

Mayor Carolyn G. Goodman (At-Large)
Mayor Pro Tem Stavros S. Anthony (Ward 4)
Councilman Brian Knudsen (Ward 1)
Councilwoman Victoria Seaman (Ward 2)
Councilwoman Olivia Diaz (Ward 3)
Councilman Cedric Crear (Ward 5)
Councilwoman Michele Fiore (Ward 6)



Commissioner Trinity Haven Schlottman, Chair
Commissioner Jeff Rogan, Vice Chair
Commissioner Sam Cherry
Commissioner Donna Toussaint
Commissioner Louis De Salvio
Commissioner Anthony Williams
Commissioner Donald Walsh

Planning Commission Minutes

Council Chambers - 495 South Main Street - Phone 702-229-6011

City of Las Vegas Internet Address: www.lasvegasnevada.gov

January 11, 2022

6:00 PM

BUSINESS ITEMS:

1. Call to Order

Minutes:

CHAIR SCHLOTTMAN called the meeting to order at 6:00 p.m.

2. Announcement: Compliance with Open Meeting Law

Minutes:

ANNOUNCEMENT MADE: This meeting has been properly noticed and posted at the following locations in accordance with the noticing standards as outlined in NRS 241.020: City Hall, 495 South Main Street, 1st Floor; The City of Las Vegas website – www.lasvegasnevada.gov; and The Nevada Public Notice Website – notice.nv.gov.

3. Roll Call

Minutes:

PRESENT: CHAIR SCHLOTTMAN and COMMISSIONERS ROGAN, TOUSSAINT, CHERRY, DE SALVIO, WILLIAMS and WALSH

Also Present: SETH FLOYD, Community Development Director, NICOLE EDDOWES, Senior Planner; ALEX STRAWSER, Planner II; VICTOR BOLANOS, Senior Engineering Associate; GREGORY CRAWFORD, Fire Prevention Inspection Supervisor; JAMES LEWIS, Deputy City Attorney; ASHLEY FOSTER, Deputy City Clerk; and GABRIELA PORTILLO-BRENNER, Deputy City Clerk

4. Public Comment during this portion of the Agenda must be limited to matters on the Agenda for action. If you wish to be heard, come to the podium and give your name for the record. The amount of discussion, as well as the amount of time any single speaker is allowed, may be limited.

Minutes:

None.

5. For Possible Action to Approve the Final Minutes for the Planning Commission Meeting of December 14, 2021.

Minutes:

CHAIR SCHLOTTMAN called for a motion.

Motion made by Jeff Rogan to Approve

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

6. For Possible Action - Any Items from the Planning Commission, staff and/or the applicant wish to be stricken or held in abeyance to a future meeting may be brought forward and acted upon at this time.

Minutes:

NICOLE EDDOWES, Senior Planner, read the list of items requested for action: Items 26a-26d, 27a-27c, 28a-28c and 30 to be held to 2/8/2022 and Items 40a and 40b to be held to 3/8/2022.

ATTORNEY ROBERT GRONAUER, 1980 Festival Plaza Drive, requested abeyance of Items 34a-34d to 2/8/2022, as he was recently retained by the applicant/owner and needed time to review the applications and materials.

ATTORNEY STEPHANIE ALLEN, 1980 Festival Plaza Drive, asked for abeyance of Items 21a-21c to 2/8/2022 in order to hold a neighborhood meeting for some residents who have questions, and she offered to meet with individuals outside of the Council Chambers to obtain their contact information.

Motion made by Jeff Rogan to Hold in Abeyance Items 21a-21c, 26a-26d, 27a-27c, 28a-28c, 30 and 34a-34d to 2/8/2022 and Items 40a and 40b to 3/8/2022

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

CONSENT ITEMS:

Consent items are considered routine by the Planning Commission and may be enacted by one motion. However, any item may be discussed if a Commission member or applicant so desires.

7. 21-0713 - APPLICANT: OD'S LAS VEGAS - OWNER: FAEC HOLDINGS WIRRULLA, LLC - For possible action on the following Land Use Entitlement project requests at 450 Fremont Street, Suite #225 (APN 139-34-513-002), C-2 (General Commercial) Zone, Ward 5 (Crear). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

See Items 7a and 7b for related backup.

- 7a. 21-0713-EOT1 - EXTENSION OF TIME - SPECIAL USE PERMIT - FIRST EXTENSION OF TIME OF AN APPROVED SPECIAL USE PERMIT (SUP-74078) FOR A PROPOSED 6,463 SQUARE-FOOT NIGHTCLUB USE WITH WAIVERS TO ALLOW A 1,220-FOOT DISTANCE SEPARATION FROM A CHURCH/HOUSE OF WORSHIP AND A 1,340-FOOT DISTANCE SEPARATION FROM A SCHOOL WHERE 1,500 FEET IS REQUIRED

Minutes:

See Items 7-7b for related backup.

Motion made by Jeff Rogan to Approve the Consent Agenda except Item(s) None

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

- 7b. 21-0713-EOT2 - EXTENSION OF TIME - SPECIAL USE PERMIT - FIRST EXTENSION OF TIME OF AN APPROVED SPECIAL USE PERMIT (SUP-74077) FOR A PROPOSED 6,463 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE
- Minutes:
See Items 7-7b for related backup.
- Motion made by Jeff Rogan to Approve the Consent Agenda except Item(s) None
- Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
- For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;
8. 21-0749 - APPLICANT/OWNER: CENTENNIAL 215 PLAZA, LLC - For possible action on the following Land Use Entitlement project requests on 5.73 acres on the north side of Centennial Center Boulevard, approximately 1,710 feet west of Azure Drive (APN 125-28-111-001 through 004, 125-28-511-002 through 003), T-C (Town Center) Zone, Ward 4 (Anthony). Staff recommends APPROVAL on the Land Use Entitlement project.
- Minutes:
See Items 8a-8e for related backup.
- 8a. 21-0749-EOT1 - EXTENSION OF TIME - SPECIAL USE PERMIT - FIRST EXTENSION OF TIME OF AN APPROVED SPECIAL USE PERMIT (SUP-77193) FOR A PROPOSED 5,000 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) USE
- Minutes:
See Items 8-8e for related backup.
- Motion made by Jeff Rogan to Approve the Consent Agenda except Item(s) None
- Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
- For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;
- 8b. 21-0749-EOT2 - EXTENSION OF TIME - SPECIAL USE PERMIT - FIRST EXTENSION OF TIME OF AN APPROVED SPECIAL USE PERMIT (SUP-77315) FOR A PROPOSED 5,000 SQUARE-FOOT GAMING ESTABLISHMENT, RESTRICTED LICENSE USE
- Minutes:
See Items 8-8e for related backup.
- Motion made by Jeff Rogan to Approve the Consent Agenda except Item(s) None
- Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
- For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;
- 8c. 21-0749-EOT3 - EXTENSION OF TIME - SPECIAL USE PERMIT - FIRST EXTENSION OF TIME OF AN APPROVED SPECIAL USE PERMIT (SUP-77190) FOR A PROPOSED MINI-STORAGE FACILITY USE
- Minutes:
See Items 8-8e for related backup.
- Motion made by Jeff Rogan to Approve the Consent Agenda except Item(s) None

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

- 8d. 21-0749-EOT4 - EXTENSION OF TIME - SPECIAL USE PERMIT - FIRST EXTENSION OF TIME OF AN APPROVED SPECIAL USE PERMIT (SUP-77189) FOR A PROPOSED 3,009 SQUARE-FOOT CONVENIENCE STORE (WITH FUEL PUMPS) USE

Minutes:

See Items 8-8e for related backup.

Motion made by Jeff Rogan to Approve the Consent Agenda except Item(s) None

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

- 8e. 21-0749-EOT5 - EXTENSION OF TIME - SPECIAL USE PERMIT - FIRST EXTENSION OF TIME OF AN APPROVED SPECIAL USE PERMIT (SUP-77188) FOR A PROPOSED 3,009 SQUARE-FOOT BEER/WINE/COOLER OFF-SALE ESTABLISHMENT USE

Minutes:

See Items 8-8e for related backup.

Motion made by Jeff Rogan to Approve the Consent Agenda except Item(s) None

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

ONE MOTION - ONE VOTE

The following are items that may be considered in one motion/one vote. They are considered routine non-public and public hearing items with a Staff recommendation of approval. All public hearings and non-public hearings will be opened at one time. Any person representing an application or a member of the public or a member of the Planning Commission not in agreement with the conditions and all standard conditions for the application recommended by staff, should request to have that item removed from this part of the agenda.

9. 21-0621-VAC1 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: COUNTY OF CLARK, UNIVERSITY MEDICAL CENTER - For possible action on a Land Use Entitlement project request for a Petition to Vacate public sewer easements generally located at 2040 West Charleston Boulevard (APN 139-33-405-008), Ward 1 (Knudsen). Staff recommends APPROVAL.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open for Items 9-15. There being no one present to speak, CHAIR SCHLOTTMAN declared the Public Hearing closed for Items 9-15.

Motion made by Jeff Rogan to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) None

NOTE: Commissioner Cherry disclosed he has property within the notification area of Item 13 but as this does not affect him any greater or lesser, he would vote on the item. Additionally, Commissioner Williams disclosed he resides within the notification area of Item 14 but as this does not affect him any greater or lesser, he would vote on the item.

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

10. 21-0698-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ASPIRE COFFEE HOUSE LLC - OWNER: SKYE CANYON COMMUNITY ASSOCIATION - For possible action on a Land Use Entitlement project request FOR A PROPOSED 1,283 SQUARE-FOOT BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE WITH 2,305 SQUARE FEET OF OUTDOOR SEATING AREA at 10111 W Skye Canyon Park Dr (APN 126-12-710-001), T-D (Traditional Development) Zone, Ward 6 (Fiore). Staff recommends APPROVAL.

Minutes:

See Item 9 for related discussion.

Motion made by Jeff Rogan to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) None

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

11. 21-0711-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: THE NOW MASSAGE - OWNER: GREAT WASH PARK, LLC - For possible action on a Land Use Entitlement project request FOR A MASSAGE ESTABLISHMENT WITH WAIVERS TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A RESIDENTIALLY ZONED PROPERTY WHERE 400 FEET IS REQUIRED, A 141-FOOT DISTANCE SEPARATION FROM A CITY PARK WHERE 400 FEET IS REQUIRED, AND A 625-FOOT DISTANCE SEPARATION FROM ANOTHER MASSAGE ESTABLISHMENT USE WHERE 1,000 FEET IS REQUIRED on 28.43 acres at 410 South Rampart Boulevard, Suite #165 (APN 138-32-615-001), C-2 (General Commercial) Zone, Ward 2 (Seaman). Staff recommends APPROVAL.

Minutes:

See Item 9 for related discussion.

Motion made by Jeff Rogan to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) None

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

12. 21-0718 - PUBLIC HEARING - APPLICANT/OWNER: GRAND CANYON VILLAGE, LLC - For possible action on the following Land Use Entitlement project requests, PD (Planned Development) Zone, Ward 6 (Fiore). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

See Item 9 for related discussion and Items 12a and 12b for related backup.

- 12a. 21-0718-MOD1 - MAJOR MODIFICATION - TO AMEND THE GRAND CANYON VILLAGE MASTER DEVELOPMENT PLAN AND DESIGN STANDARDS TO ADD THE MASSAGE ESTABLISHMENT USE TO THE LAND USE TABLE on 92.50 acres generally bounded by Grand Teton Drive to the south; Grand Canyon Drive to the west; Drake Drive Alignment to the north; and Tee Pee Lane and Oso Blanca Road to the east (APNs Multiple)

Minutes:

See Item 9 for related discussion and Items 12-12b for related backup.

Motion made by Jeff Rogan to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) None

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

- 12b. 21-0718-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED MASSAGE ESTABLISHMENT USE on 12.04 acres at the northeast corner of W Skye Canyon Park Dr and Grand Canyon Drive (APN 125-07-601-012)

Minutes:

See Item 9 for related discussion and Items 12-12b for related backup.

Motion made by Jeff Rogan to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) None

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

13. 21-0729-WVR1 - PUBLIC HEARING - WAIVER - APPLICANT/OWNER: 4 A M I S, LLC - For possible action on a Land Use Use Entitlement project request TO ALLOW UTILITY VAULTS TO BE LOCATED ABOVE GROUND AND ALONG THE STREET FRONTAGE WHERE SUCH IS NOT ALLOWED on 0.15 acres at 1131 South Casino Center Boulevard (APN 162-03-110-045), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:

See Item 9 for related discussion.

