



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

April 10, 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 (excused)  
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  
Planner Bryan Saylor  
City Clerk Jackie Rodgers  
Chief Deputy City Clerk Cherry Lawson

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

Led by **Commissioner Guymon**

## **PUBLIC FORUM**

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

## **AGENDA**

1. Planning Commission Regular Meeting Agenda of April 10, 2024. (For Possible Action; Recommendation – Approve)

**Planning and Zoning Manager Robert Eastman** stated the applicant for Item No. 6 has withdrawn that item, and the applicant for Item No. 20 has asked to have their item continued to the May 8<sup>th</sup> Planning Commission Meeting.

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

**ACTION:** **APPROVED**

AYES: 6

NAYS: 0

ABSTAIN: 0

## **CONSENT AGENDA**

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

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

**ACTION:** **APPROVED**

AYES: 6

NAYS: 0

ABSTAIN: 0

## **BUSINESS**

3. **FDP-03-2024 LAKE MEAD & ENGLESTAD MICROBUSINESS (Public Hearing).**

Applicant: Clark County Real Property Management. Request: A Final Development Plan in an MUD-N (Mixed-Use Neighborhood District) to Construct a 76-Unit Multi-Family Apartment Complex and a 19,798 Square Foot Commercial / Retail Building on 4.92 Acres. Location: 300 Feet West of the Intersection of Lake Mead Boulevard and Englestad Street. (APN 139-22-201-005) Ward 2. (For Possible Action)

**Planning and Zoning Manager Robert Eastman** presented an overview of this item stating this is a request for a Final Development Plan in a Mixed-Use neighborhood district; and this item has previously been before the Commission. The Land Use Plan was amended in the Comprehensive Plan to a Mixed-Use Neighborhood for this development, which has a Multi-Family component along the back of the property and one Commercial Retail building along Lake Mead. The building has a large plaza area that would be able to be used for both common area for the apartments and meeting/event space for the commercial component in the front.

In this Final Development Plan the applicant has provided the proper pedestrian priority zones based on what was originally approved with conditions. They have provided the proper open space amenities; and architecturally, the buildings are in compliance with what was approved with the mixed-use development. Staff is recommending approval of the Final Development Plan, subject to the Conditions Of Approvals listed.

*(The full details of each item may be viewed from the city's website at <https://northlasvegasnv.new.swagit.com/videos/302427>)*

**Melvin Green, AME Architects**, 5195 S Durango Rd, A103, Las Vegas, NV, represented the applicant stating that they are in agreement with staff's recommendation for approval and believe this project would be an asset to the community, especially the Civic Plaza. He is asking for the Commission's approval, agrees with everything that has been read, and will comply with the conditions.

[5:36 P.M.] **Chairman Calhoun** opened the public hearing for public testimony.

**Alex Porter**, 616 Gilday Ct, North Las Vegas, NV, spoke in opposition to the project out of a concern for an increase in crime in the area. He also expressed a concern for those with abutting property having to look at garbage that will be left at the back of the apartments despite the presence of a block wall.

**Ms. Rodgers** stated the City received three (3) comment cards in opposition and one (1) comment card in support of this project.

[5:39 P.M.] **Chairman Calhoun** closed the public hearing for public testimony.

**Mr. Melvin Green, AME Architects**, added additional comments stating they will have on-site management, security cameras, and a well-lit parking structure with lights. He feels this will address security concerns.

**Vice Chairman Greer** reported that he has observed that this lot has been vacant for a long time, and it is right next to Nevada Partners who have done a great job in the Community. He feels it will be a compliment to Nevada Partners. He likes the project for the record.

**Commissioner Guymon** inquired if the price of the apartments was already known. **Mr. Green** responded he did not know, but it would be determined by AMI requirements. He said they would be affordable, and for rent.

**Commissioner Riley** addressed the topic of affordable housing. He stated he wanted to address **Mr. Porter's** concerns about crime and privacy for the abutting residents. He also asked for clarification on the type of fencing being used around the project. He stated he feels this is a really good project for the area, and will be a compliment to the neighbors of Nevada Partners and MGM Culinary. **Mr. Green** stated they wanted a campus-like setting so they will have a shared driveway with Nevada Partners, they also created a pedestrian priority area as well. There will be an intermediate landscaping area, a park with benches and trees, as well as defensive landscaping, and either a CMU or wrought iron fencing.

**MOTION:** ***Commissioner Greer moved to approve FDP-03-2024 LAKE MEAD & ENGLESTAD MICROBUSINESS with staff's recommendations***

**ACTION:** **FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION**

AYES: 6

NAYS: 0

ABSTAIN: 0

4. **SUP-16-2024 ALIANTE MED LLC COMMERCIAL (Public Hearing).** Applicant: Aliante Med LLC. Request: A Special Use Permit in an MPC C-1 (Master Plan Community Neighborhood Commercial) to allow a Convenience Food Restaurant (Drive-Thru). Location: West of Aliante Parkway and Approximately 272 Feet Northwest of Elkhorn Road. (APN 124-17-415-004). Ward 3. (For Possible Action)

**Planner Robert Saylor** stated the applicant is requesting the Planning Commission's consideration for a Special Use Permit to allow a convenience food restaurant with a drive thru for a portion of a retail building in a new commercial development. The subject site is located across from both Alliant Casino and the Aliante Golf Club in an existing Commercial area. It is one of the last undeveloped parcels of land left in Aliante, and the only one on the north side of the 215 Beltway. The proposed commercial development will consist of three buildings. This building is a full retail building, with a proposed fast food restaurant with drive thru on the application. The application meets all the requirements to approve a Special Use Permit, and the use is consistent with the current Land Use Designation. Given the Commercial nature of the center and surrounding area, the proposed restaurant with drive thru at this location should not pose a negative impact on the surrounding uses or properties. Staff has no objections to the proposed use and recommends approval with the addition of Condition 4: a double row of offset trees will be required along the west and north landscaping areas of the project.

*(The full details of each item may be viewed from the city's website at <https://northlasvegasnv.new.swagit.com/videos/302427>)*

**Bob Gronauer, 1980 Festival Plaza Drive, Las Vegas** represented the master developer. He spoke on Item 4 and 5 on the agenda. He stated the piece of property is located in Aliante at Elkhorn and Aliante Parkway. He felt the most important thing to reiterate is this proposal is not a zone change for commercial property or a change to the original master plan. He represented the master developer in 2001, and this piece of property has always been zoned for C1. He stated in master planned communities everything is pre-zoned. That, if you are a homebuyer, you can see if you are purchasing a piece of property that is zoned C1, and it will likely have a C1 type use on it someday.

