighborhoods, including businesses encouraging pedestrian and bicycle traffic.

Benjamin Girardin on behalf of the applicant stated an express drive-thru car wash attached to a convenient store is much different than a full-service drive thru car wash, including its customer base. His records indicate there are five car washes within a five-mile radius.

Vance Shannon as the applicant provided a short video presentation about the company and shared what made Quick Quack Car Washes different from other drive-thru car washes.

Director of Land Development & Community Services Alfredo Melesio stated with Commissioner and community feedback, the feeling was that car washes had oversaturated the area.

[6:50 P.M.] **Chairman Greer** opened the public hearing for public testimony.

Ms. Rodgers stated the City received three comment cards in opposition.

Kurt Wagner, 4166 Nipp Ave, North Las Vegas stated he was the President of Orchid Canyon Home Owners Association, which is directly behind the proposed site, and was in opposition.

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

Commissioner Villeda stated she understood the growth in the City and that there was a need for more commercial space.

Chairman Greer stated that as the City grows, it requires adjustments to continue progressing.

Vice Chairwoman Guymon stated she did not feel the car wash suited the area.

Commissioner Menzies questioned why the permit was applied for in 2018 but the car wash was not brought before the Planning Commission until 2025.

MOTION: *Vice Chairwoman Guymon moved to deny SUP-49-2024 QUICK QUACK CAR WASH.*

ACTION: **APPROVED**

AYES: 5

NAYS: 0

ABSTAIN: 0

13. **FDP-12-2024 QUICK QUACK CAR WASH.** Applicant: Vance Shannon. Request: A Final Development Plan in a PUD, Planned Unit Development District, to Develop a Vehicle Washing Establishment. Location: Approximately 460 Feet North of the Northwest Corner of Lamb Boulevard and Tropical Parkway. (APN 123-30-614-004). Ward 1. (For Possible Action) *(Continued from December 11, 2024)*

Ms. Dotson stated Items 12 and 13 would be presented together and voted on separately.

MOTION: *Vice Chairwoman Guyon moved to deny FDP-12-2024 QUICK QUACK CAR WASH.*

ACTION: APPROVED
AYES: 4
NAYS: 1 MENZIES
ABSTAIN: 0

14. **SUP-51-2024 PILOT TRAVEL CENTERS (Public Hearing).** Applicant: Pilot Company. Request: A Special Use Permit in an M-2, General Industrial District, to Allow a Convenience Food Store with Gas Pumps. Location: Southwest Corner of Interstate 15 and Las Vegas Boulevard North. (A Portion of APN 122-09-401-001). Ward 1. (For Possible Action) ***(Continued from November 13, 2024 and December 11, 2024)***

ACTION: WITHDRAWN

STAFF COMMENTS

Mr. Melesio stated at the end of 2024 the City was close to investing one billion dollars in developing the community and as the residential community filled out so did the commercial spaces. **Commissioner Calhoun** stated staff had done well in maintaining growth of the City. **Commissioner Villeda** asked if staff could create a report on the number of homes built and the number of jobs provided in the City over the past year.

COMMISSION COMMENTS

Commissioner Villeda thanked staff for their dedication to the City and stated she feels humbled and special to serve on the Planning Commission.

Chairman Greer thanked staff and Commissioners for their service and looks forward to 2025.

Vice Chairwoman Guymon asked staff to develop a handout for potential developers clarifying which are the most suitable areas for specific projects.

PUBLIC FORUM

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

ADJOURNMENT

Chairman Greer adjourned the meeting. Meeting adjourned at 7:10 PM.

CERTIFICATION

I certify that the foregoing are true and correct minutes of the City of North Las Vegas Planning Commission Meeting held on January 8, 2025. I further certify that a quorum was present.

Jackie Rodgers, City Clerk

DRAFT