Motion made by Jeff Rogan to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) None

NOTE: Commissioner Cherry disclosed he has property within the notification area of Item 13 but as this does not affect him any greater or lesser, he would vote on the item.

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

14. 21-0732-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: IGNAZIO SESSA - OWNER: FTH NEVADA, INC. - For possible action on a Land Use Entitlement project request FOR A PROPOSED 2,834 SQUARE-FOOT BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE WITHIN AN EXISTING RESTAURANT at 9670 W Skye Canyon Park Dr, Suite #150 (APN 125-07-210-022), T-D (Traditional Development) Zone [GC (General Commercial) Skye Canyon Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL.

Minutes:

See Item 9 for related discussion.

Motion made by Jeff Rogan to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) None

NOTE: Commissioner Williams disclosed he resides within the notification area of Item 14 but as this does not affect him any greater or lesser, he would vote on the item.

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

15. 21-0733-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: THAI ORCHID MASSAGE & SPA, LLC - OWNER: FARM ROAD RETAIL, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED MASSAGE ESTABLISHMENT USE WITH WAIVERS TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM AN INDIVIDUAL CARE CENTER LICENSED FOR MORE THAN 12 CHILDREN AND A PARCEL ZONED FOR RESIDENTIAL USE WHERE 400 FEET IS REQUIRED at 8414 Farm Road, Suite #140 (APN 125-17-610-008), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL.

Minutes:

See Item 9 for related discussion.

Motion made by Jeff Rogan to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) None

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

PUBLIC HEARING ITEMS

16. ABEYANCE - 21-0588 - PUBLIC HEARING - APPLICANT/OWNER: SULEMA C. GUZMAN - For possible action on the following Land Use Entitlement project requests on 0.51 acres at 4848 Irene Avenue (APN 140-29-810-027), R-E (Residence Estates) Zone, Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open for Items 16-16b.

NICOLE EDDOWES, Senior Planner, reported that the applicant created a self-imposed hardship by constructing accessory structures without the proper building permits and acquiring more animals than allowed by Title 19.12. Therefore, staff recommended denial of the requested Variance and Special Use Permit.

LUIS GUZMAN, appeared on behalf SULEMA GUZMAN, who was also present. MR. GUZMAN said that discussions were held with inspectors about remedies to the concerns for the requested zero-foot setback. He explained that the COVID-19 pandemic has caused a lot of hardship to his mother, who is elderly and widowed. They would like an opportunity to remedy the situation and obtain their neighbors' approval. MR. GUZMAN requested approval.

CHAIR SCHLOTTMAN said that similar applications have come before the Planning Commission, which has approved a maximum of five horses and what he could support. He received some complaints about the zero-foot setback and felt all the panels would be more appropriate on farm property, such as in Montana or Texas. He added that the project is not harmonious with the area. COMMISSIONER CHERRY agreed that they should remain consistent and that there are too many structures.

See Items 16a and 16b for related backup.

CHAIR SCHLOTTMAN declared the Public Hearing closed for Items 16-16b.

- 16a. ABEYANCE - 21-0588-VAR1 - VARIANCE - TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED AND A ZERO-FOOT REAR YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [STABLE] AND AN EXISTING ACCESSORY STRUCTURE (CLASS II) [STORAGE SHED]
- Minutes:
See Item 16 for related discussion and Items 16-16b for related backup.
- Motion made by Sam Cherry to Deny
- Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
- For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;
- 16b. ABEYANCE - 21-0588-SUP1 - SPECIAL USE PERMIT - FOR AN EXISTING ANIMAL KEEPING AND HUSBANDRY USE TO ALLOW TEN HORSES WHERE TWO IS THE MAXIMUM ALLOWED
- Minutes:
See Item 16 for related discussion and Items 16-16b for related backup.
- Motion made by Sam Cherry to Approve subject to condition(s) and amending Condition 2 as read for the record:
2. A Special Use Permit is hereby approved for five (5) horses where two horses are the maximum allowed.
- Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
- For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;
17. ABEYANCE - 21-0540-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: - RAMDA PROPERTIES NEVADA, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED SEVEN-UNIT ADDITION, CHANGES TO EXTERIOR ELEVATIONS AND ONSITE IMPROVEMENTS TO AN EXISTING 11-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF TITLE 19.09 FORM BASED CODE STANDARDS on 0.20 acres at 306 North 9th Street (APN 139-34-612-069), T5-MS (T5 Main Street) Zone, Ward 5 (Crear). Staff recommends DENIAL.
- Minutes:
CHAIR SCHLOTTMAN declared the Public Hearing open.
- NICOLE EDDOWES, Senior Planner, reported that the multi-family residential use is greatly intensified by the additional units and the automated vehicle parking structure, which is out of character for buildings in this area. Therefore, staff recommended denial of the requested Site Development Plan Review.
- BRUCE LANGSON and TOM O'NEILL, Architect, representing the application, were present. MR. LANGSON said that when they previously appeared before the Planning Commission, there were questions regarding the appearance and noise from the parking machine. Consequently, he did some research about the sound and recently received a letter from the manufacturer indicating the maximum sound is 50 decibels, which is very low and equivalent to a quiet office setting. He did not feel sound should be an issue. He showed a photo of the structure and added that it will include an iconic image, with the City's permission. They will use colors similar to the main project structure. MR. O'NEILL said the stucco material should help reduce the sound.
- COMMISSIONER WILLIAMS thanked the applicant for helping him understand the location of the parking structure in proximity to the surrounding residents. He supported the project and said he had no issues.

COMMISSIONER ROGAN said he has seen similar structures in other cities, and he is interested to see how it will work in Las Vegas. He expressed his support.

MS. EDDOWES pointed out that the signage on the illustration of the structure is not included in this application and will have to be considered in the future under another application. DEPUTY CITY ATTORNEY JAMES LEWIS opined that given that the applicant was made aware that the signage will have to come back to the Planning Commission for consideration of a signage permit, he did not see a problem with this matter. CHAIR SCHLOTTMAN confirmed MR. LANGSON'S awareness of the need to apply for a signage permit.

CHAIR SCHLOTTMAN declared the Public Hearing closed.

Motion made by Anthony Williams to Approve subject to condition(s)

NOTE: Commissioner Cherry abstained from voting out of an abundance of caution as he is working on a multi-family project within the notification area.

Passed For: 6; Against: 0; Abstain: 1; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh; Abstain-Sam Cherry;

18. ABEYANCE - RENOTIFICATION - 21-0639-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT: LAURA McSWAIN - OWNER: McSWAIN FAMILY TRUST - For possible action on a Land Use Entitlement project request TO ALLOW THE HEIGHT OF A PROPOSED ACCESSORY STRUCTURE (CLASS II) [CASITA] TO EXCEED THE HEIGHT OF THE MAIN DWELLING WHERE SUCH IS NOT ALLOWED WITHIN TEN FEET OF THE REAR PROPERTY LINE, AND TO ALLOW A SEVEN-FOOT CORNER SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED on 0.56 acres at 2727 Ashby Avenue (APN 162-05-510-023), R-E (Residence Estates) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open.

NICOLE EDDOWES, Senior Planner, reported that the applicant created a self-imposed hardship by proposing an accessory structure that exceeds the building limitations set forth by Title 19.06. Staff recommended denial of the requested Variance. Additional letters of support and protest were received since publication.

LAURA and ED McSWAIN were present. MS. McSWAIN thanked COMMISSIONER ROGAN for holding their application in abeyance at the last meeting to allow for a neighborhood meeting. She submitted supporting documentation (a petition, duplicate postcards and letters) for the record. She explained that the variance requested is based on design, as when she met with Planning staff in advance of the design process, she was advised that the setback requirement for a detached structure was five feet. Consequently, they moved forward with contracting a plan designer. After the project application was submitted for review, staff questioned the five-foot setback because the accessory, two-story structure, which apparently requires a ten-foot structure, would be higher than the main structure.

Having no desire to apply for a variance, she questioned her options. She showed an elevations plan of the original design, which she described as having a balanced structure matching the design and materials of the main structure. As this is their forever home, they intend to make compatible modifications. MR. McSWAIN interjected that the garage portion will be used as a casita for a caretaker to live in, given they are making preparations for when they get older because they want to be taken care of in their own home and not in a care home.

MS. McSWAIN showed another elevations plan and compared it to the original design, noting that the original design is more attractive with minimal changes. She pointed out that the code changed in the interim of meeting with Planning staff to finalization of the design. However, she has learned from COMMISSIONER ROGAN that the code has changed several times over the last decade. MR. McSWAIN pointed to the elevations plan with the

design they would like to build, because it is a more symmetrical building design. MS. McSWAIN recognized that their neighbors to the south are opposed, and she offered to install trees to serve as a buffer and mitigate some concerns.

MS. McSWAIN referenced a photo shown at the previous meeting from the front of the BICKELS' home from a person alleging that the neighborhood is single story. However, MS. McSWAIN showed a photo from her living room window looking south and countered there are two-story structures in the neighborhood. MR. McSWAIN added that the BICKELS' home is two stories, and it is only one of four others on the street. MS. McSWAIN showed an elevations plan and asked that it be included and possibly be considered as an alternative if the variance is not approved, noting that it is not an intrusive design.

DIANA BICKEL, neighborhood resident, was present with her husband. She showed a photo and explained the layout of her property. She alleged that the McSWAINS' proposed accessory structure will abut their front yard and will impair their view if approved. She clarified that others have built without the need for variances, thereby retaining the character of the neighborhood with single-story accessory structures with proper setbacks. She said that a perfect example of this is the home across from the subject residence, and she showed a photo, a copy of which was not submitted. She said that to demonstrate the impact to her front yard, she rented two scissor lifts and raised them to a total of 27'5". She urged denial of this application in order to maintain the character of their neighborhood.

AMY and JOHN SALINE, residents on Sherman Place, expressed their support. MS. SALINE said they have lived in the neighborhood for more than 25 years, and they do not see anything different in the proposed project from others in the neighborhood. MR. SALINE added that the photo MS. BICKEL showed of the banner is actually the driveway, not the front yard.

KATHLEEN DULANEY said the variance is not needed for the proposed project; the McSWAINS only need a building permit. Nevertheless, she felt the project is not harmonious with the McNeil neighborhood, which has always been opposed to allowing variances. She underscored that setback standards are in place for a reason and requested denial.

DOUG RANKIN, appeared representing the BICKELS, who asked him to present regarding Planning standards. He said setbacks are important and created mainly to provide air and light between properties. Regarding a statement made at the previous Planning Commission meeting, MR. RANKIN clarified that R-E (Residence Estates) Accessory Structure use allows larger two-story buildings of the same size, as well as allows barns for agricultural and animal uses. He showed an aerial exhibit of the homes and explained that the rear side yard abuts the front yard area, thus encroaching. Moreover, he clarified that a finding for a variance requires the lot in question to be exceptionally narrow, shallow or irregularly shaped, topographically impaired or an extraordinary case, and none of those apply in this case. He underscored that the variance is preferential in nature, and added that the applicant stated they could build their project to code without a variance.

MR. McSWAIN pointed out that the neighbors are opposed to the building, noting that the BICKELS enjoy 18 inches of their property because the wall was not erected on the property line and on their property. The BICKELS also have a viewing area on their carport that is six inches off their property line, and they have full view of his backyard. He added that the proposed structure will provide them some privacy at least on one side of their yard.

COMMISSIONER ROGAN said this has been a very passionate case, and he thanked MR. RANKIN and the DULANEYS for speaking with him to discuss the project rationally. After he had the McSWAINS place some visuals on the overhead, the Commissioner said that the focus of the variance request is actually a relatively minor request. He doubted that the five-foot change to the upper right-hand corner of the garage will impede the neighbors' view any more than what is allowed by right. He said that the confluence of the rear yard, side yard and corner yard setbacks create greater constraints on the property, which is an extreme circumstance. Moreover, they are requesting the structure to house a caretaker to assist them as they get older, which the Commissioner feels the code should accommodate, and he added that he had no issue with the side yard setback pertaining to the stairwell.