**Mr. Gronauer** went on to say that the building is labeled as coffee-use on the application, and they are in negotiations with Starbucks. He went onto say that while some feel the development will decrease property value, there are many documents out there stating that if you develop property it increases value. He discussed other reasons why this type of business is a positive for that location, and appreciated staff's recommendation for added conditions of a double row of trees.

[5:55 P.M.] **Chairman Calhoun** opened the public hearing for public testimony.

**Richard Hinkley, 3909 Fledgling Drive, North Las Vegas, NV**, spoke in opposition to the project. He discussed that many years ago, a developer presented a project and installed signs that said Aliante Medical Plaza, the project never came to fruition and the signs still sit there today. He inquired who bears the risk if economic conditions change. He said it should be the investors not the adjacent homeowners. He asked that this item not be approved at the current meeting, and that the developer be instructed to meet with the neighbors for further discussion. He also expressed gratitude for the fact that Item 6 on the agenda had been removed.

**Andrew Klein, 7276 Summer Duck Way, North Las Vegas, NV**, spoke in opposition to the project because his house backs up to the property. He said that there are a multitude of issues with having drive-thru restaurants right behind your house; including security and safety issues, hours of operation, light pollution, and traffic concerns. He said that they were always told that the property was zoned for medical use, not this type of Commercial use.

**Ed Laskin, 7329 Redhead Drive, North Las Vegas, NV**, spoke in opposition to the project. He is the President of The Club HOA. He presented a picture of a sign that has been on the property for eighteen years, it was placed by the same owners, and same developer that planned the community. As a result, residents believed it was going to be a medical building. He feels the sign probably pre-dates Club Aliante. He said it is not so much they are opposing the Commercial building, but the drive thru. He said the building is placed very close to the houses that abut the property, and he thinks more work can be done to create space. He asked to postpone the vote.

**Kalani Hoo, 7275 Summer Duck Way, North Las Vegas, NV**, spoke in opposition to the project, asking for additional time to be taken before approving this project. The lot has been dirt for 21 years, and added time to speak with the developer about the project seems like a reasonable request. He knows that development is coming, he would just like further consideration to be given to traffic and other considerations prior to moving forward.

**Darren Edwards, 7280 Summer Duck Way, North Las Vegas, NV** spoke in opposition to the project, echoing the sentiments of his neighbors who have already spoken.

**Mark Benz, 2928 W Horned Owl Way, North Las Vegas, NV** spoke in opposition to this Item and Item 5 on behalf of himself and several and several other residents who could not attend. He went on to say that residents have long expressed a desire for more sit-down dining options, but this development provides fast food and a drive thru that brings idling vehicles and climate change. He said the location of the project on the map being used for the presentation is not representative of where the driveway actually is, and further traffic study is needed.

**Diane Ferriolo, 7377 Summer Duck Way, North Las Vegas, NV**, spoke in opposition to the project, echoing the sentiments of her neighbors who have already spoken.

**Richard Velazquez, 7321 Redhead Drive, North Las Vegas, NV**, spoke in opposition to this project, stating they were notified on short notice and have not had time to fully digest all of the information about the project. He asked for more time for discussion.

**Chairman Calhoun** asked **Planning and Zoning Manager Robert Eastman** to clarify the mailing time of public hearing cards in general. **Mr. Eastman** that Public Hearing Notices are mailed out a minimum of 10 days in advance for all public hearing items, the notification range is approximately 500 feet for a Special Use Permit. In addition, there was would have been a sign posted on the site, and a public hearing notice would have been published in the paper.

**Ms. Rodgers** stated the City received 14 comment cards in opposition and two (2) comment card in support of this project.

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

**Chairman Calhoun** asked **Mr. Gronauer** to respond to the public comments. **Mr. Gronauer** stated that they are open to offer more time to have conversation and address issues in a neighborhood meeting. He stated the problem is, if the Item(s) do not move forward tonight, one of these items may be appealed to the City Council for a decision. He indicated that if the hope is to ask for the Items to be held for 30 (thirty) days so the business will cancel their plans to pursue the site, that will not be the outcome.

**Vice Chairman Greer** asked **Planning and Zoning Manager Robert Eastman** to review the conditions of the Aliante agreement. Aliante is developed under the frozen code, meaning they are using the zoning code that was in effect in December of 2001 when the development agreement was approved. Some of the distance separations in Title 17 have changed since that time.

**Commissioner Riley**, thanked all the constituents that came out to voice their concerns. He stated that North Las Vegas is the fastest growing city in Southern Nevada, growing at a population of about three (3) percent annually. As a result, we have to consider Commercial growth with the residential growth of our community. He understands both sides of the argument, understanding the concerns of the homeowners, but also understanding the need for commercial growth.

**Commissioner Warner** stated that he appreciated the comments that were made by everyone that came out. He stated that everyone can agree that what is proposed is a legal use of the property; the developer then has to speak to what is economically feasible for the site. He is leaning towards the (30) thirty days in hopes a committee could be formed to give homeowners the opportunity to talk to the developers, realizing this is a legal and permissible thing, and that they need to go with tenants that are financially viable.

**Vice Chairman Greer** stated he had no issue with waiting until the May 8 meeting, but at the end of the (30) thirty days the tenants are not going to change. So, if the intent is to change the tenants, it is not necessary to wait. **Mr. Alvarez** has already said that they will take this appeal to the City Council, and those three tenants are going to be at this location, so what will be accomplished. **Mr. Gronauer** stated that waiting will not change the uses. However, staff has addressed the double row of trees, and there may be other issues that are brought forward such as lighting that may be addressed. However, again the uses are not going to go away; in thirty days he will make the same presentation.

**Commissioner Guymon** inquired if there was a neighborhood meeting regarding this project prior to tonight. **Mr. Gronauer** said there was not, and that was why he offered the (30) thirty days so a neighborhood meeting could be held for discussions with the neighbors. **Commissioner Guymon** suggested that while not required, a neighborhood meeting prior to Commission Meetings may resolve some of these issues in advance of the meeting.

**Commissioner Riley** inquired as to whether the lighting issues can be handled during the permitting process. **Mr. Eastman** stated that for commercial design standards, Aliante requires a maximum of one foot candle at the property line. **Commissioner Riley** asked whether they had Letters of Intent from the three operators; Starbucks, Wing Stop, and Wendy's. **Mr. Gronauer** stated that they are going back and forth on lease agreements for the dirt.

**Commissioner Zeiler** appreciates the discussion, and some of the points that were brought forward. For example, needing time to create a better shield, and finding a perfect way to finish Aliante, and the question of who should bear the risk. Based on those points, and Item 6 being removed from the Agenda, she felt like it is premature for Item Nos. 4 and 5 to go forward.

**MOTION:** *Vice Chairman Greer moved to table SUP-16-2024 ALIANTE MED LLC COMMERCIAL for 30 days (until May 8, 2024)*

**ACTION:** CONTINUED TO MAY 8, 2024 PLANNING COMMISSION MEETING

AYES: 6

NAYS: 0

ABSTAIN: 0

**Mr. Gronauer** stated that they would be making arrangements for neighborhood meetings with a ten day notice in the near future. Commissioners will be included in the noticing.

5. **SUP-18-2024 ALIANTE MED LLC COMMERCIAL (Public Hearing).** Applicant: Aliante Med LLC. Request: A Special Use Permit in an MPC C-1 (Master Plan Community Neighborhood Commercial) to allow a Convenience Food Restaurant (Drive-Thru). Location: West of Aliante Parkway and Approximately 272 Feet Northwest of Elkhorn Road. (APN 124-17-415-004). Ward 3. (For Possible Action)



(The full details of each item may be viewed from the city's website at <https://northlasvegasnv.new.swagit.com/videos/302427>)

**Ms. Rodgers** stated the City received 13 comment cards in opposition and two (2) comment cards in support of this project.

**MOTION:** *Commissioner Zeiler made a motion to continue SUP-18-2024 ALIANTE MED LLC COMMERCIAL to the May 8, 2024 meeting.*

**ACTION:** CONTINUED TO MAY 8, 2024 PLANNING COMMISSION MEETING

AYES: 6

NAYS: 0

ABSTAIN: 0

6. **SUP-20-2024 ALIANTE MED LLC COMMERCIAL (Public Hearing).** Applicant: Aliante Med LLC. Request: A Special Use Permit in an MPC C-1 (Master Plan Community Neighborhood Commercial) to allow a Tavern. Location: West of Aliante Parkway and Approximately 272 Feet Northwest of Elkhorn Road. (APN 124-17-415-004). Ward 3. (For Possible Action)

**ACTION:** WITHDRAWN BY THE APPLICANT

7. **ZN-10-2021 NORTH HAVEN APARTMENTS (Public Hearing).** Applicant: UDG NLV Owner LP. Request: An Amendment to an Existing PUD (Planned Unit Development District) Consisting of a 150-Unit, Multi-Family Development. Location: Northeast Corner of Carey Avenue and West Street. (APN 139-16-411-002). Ward 2. (For Possible Action)

**Mr. Eastman** provided an overview of this item stating that this PUD originally contained a number of uses, and in that original form it had an approval for affordable housing containing approximately 60 to 70 units along the northern property line. This application amends the location to a more centrally-located space on the parcel and increases the number of units to 150 affordable housing units. It is part of a development that the City has been working on with Sargem Management Company; they do have a land transfer and permitted use agreement.

This item is for a modification of the land plan to include a larger Multi-Family component and change of location for that Multi-Family component. They will need to come forward later with their Final Development Plan. If this approved by Council, they are also asking for a waiver in some reduction of their parking. Staff supports this due to the fact they are going to add additional bike parking and lockers for their residents, in addition to the proximity of RTC bus lines. Staff is recommending approval subject to the conditions listed.

*(The full details of each item may be viewed from the city's website at <https://northlasvegasnv.new.swagit.com/videos/302427>)*

**Chris Molina**, 2300 W Sahara, Las Vegas, NV 89102, represented the applicant, **Ulysses Development Group**. This group is an affordable housing developer, preserver, and owner that is located in multiple states across the country. He reiterated the point that they will come forward again with a more detailed site plan at a later date. At this point they are coming forward to amend a site plan that was approved in 2021. He described the amenities of the complex, and said that it would be constructed as affordable housing and will be restricted based on federal tax credits, so once approved, it will prohibit any other use for 30 years.

**Commissioner Riley** discussed affordable housing, and asked if there were pictures of the housing product and the pricing breakdown. **Mr. Molina** provided exterior pictures of other projects in development by **Ulysses Development** as examples. He also provided salary metrics for the affordable housing prices.

[6:42 P.M.] **Chairman Calhoun** opened the public hearing for public testimony.

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

[6:42 P.M.] **Chairman Calhoun** closed the public hearing for public testimony.  
No testimony was provided.

**Commissioner Zeiler** inquired about deficit of 50 parking spaces. **Mr. Molina** stated that they worked to avoid a parking waiver, however, in this case they are coming into an existing PUD with 40% open space required. As a result, they cannot request a waiver of the open space and the parking is limited. They have compensated by expanding bicycle parking and lockers, and are happy to accept a condition of one assigned parking space per unit. **Mr. Eastman** advised that parking standards in North Las Vegas require that there must be at least one covered parking space for every unit. **Commissioner Zeiler** inquired who would be managing the property. **Mr. Molina** stated that he did not know at this point, but it would either be a licensed property manager in Nevada or **Ulysses** would be an owner/property manager.

**Commissioner Riley** asked whether **Ulysses** have any completed properties at this time. **Mr. Molina** said they did not. **Commissioner Riley** said he inquired because there is often a concern that affordable housing brings crime, and he does not necessarily agree with that. He wanted to see what their experience had been with projects that were complete and operation. **Mr. Molina** differentiated between income-restricted properties such as this and Section 8 housing where the government is paying the rent in full for the tenants.

**MOTION:** *Commissioner Zeiler moved to approve ZN-10-2021 NORTH HAVEN APARTMENTS to be approved.*

**ACTION:** **FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION**

AYES: 6

NAYS: 0

ABSTAIN: 0

8. **AMP-02-2024 CHEYENNE & COLEMAN (Public Hearing).** Applicant: Randcol, LLC. Request: An Amendment to the Comprehensive Master Plan to Change the Land Use Designation from Single-Family Low to Neighborhood Commercial. Location: Northwest Corner of Cheyenne Avenue and Coleman Street. (APN's 139-08-810-108 and 139-08-810-109) Ward 2. (For Possible Action)

**Mr. Eastman** reported that Items 8 and 9 are related so he made one presentation. Item 8 is a request to amend the land use designation from Single-Family Low to Neighborhood Commercial, and companion Item 9 is a request for a Property Reclassification from CP (Professional Office Commercial District) to C1 (Neighborhood Commercial District). The applicant is trying to turn this small parcel at the northwest corner of Cheyenne Avenue and Coleman Street into a commercial parcel for what they have said, at present, is a fast food restaurant. Although that is not part of the application at this time, and if the re-zoning was approved, under current code the fast food restaurant is permitted by right and would be completed through the building permit process. *(The full details of each item may be viewed from the city's website at <https://northlasvegasnv.new.swagit.com/videos/302427>)*

**Sergio Comparan, 2525 West Horizon Ridge Parkway, Suite 230, Henderson, NV,** represented the applicant, **SCA Design.** He advised that he concurred with the staff's recommendation for approval.