COMMISSIONER ROGAN questioned the encroachment agreement, and MS. McSWAIN explained that it is an agreement so they could keep the small wall that was in place at the time they purchased the property and be able to raise it. She advised him that the bottom of the stairs to the wall is actually 15 feet from the encroachment agreement line.

COMMISSIONER ROGAN stressed that there has been attempts to negotiate, and the McSWAINS offered to install 36-inch box trees along their mutual property line; however, that was not acceptable to the BICKELS. He noted that the residents across the street are in support, as well as other neighbors.

COMMISSIONER TOUSSAINT said she continues to be in support and feels the change allowed by the variance will be an improvement to the design. She noted that it is compatible with the neighborhood. CHAIR SCHLOTTMAN said that approval of the variance will allow more symmetry, and he expressed his support.

COMMISSIONER ROGAN confirmed agreement to the conditions with MS. McSWAIN.

CHAIR SCHLOTTMAN declared the Public Hearing closed.

Motion made by Jeff Rogan to Approve subject to condition(s)

NOTE: Commissioner Rogan disclosed, as he did on December 14, 2021, that he lives within the notification area and he has known the McSwains since they moved into the neighborhood. He and Ms. McSwain served on the McNeil Neighborhood Association Board approximately five years ago and has consulted with Ms. McSwain, as the President of the McNeil Neighborhood Association, on land use issues. As this is the extent of his relationship, which does not exceed or even come close to any personal relationship where he believes it would affect his judgement, he would be voting and participating in the discussion on this matter.

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

19. ABEYANCE - 21-0644-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CRAIG TOWNES - For possible action on a Land Use Entitlement project request TO ALLOW AN EXISTING 13-FOOT TALL PERIMETER WALL WHERE EIGHT FEET IS THE MAXIMUM ALLOWED on 0.16 acres at 3221 West Oakey Boulevard (APN 162-05-311-001), R-1 (Single Family Residential) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open.

NICOLE EDDOWES, Senior Planner, reported that staff found no evidence of a unique or extraordinary circumstance to support the requested Variance and recommended denial of the request.

CRAIG TOWNES, the applicant and owner, said he was told he would have no issue with this application because it is a matter of privacy, given that one of his neighbors cut down the trees and circumvents the law to have an unauthorized Airbnb rental, which is the only two-story home with a balcony and Jacuzzi in the area. CHAIR SCHLOTTMAN interjected and asked MR. TOWNES to talk about why he feels the Commissioners should approve his application. MR. TOWNES said he wants the height to provide privacy to his home from the home directly across. Exhibit A depicted a couch and Jacuzzi on a balcony across from his property. Exhibit C showed the white portion of the wall, which MR. TOWNES said was already there when he purchased the property, that he would like to extend to have privacy.

COMMISSIONER ROGAN said he met with MR. TOWNES prior to the meeting about the wall height, but he does not believe the requested height is warranted. The Commissioner added that there is no right to privacy, and there are other ways to provide privacy, such as by planting shrubs. He encouraged MR. TOWNES to try to

come to an agreement with his neighbor, adding that there is another neighbor in opposition and that the extension will probably have to come down. He could not support the application.

COMMISSIONER WALSH said if MR. TOWNES' neighbor had an authorized Airbnb rental, there would be some strict enforcement.

CHAIR SCHLOTTMAN declared the Public Hearing closed.

Motion made by Jeff Rogan to Deny

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

20. ABEYANCE - 21-0687-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: HILDIBERTO PEREZ - For possible action on a Land Use Entitlement project request TO ALLOW AN EXISTING EIGHT-FOOT TALL SCREEN WALL WHERE FIVE-FEET IS THE MAXIMUM HEIGHT ALLOWED at 401 Kane Avenue (APN 140-32-613-029), R-1 (Single Family Residential) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open.

NICOLE EDDOWES, Senior Planner, reported the gate is located to the right of the driveway and does not have access to the existing curb cut. Existing utility vaults in the sidewalk could be damaged if the gate is used for vehicular access. Walls within the front setback area are restricted in height to allow for street visibility on to the adjacent properties, especially for emergency responders, for visibility of the sidewalk and street when exiting a driveway, and to avoid a "canyon effect" along the public sidewalk. Therefore, staff recommended denial of the request.

HILDIBERTO PEREZ and his son were present. The son explained that they installed the wall to provide safety for their vehicles, as they previously experienced theft of a commercial vehicle.

CHAIR SCHLOTTMAN said that after reviewing the property, he observed it is the only property with a wall of such height, and there is no reason for that, as he felt there are other ways to provide safety. He felt the walls allowed by code are so that people do not board up the front yard and people can view the property. He did not feel the wall meets code.

COMMISSIONER ROGAN added that there is no curb cut and there is a problem with the mechanical box. He could not support the wall as is.

CHAIR SCHLOTTMAN declared the Public Hearing closed.

Motion made by Jeff Rogan to Deny

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

21. 21-0379 - PUBLIC HEARING - APPLICANT: DESTINY HOMES, LLC - OWNER: JOVAN AND JOHN F. JACKSON - For possible action on the following Land Use Entitlement project requests on 0.26 acres at 600 and 602 North 1st Street (APNs 139-27-810-008 and 009), Ward 5 (Cear). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

See Item 6 for related discussion and Items 21a-21c for related backup.

- 21a. 21-0379-ZON1 - REZONING - FROM: R-1 (SINGLE FAMILY RESIDENTIAL) AND P-R (PROFESSIONAL OFFICE AND PARKING) TO: C-2 (GENERAL COMMERCIAL)
- Minutes:
See Item 6 for related discussion and Items 21-21c for related backup.
- Motion made by Jeff Rogan to Hold in Abeyance Items 21a-21c, 26a-26d, 27a-27c, 28a-28c, 30 and 34a-34d to 2/8/2022 and Items 40a and 40b to 3/8/2022
- Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
- For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;
- 21b. 21-0379-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED MIXED USE DEVELOPMENT
- Minutes:
See Item 6 for related discussion and Items 21-21c for related backup.
- Motion made by Jeff Rogan to Hold in Abeyance Items 21a-21c, 26a-26d, 27a-27c, 28a-28c, 30 and 34a-34d to 2/8/2022 and Items 40a and 40b to 3/8/2022
- Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
- For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;
- 21c. 21-0379-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED THREE-STORY TALL, 18-UNIT MIXED-USE DEVELOPMENT WITH 4,862 SQUARE FEET OF COMMERCIAL SPACE WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS AREA 2 DEVELOPMENT STANDARDS
- Minutes:
See Item 6 for related discussion and Items 21-21c for related backup.
- Motion made by Jeff Rogan to Hold in Abeyance Items 21a-21c, 26a-26d, 27a-27c, 28a-28c, 30 and 34a-34d to 2/8/2022 and Items 40a and 40b to 3/8/2022
- Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
- For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;
22. 21-0381-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: ALLAN SILBERSTANG - OWNER: DOWNTOWN EMPIRE, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED FIVE-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF TITLE 19.09 FORM BASED CODE STANDARDS on 0.16 acres at 313 North 8th Street (APN 139-34-512-083), T5-MS (T5 Main Street) Zone, Ward 5 (Crear). Staff recommends DENIAL.
- Minutes:
CHAIR SCHLOTTMAN declared the Public Hearing open.
- NICOLE EDDOWES, Senior Planner, reported staff found that the proposed multi-family development does not align with the overall intent of the Form-Based Code requirements for the T5-MS (T5 Main Street) transect zone as evidenced by the multiple requested Waivers. Therefore, staff recommended denial of the requested Site Development Plan Review. Additional letters of protest were received since publication.

JAIME DE LA VEGA, appearing on behalf of the owner, said that the intent is to provide affordable housing. Given the large lot size, he felt they could accommodate five 200-square-foot small apartment units. He felt most of the code requirements were met, except regarding the parking lot. He added the site is surrounded by small apartment complexes, and he believes this will help the lack of housing issue in Las Vegas.

COMMISSIONER WILLIAMS said he could not support the proposed project because it requires quite a few waivers and does not meet Form-Based Code.

CHAIR SCHLOTTMAN declared the Public Hearing closed.

Motion made by Anthony Williams to Deny

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

23. 21-0525 - PUBLIC HEARING - APPLICANT: BIOMAT USA, INC. - OWNER: VERONA GROUP, LLC - For possible action on the following Land Use Entitlement project requests on 10.68 acres at the southwest corner of Lake Mead Boulevard and Tenaya Way (APNs 138-22-317-002 through 005), Ward 1 (Knudsen). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open for Items 23-23c.

NICOLE EDDOWES, Senior Planner, reported the proposed C-2 (General Commercial) zoning district is too intense for the area and the existing surrounding land uses. Therefore, staff cannot support the requested Special Use Permit and recommended denial of all applications. Additional letters of protest were received since publication.

ATTORNEY JENNIFER LAZOVICH, 1980 Festival Plaza Drive, representing the applicant, provided some background on blood plasma shortages around the world, and the need for plasma for blood transfusions. She explained that Biomat, which is a dba (doing business as) of Grifols, has seven locations throughout the State of Nevada, and once had a location at the corner of Las Vegas Boulevard and Garces Avenue. That location was ideal; however, the City of Las Vegas decided to acquire the location to increase the right-of-way. Consequently, all tenants had to leave the building to accommodate the City's plans. Biomat had difficulty in finding a suitable fit for their needs and worked in cooperation with the City to find the subject location. The site is in an existing commercial center with other well-known businesses such as Chuck E. Cheese and LensCrafters.

The code does not allow this type of plasma center under C-1 (Limited Commercial) zoning; therefore, Biomat had to request a General Plan Amendment (GPA) to General Commercial with a zone change to C-2, and staff recommended denial. A neighborhood meeting was held in December of 2021, but no one attended, despite the residential neighborhood along the southern boundary, which has a ten-foot block wall with landscaping providing a significant buffer. MS. LAZOVICH showed a sample of the signage, which she regarded as very professional, as well as exhibits of the interior improvements, which will be significant and similar to medical offices.

While Biomat recognizes the request is to make the entire site C-2, MS. LAZOVICH underscored it is for a use that is vital to the community. She requested approval.

COMMISSIONER ROGAN was concerned about the change to C-2 for the entire site, but agreed with MS. LAZOVICH that C-1 is the appropriate zoning for a blood plasma center and that there should not be a stigma associated with plasma donors being homeless and in need of making a buck. Blood plasma donorship is a true need, and it attracts all sorts of people, like bars and taverns do. He would have no concern at all if the application were for a special use permit. After reviewing the Form Based Code, Biomat could open it in a T-5

Corridor by right, and he would prefer the City would adjust its land use tables to allow blood plasma centers in the existing zoning; however, he has no control over that. He felt inclined to support it because of the need, but also understood the reach to change the zoning for the entire site for a single use.

COMMISSIONER TOUSSAINT agreed with the comments of COMMISSIONER ROGAN and felt it is spot zoning. He asked if any request for a more intense use within the center would require consideration and approval by the Planning Commission, and NICOLE EDDOWES, Senior Planner, replied that it would not necessarily be the case because C-2 allows many uses by right, including used car dealerships, as long as the conditions are met. Given the existing shopping center with existing business licenses, more than likely the licensees could obtain a business license without a public hearing review.

COMMISSIONER TOUSSAINT agreed that the proper zoning for the use is C-1, but there is a need for the plasma center. Therefore, she felt inclined to support it, regardless of the spot-zoning situation.

MS. EDDOWES advised COMMISSIONER WILLIAMS that because of the GPA and rezoning, the project will have to be forwarded to the City Council for consideration with the Planning Commission's recommendation; it is not final action by the Planning Commission.

COMMISSIONER ROGAN verified with DEPUTY CITY ATTORNEY JAMES LEWIS that a super majority vote of five was needed for the GPA to pass. Thereafter, understanding that he could not place conditions on the GPA or the rezoning, the Commissioner urged MS. LAZOVICH to work with the City Council and staff on making necessary changes in the land use table to include blood plasma centers in C-1 zoning. If this effort is successful, he would like MS. LAZOVICH to reapply for the site to revert to its original zoning of C-1, thus eliminating the spot zoning. MS. LAZOVICH assured the Commissioner that she would make every effort to work with the Planning Director and the City Council on a text amendment to accomplish his request.

See Items 23a-23c for related backup.

CHAIR SCHLOTTMAN declared the Public Hearing closed for Items 23-23c.

23a. 21-0525-GPA1 - GENERAL PLAN AMENDMENT - FROM: SC (SERVICE COMMERCIAL) TO: GC (GENERAL COMMERCIAL)

Minutes:

See Item 23 for related discussion and Items 23-23c for related backup.

Motion made by Jeff Rogan to Approve

NOTE: Commissioner Toussaint disclosed she resides within the notification area but as this does not affect her any greater or lesser, she would vote on the project.

Passed For: 5; Against: 2; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;
Against-Anthony Williams, Sam Cherry;

23b. 21-0525-ZON1 - REZONING - FROM: C-1 (LIMITED COMMERCIAL) TO: C-2 (GENERAL COMMERCIAL)

Minutes:

See Item 23 for related discussion and Items 23-23c for related backup.

Motion made by Jeff Rogan to Approve Items 23b and 23c subject to condition(s)

NOTE: Commissioner Toussaint disclosed she resides within the notification area but as this does not affect her any greater or lesser, she would vote on the project.

Passed For: 5; Against: 2; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;
Against-Anthony Williams, Sam Cherry;

- 23c. 21-0525-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED BLOOD PLASMA DONOR CENTER
USE at 7311 West Lake Mead Boulevard, Suites #100-101

Minutes:

See Item 23 for related discussion and Items 23-23c for related backup.

Motion made by Jeff Rogan to Approve Items 23b and 23c subject to condition(s)

NOTE: Commissioner Toussaint disclosed she resides within the notification area but as this does not affect her any greater or lesser, she would vote on the project.

Passed For: 5; Against: 2; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;
Against-Anthony Williams, Sam Cherry;

24. 21-0586 - PUBLIC HEARING - APPLICANT: CSDC PROPERTY CORPORATION - OWNER: VICTORY
OUTREACH LAS VEGAS, ET AL - For possible action on the following Land Use Entitlement project requests
on 3.92 acres at the northeast corner of Cedar Avenue and 28th Street (APNs 139-36-110-033, 034 and 035),
Ward 3 (Diaz). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open for Items 24-24c.

NICOLE EDDOWES, Senior Planner, reported staff found the proposed rezoning and charter school campus development to be compatible and harmonious with the existing surrounding land uses. Therefore, staff recommended approval of all requested entitlements.

ATTORNEY ROBERT GRONAUER, representing the applicant, explained that the applications are for a proposed charter school on a four-acre site that is to be constructed in two phases. Phase 1 includes better traffic circulation for vehicle queuing for drop-offs to and pick-ups from the existing building on the site. Phase 2 includes playground open space and completion of the entire complex. He requested approval of the applications.

CHAIR SCHLOTTMAN appreciated and supported the project.

See Items 24a-24c for related backup.

CHAIR SCHLOTTMAN declared the Public Hearing closed for Items 24-24c.

- 24a. 21-0586-ZON1 - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: C-V (CIVIC) on 2.42 acres
[APNs 139-36-110-034 and 035]

Minutes:

See Item 24 for related discussion and Items 24-24c for related backup.

Motion made by Sam Cherry to Approve Items 24a-24c subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna
Toussaint, Donald Walsh;

- 24b. 21-0586-VAC1 - VACATION - PETITION TO VACATE A PORTION OF JULIAN STREET
- Minutes:
See Item 24 for related discussion and Items 24-24c for related backup.
- Motion made by Sam Cherry to Approve Items 24a-24c subject to condition(s)
- Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
- For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;
- 24c. 21-0586-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED PRIMARY SCHOOL DEVELOPMENT
- Minutes:
See Item 24 for related discussion and Items 24-24c for related backup.
- Motion made by Sam Cherry to Approve Items 24a-24c subject to condition(s)
- Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
- For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;
25. 21-0594-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: T-UPR, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 12,892 SQUARE-FOOT FRONT ENTRY REMODEL INCLUDING THE ADDITION OF A 2,332 SQUARE-FOOT OUTDOOR CAROUSEL BAR; A 305 SQUARE-FOOT EQUIPMENT ROOM ADDITION; AND A 2,500 SQUARE-FOOT GENERAL RETAIL STORE ADDITION WITH A 1,500 SQUARE-FOOT ROOF TOP PATIO AREA TO AN EXISTING HOTEL AND CASINO on 18.60 acres at 1 North Main Street (APNs Multiple), C-2 (General Commercial) and M (Industrial) Zones, Ward 5 (Crear). Staff recommends APPROVAL.
- Minutes:
CHAIR SCHLOTTMAN declared the Public Hearing open.
- NICOLE EDDOWES, Senior Planner, reported staff found the proposed additions to the Plaza Hotel and Casino support the goals and objectives of the Resort & Casino District of the Vision 2045 Downtown Las Vegas Master Plan by providing an additional outdoor entertainment anchor and enhanced dining experience that will reinforce the identity of the district as a whole, as well as the Plaza Hotel and Casino itself. Therefore, staff recommended approval subject to conditions.
- LORA DREJA, 520 South 4TH Street, and her colleague, DAVID BROWN, were present on behalf of the Plaza Hotel and Casino. MS. DREJA thanked staff for its support, and paraphrased that the Staff Report indicates that the adjustments proposed to the building will bring the property into alignment with current 2045 design guidelines. The proposal includes rearranging the street side façade by eliminating the two-story concrete wall and replacing it with something more aesthetically pleasing, as well as a pop-out conditioned space with patio dining as an extension to Oscar's Steakhouse. Additionally, the proposal includes conversion of the porte-cochere area into street-side seating with a themed carousel bar, and it will provide stool and booth seating with clear delineation of the boundaries.
- MS. DREJA emphasized that the application is for a design review to convert an auto-oriented space into a human scale development. She added that all the uses are allowed through the entitlements and licenses held by the Plaza.
- COMMISSIONER WILLIAMS had no issues and regarded the concept as a nice new outdoor venue.

MS. DREJA indicated to the Chair she was in agreement with all the recommended conditions.

CHAIR SCHLOTTMAN declared the Public Hearing closed.

Motion made by Anthony Williams to Approve subject to condition(s)

NOTE: Commissioner Cherry abstained from voting as his company is working on the project.

Passed For: 6; Against: 0; Abstain: 1; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;
Abstain-Sam Cherry;

26. 21-0645 - PUBLIC HEARING - APPLICANT: DESERT PINES EQUINE MEDICAL & SURGICAL CENTER - OWNER: AVANTI EQUINE REAL ESTATE, LLC - For possible action on the following Land Use Entitlement project requests on 1.98 acres at the southeast corner of Rosada Way and Jones Boulevard (APN 125-36-302-001), R-E (Residence Estates) Zone, Ward 6 (Fiore). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

See Item 6 for related discussion and Items 26a-26d for related backup.

- 26a. 21-0645-VAR1 - VARIANCE - TO ALLOW A SIX-FOOT TALL SOLID SCREEN WALL WITHIN THE FRONT SETBACK AREA WHERE FIVE FEET IS THE MAXIMUM ALLOWED

Minutes:

See Item 6 for related discussion and Items 26-26d for related backup.

Motion made by Jeff Rogan to Hold in Abeyance Items 21a-21c, 26a-26d, 27a-27c, 28a-28c, 30 and 34a-34d to 2/8/2022 and Items 40a and 40b to 3/8/2022

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

- 26b. 21-0645-VAR2 - VARIANCE - TO ALLOW A 20-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 81 FEET IS REQUIRED

Minutes:

See Item 6 for related discussion and Items 26-26d for related backup.

Motion made by Jeff Rogan to Hold in Abeyance Items 21a-21c, 26a-26d, 27a-27c, 28a-28c, 30 and 34a-34d to 2/8/2022 and Items 40a and 40b to 3/8/2022

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

- 26c. 21-0645-SUP1 - SPECIAL USE PERMIT - FOR A MAJOR AMENDMENT TO AN APPROVED SPECIAL USE PERMIT (SUP-5228) FOR A PROPOSED 9,660 SQUARE-FOOT ADDITION TO AN EXISTING ANIMAL HOSPITAL, CLINIC, OR SHELTER WITH OUTSIDE PENS

Minutes:

See Item 6 for related discussion and Items 26-26d for related backup.

Motion made by Jeff Rogan to Hold in Abeyance Items 21a-21c, 26a-26d, 27a-27c, 28a-28c, 30 and 34a-34d to 2/8/2022 and Items 40a and 40b to 3/8/2022

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

- 26d. 21-0645-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A MAJOR AMENDMENT TO AN APPROVED SITE DEVELOPMENT PLAN REVIEW (SDR-5094) FOR A PROPOSED 9,660 SQUARE-FOOT ADDITION TO AN EXISTING ANIMAL HOSPITAL, CLINIC, OR SHELTER WITH OUTSIDE PENS

Minutes:

See Item 6 for related discussion and Items 26-26d for related backup.

Motion made by Jeff Rogan to Hold in Abeyance Items 21a-21c, 26a-26d, 27a-27c, 28a-28c, 30 and 34a-34d to 2/8/2022 and Items 40a and 40b to 3/8/2022

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

27. 21-0665 - PUBLIC HEARING - APPLICANT: SIENA HOLDING MANAGEMENT COMPANY, LLC - OWNER: MARY BARTSAS 14, LLC - For possible action on the following Land Use Entitlement project requests on 3.75 acres on the west side of Eastern Avenue, approximately 160 feet south of Sunrise Avenue (APN 139-35-804-002), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

See Item 6 for related discussion and Items 27a-26c for related backup.

- 27a. 21-0665-VAR1 - VARIANCE - TO ALLOW 163 PARKING SPACES WHERE 350 ARE REQUIRED

Minutes:

See Item 6 for related discussion and Items 27-27c for related backup.

Motion made by Jeff Rogan to Hold in Abeyance Items 21a-21c, 26a-26d, 27a-27c, 28a-28c, 30 and 34a-34d to 2/8/2022 and Items 40a and 40b to 3/8/2022

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

- 27b. 21-0665-SUP1 - SPECIAL USE PERMIT - FOR A MULTI-FAMILY RESIDENTIAL USE

Minutes:

See Item 6 for related discussion and Items 27-27c for related backup.

Motion made by Jeff Rogan to Hold in Abeyance Items 21a-21c, 26a-26d, 27a-27c, 28a-28c, 30 and 34a-34d to 2/8/2022 and Items 40a and 40b to 3/8/2022

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

- 27c. 21-0665-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED FOUR-STORY, 224-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF BUILDING PLACEMENT AND PERIMETER LANDSCAPE BUFFER STANDARDS
- Minutes:
See Item 6 for related discussion and Items 27-27c for related backup.
- Motion made by Jeff Rogan to Hold in Abeyance Items 21a-21c, 26a-26d, 27a-27c, 28a-28c, 30 and 34a-34d to 2/8/2022 and Items 40a and 40b to 3/8/2022
- Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
- For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;
28. 21-0666 - PUBLIC HEARING - APPLICANT: SIENA HOLDING MANAGEMENT COMPANY, LLC - OWNER: MARY BARTSAS 14, LLC - For possible action on the following Land Use Entitlement project requests on 2.17 acres at the northwest corner of Fremont Street and Eastern Avenue (APNs 139-35-804-008 through 010), Ward 3 (Diaz). Staff recommends APPROVAL on 21-0666-GPA1 and 21-0666-ZON1. Staff recommends DENIAL on 21-0666-SDR1.
- Minutes:
See Item 6 for related discussion and Items 28a-28c for related backup.
- 28a. 21-0666-GPA1 - GENERAL PLAN AMENDMENT - FROM: TOD-1 (TRANSIT ORIENTED DEVELOPMENT - HIGH) TO: FBC (FORM-BASED CODE) on 0.51 acres [APN 139-35-804-010]
- Minutes:
See Item 6 for related discussion and Items 28-28c for related backup.
- Motion made by Jeff Rogan to Hold in Abeyance Items 21a-21c, 26a-26d, 27a-27c, 28a-28c, 30 and 34a-34d to 2/8/2022 and Items 40a and 40b to 3/8/2022
- Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
- For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;
- 28b. 21-0666-ZON1 - REZONING - FROM: T5-MS (T5 MAIN STREET) TO: T4-C (T4 CORRIDOR)
- Minutes:
See Item 6 for related discussion and Items 28-28c for related backup.
- Motion made by Jeff Rogan to Hold in Abeyance Items 21a-21c, 26a-26d, 27a-27c, 28a-28c, 30 and 34a-34d to 2/8/2022 and Items 40a and 40b to 3/8/2022
- Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
- For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;
- 28c. 21-0666-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 3,727 SQUARE-FOOT COMMERCIAL DEVELOPMENT WITH WAIVERS OF THE TITLE 19.09 FORM BASED CODE DEVELOPMENT STANDARDS
- Minutes:
See Item 6 for related discussion and Items 28-28c for related backup.