[7:02 P.M.] **Chairman Calhoun** opened the public hearing for public testimony.

**Olivia Rodriguez, 3213 Coleman Street, North Las Vegas, NV** spoke in opposition of Item 8 since they are going to build a restaurant that will bring traffic to the area 24 hours a day and she lives next to it. She did not have comments in reference to Item 9.

**Ms. Rodgers** stated the City received nine (9) comment cards in opposition and zero comment cards in support of this project.

[7:02 P.M.] **Chairman Calhoun** closed the public hearing for public testimony.

**Commissioner Riley** inquired of **Mr. Comparan** if this was a fast food restaurant. **Mr. Comparan** said the Item is for a zone change, not a fast food restaurant, per se.

**Commissioner Zeiler** inquired of **Mr. Comparan** what is intended to be there if they approve the zoning change. **Mr. Comparan** said his client has not worked towards any leases with a tenant, because this is the first step. However, the intended use at this time is restaurant use. **Commissioner Zeiler** said that a sit down restaurant versus a fast food restaurant could have a different impact on the neighbors, and it is something to consider.

**Commissioner Riley** inquired what the plan was to buffer the abutting neighborhood if this item is approved. **Mr. Comparan** said he has worked with staff in creating a large, 20 foot buffer of landscape and mature trees along the perimeter of that residential area, in addition to a six-foot decorative CMU wall.

**Commissioner Guymon** suggested avoiding a 24/7 restaurant when considering what type of business to put in there. She suggested putting themselves in the neighbors' shoes. She also inquired what kind of trees they would be planting. **Mr. Comparan** said they understand a 24 hour operation is not suitable for the area. He said the presentation is currently holy oak trees, however, at the time of construction they hire a landscape architect and design per code and with staff recommendations.

**Vice Chairman Greer** suggested the applicant hold a neighborhood meeting if a special use permit is required for the next step. **Mr. Comparan** stated his client, the applicant, is not opposed to having a meeting.

**MOTION:** *Commissioner Guymon moved to approve AMP-02-2024 CHEYENNE & COLEMAN and amendment to the Comprehensive Master Plan.*

**ACTION:** **FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION**

AYES: 6

NAYS: 0

ABSTAIN: 0

9. **ZN-03-2024 CHEYENNE & COLEMAN (Public Hearing).** Applicant: Randcol, LLC. Request: A Property Reclassification from C-P (Professional Office Commercial District) to C-1 (Neighborhood Commercial District). Location: Northwest Corner of Cheyenne Avenue and Coleman Street. (APN's 139-08-810-108 and 139-08-810-109) Ward 2. (For Possible Action)

Comments, discussion, and public hearing for this item were combined with Item 8.

[7:02 P.M.] **Chairman Calhoun** opened the public hearing for public testimony.

**Ms. Rodgers** stated the City received 10 comment cards in opposition and zero comment cards in support of this project.

[7:02 P.M.] **Chairman Calhoun** closed the public hearing for public testimony.  
No testimony was provided.

**MOTION:** *Vice Chairman Geer moved to approve ZN-03-2024 CHEYENNE & COLEMAN with staff's recommendation*

**ACTION:** **FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION**

AYES: 6

NAYS: 0

ABSTAIN: 0

10. **SUP-03-2024 28 WEST OWENS AVENUE (Public Hearing).** Applicant: Restoration and Recovery Foundation. Request: A Special Use Permit in an R-A/R-2 (Medium Density Residential Subdistrict) to allow a Religious Institution. Location: 28 West Owens Avenue. (APN 139-22-810-034). Ward 2 (For Possible Action)

**Mr. Saylor** stated the applicant is requesting a Special Use Permit to allow a Religious Institution. The site has zoning classification of RA2 Medium Density Residential Subdistrict and the Comprehensive Master Plan Land Use Designation for the subject site is Downtown Business District. The proposed location is in an existing vacant two story building at 28 West Owens, 3217ft<sup>2</sup> in area. In addition, according to the Letter Of Intent, the church is proposing to provide accessory services consisting of food bank wellness and educational programs. There has been a church this location in the past. Access to the site is from three existing driveways, and all access points will be gated. The site was developed in 1961 and is not in compliance with Commercial Design Standards, since developed, there have been substantial changes to the exterior.

According to the letter of intent, it does not appear that modifications are proposed to the outside of the building. The existing building appears to be in a state of disrepair, and modifications to the exterior will be required before the building can be habitable. Modifications may also be needed for the proposed use; any exterior and interior modifications will require building permits. Typically perimeter landscaping is required, however it will reduce the existing parking for the use.

The landscape plan will be required with the building permit process, and all landscaped areas should provide 50% ground coverage within two years. The required parking spaces for the proposed religious institution, with a maximum of 80 seats, is 20 spaces. The site contains 21 parking spaces and is in compliance. The proposed church should not create a negative impact on the surrounding neighborhood. Staff supports the request and recommends approval with conditions. *(The full details of each item may be viewed from the city's website at <https://northlasvegasnv.new.swagit.com/videos/302427>)*

**Marivelle Nurez-Rucker, 6120 Skokie Court, Las Vegas, NV, Restoration and Recovery Foundation**, spoke as a representative of the project. She stated she is not opposed to any of the recommendations from staff, and understands the property is in need of a complete makeover.

[7:13 P.M.] **Chairman Calhoun** opened the public hearing for public testimony.

**Ms. Rodgers** stated the City received three (3) comment cards in opposition and zero comment cards in support of this project.

[7:13 P.M.] **Chairman Calhoun** closed the public hearing for public testimony. No testimony was provided.

**Commissioner Warner** inquired about the groups that the building is associated with. **Marivelle Nurez-Rucker** stated that there is **Restoration and Recovery**, which is the mental health component; and there is **Restoration and Recovery Foundation**, which is the social services component. **Commissioner Warner** inquired if they receive federal grants, and **Ms. Nurez-Rucker** advised they hope to in the future.

**Commissioner Guymon** inquired about the food pantry component and the traffic impact to the area. **Ms. Nurez-Rucker** stated that they do not get much vehicle traffic, they get mostly foot traffic. **Commissioner Guymon** inquired how the food is shared with the community. **Ms. Nurez-Rucker** said it is delivered through a variety of methods.

**Vice Chairman Greer** inquired about the large concentration of people in the area of Main Street and Owens, and if they would be helping with that need. **Ms. Nurez-Rucker** said that they are in the heart of the need and not a stranger to servicing large crowds, she said that particular day they had fed 438 recipients.

**Commissioner Riley** is enthusiastic about the mission, the concept, and meeting the needs of the population.

**Commissioner Zeiler** recognized **Ms. Nurez-Rucker** the rest of her organization for the work they are doing in the community.

**MOTION:** ***Commissioner Riley moved to approve SUP-03-2024 28 WEST OWENS AVENUE with staff's recommendations.***

**ACTION: APPROVED**

AYES: 6

NAYS: 0

ABSTAIN: 0

11. **VN-03-2024 VIDALES SITE WALLS (Public Hearing).** Applicant: Celso Vidales. Request: A Variance in an R-1 (Single-Family Low-Density District) to allow a Maximum Seven (7) Foot High Wall in the Front Yard Area, where Three (3) Feet is the Maximum Height allowed. Location: 4417 Broken Bow Circle. (APN 139-07-111-016). Ward 3. (For Possible Action)

**Mr. Saylor** stated the applicant is requesting a variance at 4417 Broken Bow Circle on a wall in his front yard area. There are several issues with the subject site in regards to zoning and building codes. The primary issue is that the wall was constructed without building permits, and the applicants were cited by Code Enforcement. The fence on their front property line that does not meet the design guidelines for a fence in a residential area. There are several reasons for a height restriction on front yard walls, safety being the primary reason. Another issue is that over 90% of the yard is hardscape, including the front yard. For our design standards, no more than 50% of the front yard may be hardscape.

This work was also done without building permits being issued for the work. The subject wall and hardscape are esthetically pleasing to look at and design. However, neither component was reviewed by the building department nor neither component meet the planning and zoning design guidelines for single family residences. For these reasons, staff cannot support the approval of the requested variance and must recommend to deny this application in. *(The full details of each item may be viewed from the city's website at <https://northlasvegasnv.new.swagit.com/videos/302427>)*

**Adrian Plata, 5940 S Rainbow Blvd, #3005, Las Vegas, NV**, with Plata design spoke on behalf of the property owner. He acknowledged his client built the walls without a permit and the front portion is seven feet total, but stated that is because there is a change in grade. As a result, when you are on the interior side it is five feet tall, and on the outside at the sidewalk it is seven feet tall. The reason for the wall is for privacy and security because they have children that like to play in the yard. They built it without permits because they didn't know they needed to get permits and are now trying to do this correctly. They have plans ready, and can take the site plan to an engineer if approved so it can be structurally sound and approved through the building department if it is approved through Planning. He shared additional photos of the fencing and the yard, and also shared that the surrounding neighbors have signed off on the project.

[7:26 P.M.] **Chairman Calhoun** opened the public hearing for public testimony.

**Ms. Rodgers** stated the City received zero (0) comment cards in opposition and one (1) comment cards in support of this project.

[7:26 P.M.] **Chairman Calhoun** closed the public hearing for public testimony. No testimony was provided.

**Chairman Calhoun** stated that permits are required because there is liability if someone moves ahead without one. He stated that we don't know if the wall is structurally sound, and that the City is available to answer questions when someone doesn't know what to do. **Chairman Calhoun** inquired what would be done to correct the yard being covered 90% instead of the permissible 50%. **Mr. Plata** stated if approved they would like to leave it, but if not, they would do what they need to do to get the yard to comply with code. **Chairman Calhoun** also expressed a concern that the applicant had already been cited by Code Enforcement. **Mr. Plata** stated that the issue was a RV cover and that it has already been resolved.

**Commission Riley** inquired if this is a homeowner completed project. **Mr. Plata** stated that it was a homeowner project and they were not aware that they needed to get a permit, they are now trying to make it right. **Commissioner Riley** said the project looks nice, however, the concern is for safety.

**Commissioner Greer** stated the issue is the City has built-in standards and codes that we all have to abide in within the community, and the fence has to be a certain height. That means that you have to get permits before you start a project. Ultimately the issue is you have to get the fence and the landscaping in compliance with building code.

**Commissioner Guymon** inquired if we could move this item to the next meeting to allow time to have an engineer determine whether or not the wall is structurally sound. **Mr. Eastman** stated that could be done, with direction for staff and the applicant prior to the next meeting.

**Commissioner Zeiler** stated that she drove the neighborhood and saw a variety of walls that were taller than this one, the difference is that they started at the side of the house instead of by the front of the yard. She understands that there needs to be work for the wall to become compliant. **Mr. Plata** stated that getting structural plans would require the homeowner to spend more money on something that may not be approved.

**Commissioner Zeiler** inquired if there was a way to split the difference and get the yard into compliance by removing some of the pavers and correcting the drainage, but keep the fence. **Mr. Plata** said that they could do that.

**MOTION:** ***Commissioner Zeiler moved to approve VN-03-2024 VIDALES SITE WALLS. Voting to approve the motion approves the variance and the homeowner will be required to work with the City to make the fence comply with City zoning and building codes.***

**Commissioner Guymon** asked if we can approve to move the item to the next meeting. **Commissioner Zeiler** stated that there had to be a vote on the exiting motion. **Commissioner Guymon** confirmed with **Planning and Zoning Manager Robert Eastman** that if the item is approved the City will ensure that a structural engineer confirms that the fence is sound.

**ACTION:     FAILED**  
AYES:        3  
NAYS:        2  
ABSTAIN:    1

Based on the advice of Council, Claudia Aguayo, a re-vote was conducted because **Commissioner Warner** did not have a basis to abstain and the motion was presented a second time.



**MOTION:** *Commissioner Zeiler moved to approve VN-03-2024 VIDALES SITE WALLS. Voting to approve the motion approves the variance and the homeowner will be required to work with the City to make the fence comply with City zoning and building codes.*

**ACTION:** **FAILED**

AYES: 3

NAYS: 3

ABSTAIN: 0

12. **SPR-01-2022 PECOS APARTMENTS (Public Hearing).** Applicant: FDG Ardour Pecos, LLC. Request: An Extension of Time for a Site Plan Review in an R-3 (Multi-Family Residential District) to allow a 100-Unit, Multi-Family Development. Location: Generally Located on the Southwest Corner of Pecos Road and Rome Boulevard. (APN 124-24-801-006). Ward 2. (For Possible Action)

**Planner Bryan Saylor** advised the applicant is requesting Planning Commission consideration for an extension of time on site plan review for 100 unit Multi-Family apartment complex. The overall density of the proposed Site Plan is approximately 25 dwelling units per acre. The proposed Site Plan indicates seven buildings, all of which are three stories, and the building configuration is two buildings consisting of 20 units each, two buildings consisting of 24 units, and three carriage-style buildings, with the first story designed for garages, each containing four units.

Based on the number of one and two bedroom units, the proposed 100 unit Multi-Family development requires 173 parking spaces and 25 guest parking spaces, making a total of 198 required spaces. The applicant is proposing 196, where 198 spaces are required, but obtained a waiver. The required open space for the development is 40,000ft<sup>2</sup>. According to the original letter of intent, the applicant is proposing 40,086ft<sup>2</sup> of open space, including a clubhouse, conference and business center and a fitness area. Staff has no objections to the proposed extension of time. The proposed use is consistent with the R-3 Multi-Family Residential District designation and the Multi-Family Residential Land Use designation. The proposed request is generally consistent with the requirements of the Multi-Family Design Standards, and the request is compatible with the surrounding land uses and should not create a negative impact on a neighborhood.

Approval is warranted with the conditions listed. *(The full details of each item may be viewed from the city's website at <https://northlasvegasnv.new.swagit.com/videos/302427>)*

**Bob Gronauer**, 1980 Festival Plaza Drive, Las Vegas spoke as a representative of the applicant. He stated that the Commission and City Council approved the project a couple years ago. The reason why they are requesting additional time is because of market conditions. When that happens, they will be coming in with a Multi-Family development, which is compatible with the existing Multi-Family in the area. The property is already zoned, planned, and the site plan is available for the Commission.

[8:00 P.M.] **Chairman Calhoun** opened the public hearing for public testimony.

**Ms. Rodgers** stated the City received one (1) comment card in opposition and zero (0) comment cards in support of this project.

[8:00 P.M.] **Chairman Calhoun** closed the public hearing for public testimony.  
No testimony was provided.

**MOTION:** *Commissioner Greer moved to approve SPR-01-2022 PECOS APARTMENTS with staff's recommendations.*

**ACTION: APPROVED**

AYES: 6

NAYS: 0

ABSTAIN: 0

13. **ZN-07-2023 LOSEE/ELKHORN PROJECT (Public Hearing).** Applicant: Losee Elkhorn Properties, LLC. Request: A Property Reclassification of 53.96 Acres from R-E (Ranch Estates District) to R-3 (Multi-Family Residential District). Location: Approximately 670 Feet East of the Northeast Corner of Losee Road and Clark County 215. (APN's 124-13-401-001, 124-13-401-002, 124-13-401-005 through 124-13-401-008). Ward 4. (For Possible Action)

**Planner Bryan Saylor** advised the applicant is seeking reclassification of 53.96 acres from Ranch Estates District to R3 Multi-Family residential district. It is currently open land that has not been developed. The neighboring uses to the west of the subject site are generally being developed as part of the Villages at Tule Springs, master planned community. The Multi-Family designation is intended to promote affordable housing in a residentially dense environment with access to nearby amenities. The subject site is located within a specific planning area referred to as the Northern Development Area that has not been developed and will be one of the future development areas of the City. The Northern Development Area primarily encompasses two large future development influences including the existing Veterans Administration Hospital and the proposed UNLV campus. Residences are part of the equation in providing a quality of life for the students, specialists, medical professionals, and families that hope to reside here. The proposed zone change will assist in creating that future. Staff has no objections and recommends approving with the listed conditions. *(The full details of each item may be viewed from the city's website at <https://northlasvegasnv.new.swagit.com/videos/302427>)*

**Bob Gronauer**, 1980 Festival Plaza Drive, Las Vegas spoke as a representative of the applicant. He stated this conforms to the master plan, it fits in with the missions, goals, and policies to help support those uses.

[8:04 P.M.] **Chairman Calhoun** opened the public hearing for public testimony.

[8:04 P.M.] **Chairman Calhoun** closed the public hearing for public testimony.  
No testimony was provided.

**MOTION:** *Commissioner Riley moved to approve ZN-07-2023 LOSEE/ELKHORN PROJECT with staff's recommendations.*

**ACTION:** **FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION**

AYES: 6

NAYS: 0

ABSTAIN: 0

14. **SUP-24-2024 CAMINO AL NORTE EVENT CENTER (Public Hearing).** Applicant: Jumaca Events Center. 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 Community Center or Meeting Hall (Banquet Hall). Location: 5105 Camino Al Norte Suite 200. (APN 124-33-718-005) Ward 4. (For Possible Action)

**Planner Bryan Saylor** stated the applicant is requesting Planning Commission consideration for a Special Use Permit to allow wine and spirit-based product sales liquor license in conjunction with the community center or meeting hall. The proposed location is in a C-1 Neighborhood Commercial district. According to the letter of intent, events at the banquet meeting hall will be held seven days a week, Sunday through Thursday, 9 a.m. to 11 p.m. and Friday and Saturday 9 a.m. to 12 a.m. The existing commercial center parking spaces will support the proposed use. Architecturally, the applicant is not proposing any exterior modifications to the building. Interior remodeling may be needed for the proposed tenant to add restrooms, food serving area, podium stage, and bar area. The proposed establishment is not within 400 feet of any school, parks, churches or daycare facilities. The proposed wine spirit- based product on sale liquor license in conjunction with the community center or meeting hall in the C-1 Neighborhood Commercial District, is compatible with the surrounding neighborhood and existing community and should not pose a negative impact on the surrounding properties. Staff has no objection to the proposed use and recommends approval with the listed conditions. *(The full details of each item may be viewed from the city's website at <https://northlasvegasnv.new.swagit.com/videos/302427>)*

**Winston Henderson**, 3330 N Buffalo, Las Vegas, NV, **Winston Henderson Architects**, spoke on behalf of the applicant, **Dr Jerome Nwokedi**, 5105 Camino Al Norte, Suite 270, North Las Vegas, NV. He stated that the facility is located in an existing commercial center and has plenty of parking, as well as overflow parking. It is buffered to the south along the wash and aligns along Camino Al Norte, so it has no impact on any other surrounding communities. They concur with staff recommendations and request approval.

[8:08 P.M.] **Chairman Calhoun** opened the public hearing for public testimony.

**Karen Maldonado**, 825 Evening Fawn Drive, North Las Vegas, NV, spoke in opposition to the project. She stated there is already a neighborhood pub and Green Valley Grocer in the neighborhood, and they both have a liquor license. Those businesses are adjacent to the meeting hall. She expressed a concern for the number of hours open, and its proximity to a daycare and church. She does not want another liquor place in her backyard.

**Luther Paschal**, 5322 Joshua Jose Street, North Las Vegas, NV, spoke in opposition to the project. He stated he is a homeowner and HOA member of the community as well. He opposes the liquor store presented by the applicant for the reasons presented by the previous speaker. He said there are already multiple liquor stores, a Smiths, a gas station, a PT's pub, and North Star that all serve liquor and in his experience a liquor store only devalues the community. He said he lives in a thriving community and he wants to protect their assets

**Ms. Rodgers** stated the City received eleven (11) comment cards in opposition and zero (0) comment cards in support of this project.

[8:13 P.M.] **Chairman Calhoun** closed the public hearing for public testimony.

**Commissioner Riley** asked **Mr. Henderson** to confirm that he is seeking to open an events center, not a liquor store. **Mr. Henderson** confirmed that is correct. He stated there is no hard liquor, it is spirits and wine that accompany weddings and events. **Commissioner Riley** inquired about the anticipated hours of the center. **Mr. Henderson** stated that the hours would be based on when events are booked, but also based on the specific hours that are based on the hours that are allowed by the City. He also confirmed for **Commissioner Riley** that the closest residents are to the far south, several hundred feet away.

**Commissioner Zeiler** asked **Planning and Zoning Manager Robert Eastman** to confirm the hours of operation. He stated it is condition number 3. It reads that events at the banquet/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.

**MOTION:** ***Commissioner Riley moved to approve SUP-24-2024 CAMINO AL NORTE EVENT CENTER.***

**ACTION:** **APPROVED**

AYES: 6

NAYS: 0

ABSTAIN: 0

15. **FDP-01-2024 LAKE MEAD AND RANCHO.** Applicant: Greystone Nevada, LLC. Request: A Final Development Plan in a PUD (Planned Unit Development District) to Develop a 373-Lot Residential Subdivision, on 36.47 Acres. Location: Southwest Corner of Lake Mead Boulevard and Allen Lane. (APN 139-19-602-002). Ward 2. (For Possible Action)

**Planning and Zoning Manager Robert Eastman** presented items 15 and 16 together since they are related. This is a request by Greystone, Nevada, for a Final Development Plan within a PUD. This is the residential component of the Lake Mead and Rancho project, which has a mix of both Residential and Commercial components. This is the Residential component, which is a total of 373 homes on approximately 36 acres for a density of 10.23 dwelling units per acre. The applicant is proposing is a mix of single family detached homes (61), and both front-loaded and rear-loaded townhomes, approximately 158 of one type, 154 of the other. They have a central park through and a number of other smaller parks in the site and are compliant with open space. They are slightly short on parking, but when viewing the site staff is confident that the additional parking is available without reducing the required open space. For the FDP condition number 4 needs to be amended to state a central open space area containing a consisting of 85,105ft<sup>2</sup>, shall be located in the center of the project, along the main parkway themed road. This open space area shall be programmed with the following amenities:

#4 (a) Two active turf areas (17,500 square feet- minimum)

#4 (b) An outdoor pedestal grill meeting public park standards

#4 (c) Adventure trail, sitting areas, game tables, trash receptacles, pet waste stations, and other recreational amenities as approved by the Planning & Zoning Division

#5 (c) An outdoor pedestal grill meeting public park standards

#17. Condition 17 would be stricken as currently written and instead would be replaced with right-of-way dedication and construction of a combination right-turn lane and RTC bus turn-out and loading pad and shelter is required on Lake Mead Boulevard west of Allen Lane for eastbound travel at the easternmost project access in accordance with *Clark County Area Uniform Standard Drawing* Numbers 234.2, 234.4, and 234.5.

*(The full details of each item may be viewed from the city's website at <https://northlasvegasnv.new.swagit.com/videos/302427>)*

**Bob Gronauer**, 1980 Festival Plaza Drive, Las Vegas appeared as a representative of the applicant, Lennar Homes, regarding items 15 and 16. He had no comments, but was available for questions.

**MOTION:** *Commissioner Riley moved to approve FDP-01-2024 LAKE MEAD AND RANCHO with staff's recommendations.*

**ACTION:** **APPROVED WITH AMENDED CONDITIONS**

AYES: 6

NAYS: 0

ABSTAIN: 0

16. **T-MAP-02-2024 LAKE MEAD AND RANCHO.** Applicant: Greystone Nevada, LLC. Request: A Tentative Map in a PUD (Planned Unit Development District) to allow a 373-Lot Residential Subdivision, on 36.47 Acres. Location: Southwest Corner of Lake Mead Boulevard and Allen Lane. (APN 139-19-602-002). Ward 2. (For Possible Action).

**Planning and Zoning Manager Robert Eastman** presented this item in conjunction with Item 15.

The following condition is required by staff on this item:

- #11 would be stricken as currently written and instead would be replaced with right-of-way dedication and construction of a combination right-turn lane and RTC bus turn-out and loading pad and shelter is required on Lake Mead Boulevard west of Allen Lane for eastbound travel at the easternmost project access in accordance with *Clark County Area Uniform Standard Drawing Numbers 234.2, 234.4, and 234.5*

**MOTION:** *Commissioner Zeiler moved to approve T-MAP-02-2024 LAKE MEAD AND RANCHO with conditions.*

**ACTION:** **APPROVED WITH AMENDED CONDITIONS**

AYES: 6

NAYS: 0

ABSTAIN: 0

17. **FDP-02-2024 PROPOSED TROPICAL AND LAMB FINAL DEVELOPMENT PLAN.** Applicant: Tropical Lamb Series of Doumani Dev, LLC. Request: A Final Development Plan in a PUD (Planned Unit Development District) to Develop a Commercial Center, on 9.63 Acres. Location: Southwest Corner of Lamb Boulevard and Azure Avenue. (APN 123-30-601-018). Ward 1. (For Possible Action)

**Planning and Zoning Manager Robert Eastman** Stated this site is slightly less than eight acres, and is a developing Commercial site. As part of this Final Development Plan, the applicant is developing a number of pieces of the site which are directly related to what was approved originally with the PUD. The Site Plan does comply with what was submitted and shown as part of the PUD. The two areas currently labeled as not a part will need to come back in and be shown in a future, Final Development Plan. The overall plans include a number of quick serve restaurants. In general, they do meet the PUD requirements. There are some minor changes that would need to be done to meet the Commercial design standards, and add some additional landscaping. However, staff recommended approval of the Final Development Plan with the conditions listed. *(The full details of each item may be viewed from the city's website at <https://northlasvegasnv.new.swagit.com/videos/302427>)*

**Benjamin Giardin**, 7373 Pak Drive, #130, Las Vegas, NV, spoke on behalf of the applicant. He stated that five years ago they talked about putting a grocery store at this location. Since then, plans have changed and they are presenting a McDonald's, Starbucks, and Chipotle, who have all committed to the parcel.

**Commissioner Riley** asked if there was a potential for a grocery store at this location. **Mr. Giardin** stated there had been in 2017, but they were unable to find an operator, and then COVID happened. Since then, much of the larger parcel was sold off for residential and now they are here to present this project.

**MOTION:** ***Commissioner Riley moved to approve FDP-02-2024 PROPOSED TROPICAL AND LAMB FINAL DEVELOPMENT PLAN with staff's recommendations.***

**ACTION:** **Approved**

AYES: 6

NAYS: 0

ABSTAIN: 0

**18. DA-02-2024 VILLAGES AT TULE SPRINGS PARCEL 1.21 (Public Hearing).**

Applicant: D.R. Horton. Request: A Major Modification to the Development Agreement for The Villages at Tule Springs to Amend the Village 1, Specifically Parcel 1.21, to Update the Land Use for Multi-Family; to allow Tandem Parking; to allow Valet Trash Service; and Modify the Number of Units Permitted from a Single Hallway. Location: North of Clark County 215 and Approximately 1,200 Feet East of Revere Street. (APN 124-15-315-002). Ward 4. (For Possible Action)

**Planning and Zoning Manager Robert Eastman** presented Item 18 and 19 together since they are related. Item 18 is a major modification to the Development Agreement for the Villages at Tule Springs. This is specifically for Village One, changing the Land Plan on Parcel 1.21 to allow it to be Multi-Family, but also allowing tandem parking, valet trash service, and to modify the number of units off of a single hallway. This is specifically for what will be Parcel 1.21 and 1.22, which is going to be a Multi-Family development as part of the Villages at Tule Springs. Reviewing the site, the applicant, D.R. Horton, had previously built out larger lot homes and used up less of their allowed number of units in the village edge to Aliante, and they are building more Multi-Family as they move eastward. This is allowing them to build a series of smaller multifamily instead building a large Multi-Family tower, which they were originally approved for. Staff does support the change in the land plan and does recommend approval for the companion item, which is the rezoning. It removes the old Park Highlands zoning and brings the site into compliance with what is the zoning now for Village of Tule Springs. That will change zoning from what is now considered RZ13 to what would be R3. *(The full details of each item may be viewed from the city's website at <https://northlasvegasnv.new.swagit.com/videos/302427>)*

**Lexa Green**, 1980 Festival Drive, Las Vegas, NV, spoke on behalf of the applicant, DR Horton. She stated in Village One, a Village of Tule Springs, they did move forward with a mixed use product. As a result, with the commercial component, they lost some residential units. So, they are transferring 150 units from that site to 1.21.

[8:29 P.M.] **Chairman Calhoun** opened the public hearing for public testimony.

[8:29 P.M.] **Chairman Calhoun** closed the public hearing for public testimony.  
No testimony was provided.

**MOTION:** *Commissioner Guymon moved to approve DA-02-2024 VILLAGES AT TULE SPRINGS PARCEL 1.21*

**ACTION:** **FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION**

AYES: 6  
NAYS: 0  
ABSTAIN: 0

19. **ZN-01-2024 VILLAGES AT TULE SPRINGS PARCEL 1.21 AND PARCEL 1.22 (Public Hearing).** Applicant: D.R. Horton. Request: A Property Reclassification of 26.39 Acres from RZ13 MPC (Residential Zone up to 13 du/ac Master Plan Community District) to R-3 PCD (High Density Residential Planned Community District). Location: North of Clark County 215 and Approximately 1,200 Feet East of Revere Street. (APN's 124-15-315-002 and 124-15-315-003). Ward 4. (For Possible Action)

This item was presented by **Planning and Zoning Manager Robert Eastman** in conjunction with Item 18.

[8:29 P.M.] **Chairman Calhoun** opened the public hearing for public testimony.

[8:29 P.M.] **Chairman Calhoun** closed the public hearing for public testimony.  
No testimony was provided.

**MOTION:** *Commissioner Zeiler moved to approve ZN-01-2024 VILLAGES AT TULE SPRINGS PARCEL 1.21 AND PARCEL 1.22*

**ACTION:** **FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION**

AYES: 6  
NAYS: 0  
ABSTAIN: 0



20. **ZN-05-2024 OLD ROSE GARDEN (Public Hearing).** Applicant: Southern Nevada Regional Housing Authority. Request: A Property Reclassification of 5.8 Acres from R-A/R-2 (Medium Density Residential Subdistrict) to a PUD/PID (Planned Unit Development District/Planned Infill Development District) Consisting of a 192-Unit Multi-Family Senior Housing Development. Location: Southwest Corner of N. 5th Street and Tonopah Avenue. (APNs 139-22-810-041 & 139-22-810-042). Ward 2. (For Possible Action)

**ACTION: CONTINUED TO MAY 8, 2024**

**STAFF COMMENTS**

No Comments.

**COMMISSION COMMENTS**

No Comments.

**PUBLIC FORUM**

Cecil Moore Jr, 6944 Puetollano Drive, North Las Vegas, NV, spoke about a homeowner in his community who is doing unpermitted/unlicensed work.

**ADJOURNMENT**

**Chairman Calhoun** adjourned the meeting. Meeting was adjourned at 8:35 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 April 10, 2024. I further certify that a quorum was present.

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Jackie Rodgers, City Clerk