Motion made by Jeff Rogan to Hold in Abeyance Items 21a-21c, 26a-26d, 27a-27c, 28a-28c, 30 and 34a-34d to 2/8/2022 and Items 40a and 40b to 3/8/2022

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

29. 21-0709 - PUBLIC HEARING - APPLICANT: J.A. KENNEDY DEVELOPMENT COMPANY - OWNER: THE TRIMMER FAMILY, LLC, ET AL - For possible action on the following Land Use Entitlement project requests on 1.78 acres at the northeast corner of Ann Road and Rio Vista Street (APN 125-27-802-016), Ward 6 (Fiore). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open for Items 29-29d.

ALEX STRAWSER, Planner II, reported that given the location of the subject parcel being adjacent to residential uses on all sides, staff determined that the existing P-R (Professional Office and Parking) zoning district remains appropriate for this area, and the proposed O (Office) zoning district would be too intense for this area. The Rezoning would allow for commercial uses that would not be appropriate at this location. The particular uses sought through Rezoning are purposely restricted by Title 19 to protect adjacent residential uses, yet the proposal requires that these restrictions be loosened. This is an indication that the proposed uses are still too intense for this site and not compatible with adjacent uses. Staff, therefore, recommended denial of all applications. He noted an additional letter of protest was received after publication.

DAVID BROWN, 520 South 4th Street, and the architect, TONY YOUNG, were present on behalf of the applicant. MR. BROWN explained that they understood staff's concerns with the application for an office building with a Starbucks. He alleged, however, the uses are suitable for the area, given that Ann Road has become a very busy street, and the parcel is too small to accommodate residential development. The Starbucks will have a double drive-thru, and there will be ample parking for people picking up orders. He assured the Commissioners the applicant has made efforts with Starbucks to prevent stacking and overflow. However, if it becomes an unresolved issue, the applicant will have the Rio Vista Street access point eliminated.

COMMISSIONER DE SALVIO said that after meeting with MR. BROWN and viewing the site as early as that morning, he believes it will fit on the corner. Although his primary concern was the stacking off Rio Vista Street, the applicant has assumed the risk and responsibility to make adjustments if necessary. He liked the proposal for double drive-thru lanes. His only other concern was the wrought iron fence separating the existing residential subdivision. MR. BROWN indicated that the applicant would be willing reach out to the homeowners association and install what they want. MR. YOUNG said they would be willing to explore options. NICOLE EDDOWES, Senior Planner, said that the code requires a solid block wall between commercial and residential properties, as is imposed in Condition 10 of 21-0709-SDR1 (Item 29d). Should there be a desire to pursue the wrought iron fence, a future application would have to be submitted for a variance or a review of condition. MR. BROWN agreed with Condition 10.

COMMISSIONER DE SALVIO asked if there will be any lighting installed that will be intrusive to the residents, and MR. YOUNG confirmed that there will not be direct light toward the adjacent residents.

See Items 29a-29d for related backup.

CHAIR SCHLOTTMAN declared the Public Hearing closed for Items 29-29d.

- 29a. 21-0709-ZON1 - REZONING - FROM: P-R (PROFESSIONAL OFFICE AND PARKING) TO: O (OFFICE)

Minutes:

See Item 29 for related discussion and Items 29-29d for related backup.

Motion made by Louis De Salvio to Approve Items 29a-29d subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

29b. 21-0709-SUP1 - SPECIAL USE PERMIT - FOR A RESTAURANT USE

Minutes:

See Item 29 for related discussion and Items 29-29d for related backup.

Motion made by Louis De Salvio to Approve Items 29a-29d subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

29c. 21-0709-SUP2 - SPECIAL USE PERMIT - FOR A DRIVE-THROUGH USE

Minutes:

See Item 29 for related discussion and Items 29-29d for related backup.

Motion made by Louis De Salvio to Approve Items 29a-29d subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

29d. 21-0709-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED COMMERCIAL DEVELOPMENT CONSISTING OF A SINGLE-STORY, 6,000 SQUARE-FOOT OFFICE BUILDING AND A 2,000 SQUARE-FOOT RESTAURANT WITH DRIVE THROUGH AND 375 SQUARE FEET OF OUTDOOR SEATING WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER AND BUILDING ORIENTATION STANDARDS

Minutes:

See Item 29 for related discussion and Items 29-29d for related backup.

Motion made by Louis De Salvio to Approve Items 29a-29d subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

30. 21-0712-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: 401 BUFFALO HOLDINGS, LLC - For possible action on a Land Use Entitlement project request TO ALLOW SEVEN-FOOT WIDE PARKING STALL WIDTHS WHERE NINE FEET IS REQUIRED; 15-FOOT PARKING STALL LENGTHS WHERE 18 FEET IS REQUIRED AND 22-FOOT DRIVE AISLES WHERE 24 FEET IS THE MINIMUM REQUIRED FOR A PARKING LOT OF AN EXISTING COMMERCIAL DEVELOPMENT on 5.52 acres at 251 North Buffalo Drive (APN 138-28-819-011 and 019), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.

Minutes:

See item 6 for related discussion.

Motion made by Jeff Rogan to Hold in Abeyance Items 21a-21c, 26a-26d, 27a-27c, 28a-28c, 30 and 34a-34d to 2/8/2022 and Items 40a and 40b to 3/8/2022

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

31. 21-0716 - PUBLIC HEARING - APPLICANT/OWNER: TRI POINTE HOMES NEVADA INC. - For possible action on the following Land Use Entitlement project requests on 11.44 acres at the southeast corner of Skye Vista Drive and Fox Hill Drive (APN 137-22-813-002), P-C (Planned Community) Zone, Ward 2 (Seaman). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open for Items 31-31b.

ALEX STRAWSER, Planner II, reported that all 128 lots within the proposed residential subdivision require deviations of the building setback standards identified in the Summerlin Development Standards Manual. These building setbacks were established to ensure harmonious residential subdivision design throughout the surrounding area. As a result of these building setback deviations, varying driveway lengths are proposed that do not meet the required driveway lengths. Allowing varying driveway lengths throughout the subdivision will have a negative impact to vehicular circulation. Vehicles attempting to park on shorter driveways can potentially block the sidewalk and street, which can negatively impact pedestrian and vehicular traffic. Therefore, staff recommended denial of all applications. He noted that an additional letter of protest was received after publication.

ATTORNEY JENNIFER LAZOVICH, 1980 Festival Plaza Drive, representing Tri Pointe Homes Nevada, Inc., said that because the project is located in Summerlin, the applicant had to obtain approval from the Summerlin Review Committee before submitting an application to the City. She explained this is a typical project type for Tri Pointe in Southern Nevada. The requested variance for the front is only for the second-story setbacks as the second floor has a cantilever element over the garage unit to provide a three-dimensional look. Additionally, given the odd-shaped parcel and curved streets, especially Fox Hill Drive, a variance is necessary for the driveway lengths. She requested approval.

COMMISSIONER WALSH said he toured the site and expressed his support, noting he received no complaints about the design.

See Items 31a.1-128 and 31b for related backup.

CHAIR SCHLOTTMAN declared the Public Hearing closed for Items 31-31b.

- 31a.1. 21-0716-SCD1 - SUMMERLIN MAJOR DEVIATION - LOT 1 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED AND TO ALLOW A FIVE-FOOT TO SEVEN-FOOT SETBACK TO THE GARAGE DOOR WHERE THREE TO FIVE FEET OR 18 FEET IS REQUIRED

Minutes:

See Item 31 for related discussion and Items 31-31b for related backup.

Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

- 31a.2. 21-0716-SCD2 - SUMMERLIN MAJOR DEVIATION - LOT 2 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED

AND TO ALLOW A FIVE-FOOT TO SIX-FOOT SETBACK TO THE GARAGE DOOR WHERE THREE TO FIVE FEET OR 18 FEET IS REQUIRED

Minutes:

See Item 31 for related discussion and Items 31-31b for related backup.

Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

- 31a.3. 21-0716-SCD3 - SUMMERLIN MAJOR DEVIATION - LOT 3 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED AND TO ALLOW A FIVE-FOOT TO SIX-FOOT SETBACK TO THE GARAGE DOOR WHERE THREE TO FIVE FEET OR 18 FEET IS REQUIRED

Minutes:

See Item 31 for related discussion and Items 31-31b for related backup.

Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

- 31a.4. 21-0716-SCD4 - SUMMERLIN MAJOR DEVIATION - LOT 4 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED AND TO ALLOW A FIVE-FOOT TO SEVEN-FOOT SETBACK TO THE GARAGE DOOR WHERE THREE TO FIVE FEET OR 18 FEET IS REQUIRED

Minutes:

See Item 31 for related discussion and Items 31-31b for related backup.

Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

- 31a.5. 21-0716-SCD5 - SUMMERLIN MAJOR DEVIATION - LOT 5 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED AND TO ALLOW A FIVE-FOOT TO SIX-FOOT SETBACK TO THE GARAGE DOOR WHERE THREE TO FIVE FEET OR 18 FEET IS REQUIRED

Minutes:

See Item 31 for related discussion and Items 31-31b for related backup.

Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

- 31a.6. 21-0716-SCD6 - SUMMERLIN MAJOR DEVIATION - LOT 6 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED AND TO ALLOW A FIVE-FOOT TO SIX-FOOT SETBACK TO THE GARAGE DOOR WHERE THREE TO FIVE FEET OR 18 FEET IS REQUIRED
- Minutes:
See Item 31 for related discussion and Items 31-31b for related backup.
- Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)
- Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
- For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;
- 31a.7. 21-0716-SCD7 - SUMMERLIN MAJOR DEVIATION - LOT 7 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED
- Minutes:
See Item 31 for related discussion and Items 31-31b for related backup.
- Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)
- Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
- For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;
- 31a.8. 21-0716-SCD8 - SUMMERLIN MAJOR DEVIATION - LOT 8 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED
- Minutes:
See Item 31 for related discussion and Items 31-31b for related backup.
- Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)
- Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
- For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;
- 31a.9. 21-0716-SCD9 - SUMMERLIN MAJOR DEVIATION - LOT 9 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED
- Minutes:
See Item 31 for related discussion and Items 31-31b for related backup.
- Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)
- Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
- For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;
- 31a.10. 21-0716-SCD10 - SUMMERLIN MAJOR DEVIATION - LOT 10 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED

Minutes:

See Item 31 for related discussion and Items 31-31b for related backup.

Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

- 31a.11. 21-0716-SCD11 - SUMMERLIN MAJOR DEVIATION - LOT 11 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED

Minutes:

See Item 31 for related discussion and Items 31-31b for related backup.

Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

- 31a.12. 21-0716-SCD12 - SUMMERLIN MAJOR DEVIATION - LOT 12 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED

Minutes:

See Item 31 for related discussion and Items 31-31b for related backup.

Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

- 31a.13. 21-0716-SCD13 - SUMMERLIN MAJOR DEVIATION - LOT 13 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED

Minutes:

See Item 31 for related discussion and Items 31-31b for related backup.

Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

- 31a.14. 21-0716-SCD14 - SUMMERLIN MAJOR DEVIATION - LOT 14 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED

Minutes:

See Item 31 for related discussion and Items 31-31b for related backup.

Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

- 31a.15. 21-0716-SCD15 - SUMMERLIN MAJOR DEVIATION - LOT 15 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED

Minutes:

See Item 31 for related discussion and Items 31-31b for related backup.

Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

- 31a.16. 21-0716-SCD16 - SUMMERLIN MAJOR DEVIATION - LOT 16 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED

Minutes:

See Item 31 for related discussion and Items 31-31b for related backup.

Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

- 31a.17. 21-0716-SCD17 - SUMMERLIN MAJOR DEVIATION - LOT 17 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED

Minutes:

See Item 31 for related discussion and Items 31-31b for related backup.

Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

- 31a.18. 21-0716-SCD18 - SUMMERLIN MAJOR DEVIATION - LOT 18 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED

Minutes:

See Item 31 for related discussion and Items 31-31b for related backup.

Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

- 31a.19. 21-0716-SCD19 - SUMMERLIN MAJOR DEVIATION - LOT 19 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED

Minutes:

See Item 31 for related discussion and Items 31-31b for related backup.

Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

31a.20.

21-0716-SCD20 - SUMMERLIN MAJOR DEVIATION - LOT 20 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED AND TO ALLOW A 10-FOOT TO 18-FOOT SETBACK TO THE GARAGE DOOR WHERE THREE TO FIVE FEET OR 18 FEET IS REQUIRED

Minutes:

See Item 31 for related discussion and Items 31-31b for related backup.

Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

31a.21.

21-0716-SCD21 - SUMMERLIN MAJOR DEVIATION - LOT 21 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED AND TO ALLOW A FIVE-FOOT TO EIGHT-FOOT SETBACK TO THE GARAGE DOOR WHERE THREE TO FIVE FEET OR 18 FEET IS REQUIRED

Minutes:

See Item 31 for related discussion and Items 31-31b for related backup.

Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

31a.22.

21-0716-SCD22 - SUMMERLIN MAJOR DEVIATION - LOT 22 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED AND TO ALLOW A FIVE-FOOT TO SIX-FOOT SETBACK TO THE GARAGE DOOR WHERE THREE TO FIVE FEET OR 18 FEET IS REQUIRED

Minutes:

See Item 31 for related discussion and Items 31-31b for related backup.

Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

31a.23.

21-0716-SCD23 - SUMMERLIN MAJOR DEVIATION - LOT 23 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED

AND TO ALLOW A FIVE-FOOT TO SIX-FOOT SETBACK TO THE GARAGE DOOR WHERE THREE TO FIVE FEET OR 18 FEET IS REQUIRED

Minutes:

See Item 31 for related discussion and Items 31-31b for related backup.

Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

31a.24.

21-0716-SCD24 - SUMMERLIN MAJOR DEVIATION - LOT 24 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED

Minutes:

See Item 31 for related discussion and Items 31-31b for related backup.

Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

31a.25.

21-0716-SCD25 - SUMMERLIN MAJOR DEVIATION - LOT 25 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED

Minutes:

See Item 31 for related discussion and Items 31-31b for related backup.

Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

31a.26.

21-0716-SCD26 - SUMMERLIN MAJOR DEVIATION - LOT 26 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED

Minutes:

See Item 31 for related discussion and Items 31-31b for related backup.

Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

31a.27.

21-0716-SCD27 - SUMMERLIN MAJOR DEVIATION - LOT 27 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED

Minutes:

See Item 31 for related discussion and Items 31-31b for related backup.

Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

- 31a.28. 21-0716-SCD28 - SUMMERLIN MAJOR DEVIATION - LOT 28 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED

Minutes:

See Item 31 for related discussion and Items 31-31b for related backup.

Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

- 31a.29. 21-0716-SCD29 - SUMMERLIN MAJOR DEVIATION - LOT 29 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED

Minutes:

See Item 31 for related discussion and Items 31-31b for related backup.

Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

- 31a.30. 21-0716-SCD30 - SUMMERLIN MAJOR DEVIATION - LOT 30 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED

Minutes:

See Item 31 for related discussion and Items 31-31b for related backup.

Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

- 31a.31. 21-0716-SCD31 - SUMMERLIN MAJOR DEVIATION - LOT 31 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED

Minutes:

See Item 31 for related discussion and Items 31-31b for related backup.

Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

- 31a.32. 21-0716-SCD32 - SUMMERLIN MAJOR DEVIATION - LOT 32 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED
- Minutes:
See Item 31 for related discussion and Items 31-31b for related backup.
- Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)
- Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
- For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;
- 31a.33. 21-0716-SCD33 - SUMMERLIN MAJOR DEVIATION - LOT 33 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED
- Minutes:
See Item 31 for related discussion and Items 31-31b for related backup.
- Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)
- Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
- For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;
- 31a.34. 21-0716-SCD34 - SUMMERLIN MAJOR DEVIATION - LOT 34 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED
- Minutes:
See Item 31 for related discussion and Items 31-31b for related backup.
- Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)
- Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
- For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;
- 31a.35. 21-0716-SCD35 - SUMMERLIN MAJOR DEVIATION - LOT 35 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED
- Minutes:
See Item 31 for related discussion and Items 31-31b for related backup.
- Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)
- Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
- For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;
- 31a.36. 21-0716-SCD36 - SUMMERLIN MAJOR DEVIATION - LOT 36 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED
- Minutes:
See Item 31 for related discussion and Items 31-31b for related backup.
- Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

- 31a.37. 21-0716-SCD37 - SUMMERLIN MAJOR DEVIATION - LOT 37 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED

Minutes:

See Item 31 for related discussion and Items 31-31b for related backup.

Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

- 31a.38. 21-0716-SCD38 - SUMMERLIN MAJOR DEVIATION - LOT 38 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED

Minutes:

See Item 31 for related discussion and Items 31-31b for related backup.

Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

- 31a.39. 21-0716-SCD39 - SUMMERLIN MAJOR DEVIATION - LOT 39 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED

Minutes:

See Item 31 for related discussion and Items 31-31b for related backup.

Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

- 31a.40. 21-0716-SCD40 - SUMMERLIN MAJOR DEVIATION - LOT 40 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED

Minutes:

See Item 31 for related discussion and Items 31-31b for related backup.

Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

- 31a.41. 21-0716-SCD41 - SUMMERLIN MAJOR DEVIATION - LOT 41 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED
- Minutes:
See Item 31 for related discussion and Items 31-31b for related backup.
- Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)
- Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
- For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;
- 31a.42. 21-0716-SCD42 - SUMMERLIN MAJOR DEVIATION - LOT 42 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED
- Minutes:
See Item 31 for related discussion and Items 31-31b for related backup.
- Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)
- Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
- For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;
- 31a.43. 21-0716-SCD43 - SUMMERLIN MAJOR DEVIATION - LOT 43 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED
- Minutes:
See Item 31 for related discussion and Items 31-31b for related backup.
- Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)
- Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
- For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;
- 31a.44. 21-0716-SCD44 - SUMMERLIN MAJOR DEVIATION - LOT 44 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED
- Minutes:
See Item 31 for related discussion and Items 31-31b for related backup.
- Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)
- Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
- For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;
- 31a.45. 21-0716-SCD45 - SUMMERLIN MAJOR DEVIATION - LOT 45 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED
- Minutes:
See Item 31 for related discussion and Items 31-31b for related backup.
- Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

- 31a.46. 21-0716-SCD46 - SUMMERLIN MAJOR DEVIATION - LOT 46 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED

Minutes:

See Item 31 for related discussion and Items 31-31b for related backup.

Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

- 31a.47. 21-0716-SCD47 - SUMMERLIN MAJOR DEVIATION - LOT 47 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED

Minutes:

See Item 31 for related discussion and Items 31-31b for related backup.

Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

- 31a.48. 21-0716-SCD48 - SUMMERLIN MAJOR DEVIATION - LOT 48 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED

Minutes:

See Item 31 for related discussion and Items 31-31b for related backup.

Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

- 31a.49. 21-0716-SCD49 - SUMMERLIN MAJOR DEVIATION - LOT 49 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED

Minutes:

See Item 31 for related discussion and Items 31-31b for related backup.

Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

- 31a.50. 21-0716-SCD50 - SUMMERLIN MAJOR DEVIATION - LOT 50 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED AND TO ALLOW A SIX-FOOT TO SEVEN-FOOT SETBACK TO THE GARAGE DOOR WHERE THREE TO FIVE FEET OR 18 FEET IS REQUIRED
- Minutes:
See Item 31 for related discussion and Items 31-31b for related backup.
- Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)
- Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
- For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;
- 31a.51. 21-0716-SCD51 - SUMMERLIN MAJOR DEVIATION - LOT 51 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED AND TO ALLOW A SIX-FOOT TO SEVEN-FOOT SETBACK TO THE GARAGE DOOR WHERE THREE TO FIVE FEET OR 18 FEET IS REQUIRED
- Minutes:
See Item 31 for related discussion and Items 31-31b for related backup.
- Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)
- Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
- For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;
- 31a.52. 21-0716-SCD52 - SUMMERLIN MAJOR DEVIATION - LOT 52 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED AND TO ALLOW A FIVE-FOOT TO SEVEN-FOOT SETBACK TO THE GARAGE DOOR WHERE THREE TO FIVE FEET OR 18 FEET IS REQUIRED
- Minutes:
See Item 31 for related discussion and Items 31-31b for related backup.
- Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)
- Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
- For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;
- 31a.53. 21-0716-SCD53 - SUMMERLIN MAJOR DEVIATION - LOT 53 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED AND TO ALLOW A FIVE-FOOT TO SIX-FOOT SETBACK TO THE GARAGE DOOR WHERE THREE TO FIVE FEET OR 18 FEET IS REQUIRED
- Minutes:
See Item 31 for related discussion and Items 31-31b for related backup.
- Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)
- Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

- 31a.54. 21-0716-SCD54 - SUMMERLIN MAJOR DEVIATION - LOT 54 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED AND TO ALLOW A 10-FOOT TO 12-FOOT SETBACK TO THE GARAGE DOOR WHERE THREE TO FIVE FEET OR 18 FEET IS REQUIRED

Minutes:

See Item 31 for related discussion and Items 31-31b for related backup.

Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

- 31a.55. 21-0716-SCD55 - SUMMERLIN MAJOR DEVIATION - LOT 55 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED AND TO ALLOW AN EIGHT-FOOT TO 11-FOOT SETBACK TO THE GARAGE DOOR WHERE THREE TO FIVE FEET OR 18 FEET IS REQUIRED

Minutes:

See Item 31 for related discussion and Items 31-31b for related backup.

Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

- 31a.56. 21-0716-SCD56 - SUMMERLIN MAJOR DEVIATION - LOT 56 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED AND TO ALLOW A SIX-FOOT TO EIGHT-FOOT SETBACK TO THE GARAGE DOOR WHERE THREE TO FIVE FEET OR 18 FEET IS REQUIRED

Minutes:

See Item 31 for related discussion and Items 31-31b for related backup.

Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

- 31a.57. 21-0716-SCD57 - SUMMERLIN MAJOR DEVIATION - LOT 57 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED AND TO ALLOW A FIVE-FOOT TO SIX-FOOT SETBACK TO THE GARAGE DOOR WHERE THREE TO FIVE FEET OR 18 FEET IS REQUIRED

Minutes:

See Item 31 for related discussion and Items 31-31b for related backup.

Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

- 31a.58. 21-0716-SCD58 - SUMMERLIN MAJOR DEVIATION - LOT 58 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED AND TO ALLOW A FIVE-FOOT TO SIX-FOOT SETBACK TO THE GARAGE DOOR WHERE THREE TO FIVE FEET OR 18 FEET IS REQUIRED

Minutes:

See Item 31 for related discussion and Items 31-31b for related backup.

Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

- 31a.59. 21-0716-SCD59 - SUMMERLIN MAJOR DEVIATION - LOT 59 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED AND TO ALLOW A FIVE-FOOT TO SEVEN-FOOT SETBACK TO THE GARAGE DOOR WHERE THREE TO FIVE FEET OR 18 FEET IS REQUIRED

Minutes:

See Item 31 for related discussion and Items 31-31b for related backup.

Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

- 31a.60. 21-0716-SCD60 - SUMMERLIN MAJOR DEVIATION - LOT 60 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED AND TO ALLOW A SIX-FOOT TO NINE-FOOT SETBACK TO THE GARAGE DOOR WHERE THREE TO FIVE FEET OR 18 FEET IS REQUIRED

Minutes:

See Item 31 for related discussion and Items 31-31b for related backup.

Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

- 31a.61. 21-0716-SCD61 - SUMMERLIN MAJOR DEVIATION - LOT 61 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED AND TO ALLOW A FIVE-FOOT TO SEVEN-FOOT SETBACK TO THE GARAGE DOOR WHERE THREE TO FIVE FEET OR 18 FEET IS REQUIRED

Minutes:

See Item 31 for related discussion and Items 31-31b for related backup.

Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

- 31a.62. 21-0716-SCD62 - SUMMERLIN MAJOR DEVIATION - LOT 62 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED AND TO ALLOW A FIVE-FOOT TO SIX-FOOT SETBACK TO THE GARAGE DOOR WHERE THREE TO FIVE FEET OR 18 FEET IS REQUIRED

Minutes:

See Item 31 for related discussion and Items 31-31b for related backup.

Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

- 31a.63. 21-0716-SCD63 - SUMMERLIN MAJOR DEVIATION - LOT 63 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED AND TO ALLOW A FIVE-FOOT TO SIX-FOOT SETBACK TO THE GARAGE DOOR WHERE THREE TO FIVE FEET OR 18 FEET IS REQUIRED

Minutes:

See Item 31 for related discussion and Items 31-31b for related backup.

Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

- 31a.64. 21-0716-SCD64 - SUMMERLIN MAJOR DEVIATION - LOT 64 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED AND TO ALLOW A FIVE-FOOT TO SIX-FOOT SETBACK TO THE GARAGE DOOR WHERE THREE TO FIVE FEET OR 18 FEET IS REQUIRED

Minutes:

See Item 31 for related discussion and Items 31-31b for related backup.

Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

- 31a.65. 21-0716-SCD65 - SUMMERLIN MAJOR DEVIATION - LOT 65 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED AND TO ALLOW A FIVE-FOOT TO SIX-FOOT SETBACK TO THE GARAGE DOOR WHERE THREE TO FIVE FEET OR 18 FEET IS REQUIRED

Minutes:

See Item 31 for related discussion and Items 31-31b for related backup.

Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

31a.66.

21-0716-SCD66 - SUMMERLIN MAJOR DEVIATION - LOT 66 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED AND TO ALLOW A FIVE-FOOT TO EIGHT-FOOT SETBACK TO THE GARAGE DOOR WHERE THREE TO FIVE FEET OR 18 FEET IS REQUIRED

Minutes:

See Item 31 for related discussion and Items 31-31b for related backup.

Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

31a.67.

21-0716-SCD67 - SUMMERLIN MAJOR DEVIATION - LOT 67 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED

Minutes:

See Item 31 for related discussion and Items 31-31b for related backup.

Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

31a.68.

21-0716-SCD68 - SUMMERLIN MAJOR DEVIATION - LOT 68 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED

Minutes:

See Item 31 for related discussion and Items 31-31b for related backup.

Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

31a.69.

21-0716-SCD69 - SUMMERLIN MAJOR DEVIATION - LOT 69 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED

Minutes:

See Item 31 for related discussion and Items 31-31b for related backup.

Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

31a.70.

21-0716-SCD70 - SUMMERLIN MAJOR DEVIATION - LOT 70 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED AND TO ALLOW A FIVE-FOOT TO SEVEN-FOOT SETBACK TO THE GARAGE DOOR WHERE THREE TO FIVE FEET OR 18 FEET IS REQUIRED

Minutes:

See Item 31 for related discussion and Items 31-31b for related backup.

Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

31a.71.

21-0716-SCD71 - SUMMERLIN MAJOR DEVIATION - LOT 71 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED AND TO ALLOW A SEVEN-FOOT TO 10-FOOT SETBACK TO THE GARAGE DOOR WHERE THREE TO FIVE FEET OR 18 FEET IS REQUIRED

Minutes:

See Item 31 for related discussion and Items 31-31b for related backup.

Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

31a.72.

21-0716-SCD72 - SUMMERLIN MAJOR DEVIATION - LOT 72 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED AND TO ALLOW A NINE-FOOT TO 12-FOOT SETBACK TO THE GARAGE DOOR WHERE THREE TO FIVE FEET OR 18 FEET IS REQUIRED

Minutes:

See Item 31 for related discussion and Items 31-31b for related backup.

Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

31a.73.

21-0716-SCD73 - SUMMERLIN MAJOR DEVIATION - LOT 73 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED

AND TO ALLOW A FIVE-FOOT TO SIX-FOOT SETBACK TO THE GARAGE DOOR WHERE THREE TO FIVE FEET OR 18 FEET IS REQUIRED

Minutes:

See Item 31 for related discussion and Items 31-31b for related backup.

Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

- 31a.74. 21-0716-SCD74 - SUMMERLIN MAJOR DEVIATION - LOT 74 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED AND TO ALLOW A FIVE-FOOT TO SIX-FOOT SETBACK TO THE GARAGE DOOR WHERE THREE TO FIVE FEET OR 18 FEET IS REQUIRED

Minutes:

See Item 31 for related discussion and Items 31-31b for related backup.

Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

- 31a.75. 21-0716-SCD75 - SUMMERLIN MAJOR DEVIATION - LOT 75 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED AND TO ALLOW A FIVE-FOOT TO SIX-FOOT SETBACK TO THE GARAGE DOOR WHERE THREE TO FIVE FEET OR 18 FEET IS REQUIRED

Minutes:

See Item 31 for related discussion and Items 31-31b for related backup.

Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

- 31a.76. 21-0716-SCD76 - SUMMERLIN MAJOR DEVIATION - LOT 76 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED AND TO ALLOW A EIGHT-FOOT TO 10-FOOT SETBACK TO THE GARAGE DOOR WHERE THREE TO FIVE FEET OR 18 FEET IS REQUIRED

Minutes:

See Item 31 for related discussion and Items 31-31b for related backup.

Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

- 31a.77. 21-0716-SCD77 - SUMMERLIN MAJOR DEVIATION - LOT 77 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED AND TO ALLOW A SIX-FOOT TO EIGHT-FOOT SETBACK TO THE GARAGE DOOR WHERE THREE TO FIVE FEET OR 18 FEET IS REQUIRED

Minutes:

See Item 31 for related discussion and Items 31-31b for related backup.

Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

31a.78.

21-0716-SCD78 - SUMMERLIN MAJOR DEVIATION - LOT 78 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED AND TO ALLOW A FIVE-FOOT TO SEVEN-FOOT SETBACK TO THE GARAGE DOOR WHERE THREE TO FIVE FEET OR 18 FEET IS REQUIRED

Minutes:

See Item 31 for related discussion and Items 31-31b for related backup.

Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

31a.79.

21-0716-SCD79 - SUMMERLIN MAJOR DEVIATION - LOT 79 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED

Minutes:

See Item 31 for related discussion and Items 31-31b for related backup.

Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

31a.80.

21-0716-SCD80 - SUMMERLIN MAJOR DEVIATION - LOT 80 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED

Minutes:

See Item 31 for related discussion and Items 31-31b for related backup.

Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

31a.81.

21-0716-SCD81 - SUMMERLIN MAJOR DEVIATION - LOT 81 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED

Minutes:

See Item 31 for related discussion and Items 31-31b for related backup.

Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

- 31a.82. 21-0716-SCD82 - SUMMERLIN MAJOR DEVIATION - LOT 82 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED

Minutes:

See Item 31 for related discussion and Items 31-31b for related backup.

Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

- 31a.83. 21-0716-SCD83 - SUMMERLIN MAJOR DEVIATION - LOT 83 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED

Minutes:

See Item 31 for related discussion and Items 31-31b for related backup.

Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

- 31a.84. 21-0716-SCD84 - SUMMERLIN MAJOR DEVIATION - LOT 84 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED

Minutes:

See Item 31 for related discussion and Items 31-31b for related backup.

Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

- 31a.85. 21-0716-SCD85 - SUMMERLIN MAJOR DEVIATION - LOT 85 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED

Minutes:

See Item 31 for related discussion and Items 31-31b for related backup.

Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

- 31a.86. 21-0716-SCD86 - SUMMERLIN MAJOR DEVIATION - LOT 86 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED

Minutes:

See Item 31 for related discussion and Items 31-31b for related backup.

Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

31a.87.

21-0716-SCD87 - SUMMERLIN MAJOR DEVIATION - LOT 87 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED

Minutes:

See Item 31 for related discussion and Items 31-31b for related backup.

Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

31a.88.

21-0716-SCD88 - SUMMERLIN MAJOR DEVIATION - LOT 88 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED

Minutes:

See Item 31 for related discussion and Items 31-31b for related backup.

Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

31a.89.

21-0716-SCD89 - SUMMERLIN MAJOR DEVIATION - LOT 89 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED

Minutes:

See Item 31 for related discussion and Items 31-31b for related backup.

Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

31a.90.

21-0716-SCD90 - SUMMERLIN MAJOR DEVIATION - LOT 90 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED

Minutes:

See Item 31 for related discussion and Items 31-31b for related backup.

Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

- 31a.91. 21-0716-SCD91 - SUMMERLIN MAJOR DEVIATION - LOT 91 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED

Minutes:

See Item 31 for related discussion and Items 31-31b for related backup.

Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

- 31a.92. 21-0716-SCD92 - SUMMERLIN MAJOR DEVIATION - LOT 92 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED

Minutes:

See Item 31 for related discussion and Items 31-31b for related backup.

Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

- 31a.93. 21-0716-SCD93 - SUMMERLIN MAJOR DEVIATION - LOT 93 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED

Minutes:

See Item 31 for related discussion and Items 31-31b for related backup.

Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

- 31a.94. 21-0716-SCD94 - SUMMERLIN MAJOR DEVIATION - LOT 94 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED

Minutes:

See Item 31 for related discussion and Items 31-31b for related backup.

Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

- 31a.95. 21-0716-SCD95 - SUMMERLIN MAJOR DEVIATION - LOT 95 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED

Minutes:

See Item 31 for related discussion and Items 31-31b for related backup.

Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

31a.96.

21-0716-SCD96 - SUMMERLIN MAJOR DEVIATION - LOT 96 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED

Minutes:

See Item 31 for related discussion and Items 31-31b for related backup.

Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

31a.97.

21-0716-SCD97 - SUMMERLIN MAJOR DEVIATION - LOT 97 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED

Minutes:

See Item 31 for related discussion and Items 31-31b for related backup.

Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

31a.98.

21-0716-SCD98 - SUMMERLIN MAJOR DEVIATION - LOT 98 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED

Minutes:

See Item 31 for related discussion and Items 31-31b for related backup.

Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

31a.99.

21-0716-SCD99 - SUMMERLIN MAJOR DEVIATION - LOT 99 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED

Minutes:

See Item 31 for related discussion and Items 31-31b for related backup.

Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

- 31a.100. 21-0716-SCD100 - SUMMERLIN MAJOR DEVIATION - LOT 100 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED

Minutes:

See Item 31 for related discussion and Items 31-31b for related backup.

Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

- 31a.101. 21-0716-SCD101 - SUMMERLIN MAJOR DEVIATION - LOT 101 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED

Minutes:

See Item 31 for related discussion and Items 31-31b for related backup.

Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

- 31a.102. 21-0716-SCD102 - SUMMERLIN MAJOR DEVIATION - LOT 102 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED

Minutes:

See Item 31 for related discussion and Items 31-31b for related backup.

Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

- 31a.103. 21-0716-SCD103 - SUMMERLIN MAJOR DEVIATION - LOT 103 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED

Minutes:

See Item 31 for related discussion and Items 31-31b for related backup.

Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

- 31a.104. 21-0716-SCD104 - SUMMERLIN MAJOR DEVIATION - LOT 104 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED
- Minutes:
See Item 31 for related discussion and Items 31-31b for related backup.
- Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)
- Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
- For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;
- 31a.105. 21-0716-SCD105 - SUMMERLIN MAJOR DEVIATION - LOT 105 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED
- Minutes:
See Item 31 for related discussion and Items 31-31b for related backup.
- Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)
- Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
- For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;
- 31a.106. 21-0716-SCD106 - SUMMERLIN MAJOR DEVIATION - LOT 106 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED
- Minutes:
See Item 31 for related discussion and Items 31-31b for related backup.
- Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)
- Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
- For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;
- 31a.107. 21-0716-SCD107 - SUMMERLIN MAJOR DEVIATION - LOT 107 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED
- Minutes:
See Item 31 for related discussion and Items 31-31b for related backup.
- Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)
- Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
- For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

- 31a.108. 21-0716-SCD108 - SUMMERLIN MAJOR DEVIATION - LOT 108 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED
- Minutes:
See Item 31 for related discussion and Items 31-31b for related backup.
- Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)
- Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
- For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;
- 31a.109. 21-0716-SCD109 - SUMMERLIN MAJOR DEVIATION - LOT 109 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED
- Minutes:
See Item 31 for related discussion and Items 31-31b for related backup.
- Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)
- Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
- For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;
- 31a.110. 21-0716-SCD110 - SUMMERLIN MAJOR DEVIATION - LOT 110 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED
- Minutes:
See Item 31 for related discussion and Items 31-31b for related backup.
- Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)
- Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
- For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;
- 31a.111. 21-0716-SCD111 - SUMMERLIN MAJOR DEVIATION - LOT 111 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED
- Minutes:
See Item 31 for related discussion and Items 31-31b for related backup.
- Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)
- Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
- For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

- 31a.112. 21-0716-SCD112 - SUMMERLIN MAJOR DEVIATION - LOT 112 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED
- Minutes:
See Item 31 for related discussion and Items 31-31b for related backup.
- Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)
- Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
- For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;
- 31a.113. 21-0716-SCD113 - SUMMERLIN MAJOR DEVIATION - LOT 113 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED
- Minutes:
See Item 31 for related discussion and Items 31-31b for related backup.
- Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)
- Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
- For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;
- 31a.114. 21-0716-SCD114 - SUMMERLIN MAJOR DEVIATION - LOT 114 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED
- Minutes:
See Item 31 for related discussion and Items 31-31b for related backup.
- Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)
- Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
- For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;
- 31a.115. 21-0716-SCD115 - SUMMERLIN MAJOR DEVIATION - LOT 115 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED
- Minutes:
See Item 31 for related discussion and Items 31-31b for related backup.
- Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)
- Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
- For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

- 31a.116. 21-0716-SCD116 - SUMMERLIN MAJOR DEVIATION - LOT 116 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED
- Minutes:
See Item 31 for related discussion and Items 31-31b for related backup.
- Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)
- Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
- For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;
- 31a.117. 21-0716-SCD117 - SUMMERLIN MAJOR DEVIATION - LOT 117 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED
- Minutes:
See Item 31 for related discussion and Items 31-31b for related backup.
- Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)
- Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
- For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;
- 31a.118. 21-0716-SCD118 - SUMMERLIN MAJOR DEVIATION - LOT 118 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED AND TO ALLOW A FIVE-FOOT TO SEVEN-FOOT SETBACK TO THE GARAGE DOOR WHERE THREE TO FIVE FEET OR 18 FEET IS REQUIRED
- Minutes:
See Item 31 for related discussion and Items 31-31b for related backup.
- Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)
- Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
- For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;
- 31a.119. 21-0716-SCD119 - SUMMERLIN MAJOR DEVIATION - LOT 119 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED AND TO ALLOW A SIX-FOOT TO EIGHT-FOOT SETBACK TO THE GARAGE DOOR WHERE THREE TO FIVE FEET OR 18 FEET IS REQUIRED
- Minutes:
See Item 31 for related discussion and Items 31-31b for related backup.
- Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)
- Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
- For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

- 31a.120. 21-0716-SCD120 - SUMMERLIN MAJOR DEVIATION - LOT 120 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED AND TO ALLOW A SIX-FOOT TO EIGHT-FOOT SETBACK TO THE GARAGE DOOR WHERE THREE TO FIVE FEET OR 18 FEET IS REQUIRED
- Minutes:
See Item 31 for related discussion and Items 31-31b for related backup.
- Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)
- Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
- For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;
- 31a.121. 21-0716-SCD121 - SUMMERLIN MAJOR DEVIATION - LOT 121 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED AND TO ALLOW A FIVE-FOOT TO SEVEN-FOOT SETBACK TO THE GARAGE DOOR WHERE THREE TO FIVE FEET OR 18 FEET IS REQUIRED
- Minutes:
See Item 31 for related discussion and Items 31-31b for related backup.
- Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)
- Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
- For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;
- 31a.122. 21-0716-SCD122 - SUMMERLIN MAJOR DEVIATION - LOT 122 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED AND TO ALLOW A FIVE-FOOT TO SEVEN-FOOT SETBACK TO THE GARAGE DOOR WHERE THREE TO FIVE FEET OR 18 FEET IS REQUIRED
- Minutes:
See Item 31 for related discussion and Items 31-31b for related backup.
- Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)
- Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
- For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;
- 31a.123. 21-0716-SCD123 - SUMMERLIN MAJOR DEVIATION - LOT 123 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED AND TO ALLOW A SIX-FOOT TO EIGHT-FOOT SETBACK TO THE GARAGE DOOR WHERE THREE TO FIVE FEET OR 18 FEET IS REQUIRED
- Minutes:
See Item 31 for related discussion and Items 31-31b for related backup.
- Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)
- Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

- 31a.124. 21-0716-SCD124 - SUMMERLIN MAJOR DEVIATION - LOT 124 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED AND TO ALLOW A SIX-FOOT TO SEVEN-FOOT SETBACK TO THE GARAGE DOOR WHERE THREE TO FIVE FEET OR 18 FEET IS REQUIRED

Minutes:

See Item 31 for related discussion and Items 31-31b for related backup.

Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

- 31a.125. 21-0716-SCD125 - SUMMERLIN MAJOR DEVIATION - LOT 125 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED AND TO ALLOW A SIX-FOOT TO EIGHT-FOOT SETBACK TO THE GARAGE DOOR WHERE THREE TO FIVE FEET OR 18 FEET IS REQUIRED

Minutes:

See Item 31 for related discussion and Items 31-31b for related backup.

Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

- 31a.126. 21-0716-SCD126 - SUMMERLIN MAJOR DEVIATION - LOT 126 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED AND TO ALLOW A FIVE-FOOT TO SIX-FOOT SETBACK TO THE GARAGE DOOR WHERE THREE TO FIVE FEET OR 18 FEET IS REQUIRED

Minutes:

See Item 31 for related discussion and Items 31-31b for related backup.

Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

- 31a.127. 21-0716-SCD127 - SUMMERLIN MAJOR DEVIATION - LOT 127 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED AND TO ALLOW A SIX-FOOT TO SEVEN-FOOT SETBACK TO THE GARAGE DOOR WHERE THREE TO FIVE FEET OR 18 FEET IS REQUIRED

Minutes:

See Item 31 for related discussion and Items 31-31b for related backup.

Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

31a.128.

21-0716-SCD128 - SUMMERLIN MAJOR DEVIATION - LOT 128 - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA ON THE SECOND STORY WHERE EIGHT FEET IS REQUIRED AND TO ALLOW A FIVE-FOOT TO SIX-FOOT SETBACK TO THE GARAGE DOOR WHERE THREE TO FIVE FEET OR 18 FEET IS REQUIRED

Minutes:

See Item 31 for related discussion and Items 31-31b for related backup.

Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

31b.

21-0716-TMP1 - TENTATIVE MAP - SUMMERLIN WEST VILLAGE 25 PARCEL G - FOR A PROPOSED 128-LOT SINGLE-FAMILY ATTACHED RESIDENTIAL SUBDIVISION

Minutes:

See Item 31 for related discussion and Items 31-31b for related backup.

Motion made by Donald Walsh to Approve Items 31a.1-31a.128 and 31b subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

32.

21-0734-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: RED HOOK CAPITAL PARTNERS IV - OWNER: LODGE BPOE #1468 - For possible action on a Land Use Entitlement project request FOR A PROPOSED PUBLIC OR PRIVATE SCHOOL, PRIMARY USE at 4100 West Charleston Boulevard (APN 139-31-801-007 and 009), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open.

ALEX STRAWSER, Planner II, gave the staff report and said that staff found that the proposed Primary School use can be conducted in a manner that is harmonious and compatible with the existing development in the surrounding area and, therefore, recommended approval. He noted that additional letters of protest were received after publication.

LUCY STEWART, 1930 Village Center Circle, representing the school intended for the site, said the site is currently owned by the Elks Lodge, and the proposal is to construct a charter school in two phases that will have 15 classrooms and offer Grades K-8. The driveway close to the intersection of Hinson Street and Charleston Boulevard will be closed and pushed northward to accommodate two rows for parents to drop-off and pick-up students. She noted they have more parking than required. She offered to answer any questions and agreed with the recommended conditions.

SETH FLOYD, Community Development Director, indicated he received a letter in opposition due to traffic from an individual who could not be present because of a positive COVID-19 test. He submitted the letter for the record. MS. STEWART said she would contact the person who wrote the letter to address any concerns.

COMMISSIONER ROGAN said the civic-minded use is appropriate for the area. Since the access is off Hinson Street, he is not concerned about traffic impact to the residents.

COMMISSIONER WALSH said charter schools are very positive for the community, and he has witnessed how well they have worked in the Midwest.

CHAIR SCHLOTTMAN declared the Public Hearing closed.

Motion made by Jeff Rogan to Approve subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

33. 21-0735-TMP1 - TENTATIVE MAP - PUBLIC HEARING - CASTLE ROCK VILLAGE - APPLICANT/OWNER: C-SWDE348, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 215-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 44.52 acres on the west side of the Rainbow Boulevard alignment, approximately 6,900 feet north of Horse Drive (APN 125-03-501-001), R-E (Residence Estates) Zone [PROPOSED: R-SL (Single Family Small Lot Residential)], Ward 6 (Fiore). Staff recommends DENIAL.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open.

ALEX STRAWSER, Planner II, reported that in January of 2021, the applicant submitted an application for a General Plan Amendment (under 20-0344) from PCD (Planned Community Development) to ML (Medium Low Density Residential) and a Rezoning from R-E (Residence Estates) to R-SL (Single Family Residential Small Lot). These applications were heard for consideration by the Planning Commission on April 13, 2021 and received a recommendation for denial. These applications are scheduled to be heard by the City Council on February 16, 2022. In conjunction with these applications, the applicant is proposing a 215-lot single-family residential subdivision on a land-locked, 44.52-acre site that is adjacent to the Tule Springs Fossil Beds National Monument and is currently inaccessible by any roadway and unserved by public utilities or infrastructure. Based on the precedent of the previous General Plan Amendment and Rezoning, staff recommended denial. He added that an updated staff report was included in the supplemental information packet and additional comments of protest were received after publication.

ATTORNEY ROBERT GRONAUER, 1980 Festival Plaza Drive, representing the applicant, said that four years ago his office was retained to represent the owners of the subject 44-acre site, which is surrounded by Monument Park. At that time, an application was submitted to the City, and COUNCILWOMAN FIORE requested a hold on the application in order to make contact with the National Park Service, Bureau of Land Management (BLM) and other City officials. In April of 2021, a colleague represented an application for a General Plan Amendment and Rezoning, because they needed to submit a project to be considered by the National Park Service. One of the applications was denied and was subsequently appealed to the City Council. COUNCILWOMAN FIORE then asked for submittal of an application for a tentative map to provide a layout of the property.

In May of 2021, the City amended the Master Plan of Streets and Highways and took access to Mocassin Road, and the only way they can get access is to work with the National Park Service by way of submittal of a project.

Regarding sewer, there is a sewer connection, and they will have to work with BLM to obtain a right-of-way grant near the golf course community. Although the master plan for the area allows a maximum of eight dwelling units per acre, the project proposes 4.8 units, which he believes is fair and will help get the project before the National Park Service and BLM. The lots will range from 5,000 square feet to 14,000 square feet, and they have already received interest from developers.

MR. GRONAUER reiterated that a project is necessary in order to be able to start the conversations with the federal government.

COMMISSIONER DE SALVIO gave some history on the project, which is landlocked by BLM property and a national monument. The original proposal was too intensive for the area, and there was no tentative map. Given the reduction in density to a medium point and submittal of a tentative map, he felt more comfortable with the project, which he regards as a good path to allow the applicant to start conversations with the BLM and the National Park Service.

COMMISSIONER ROGAN clarified that the only impediment to this property is that BLM would not grant the necessary right-of-way. MR. GRONAUER explained that the BLM would not even accept it for review without a development entitlement. He advised the Commissioner that the City has done nothing to impede the project, and the applicant will be able to move forward with the final map once the federal government approves right-of-way access. COMMISSIONER ROGAN expressed his support.

COMMISSIONER DE SALVIO confirmed agreement to all the conditions, including revised Condition 1, with MR. GRONAUER.

CHAIR SCHLOTTMAN declared the Public Hearing closed.

Motion made by Louis De Salvio to Approve subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

34. 21-0736 - PUBLIC HEARING - APPLICANT/OWNER: PORFIRIO MORA AND JOSE LUIS MORA - For possible action on the following Land Entitlement project requests on 2.35 acres on the west side of Apricot Lane, approximately 180 feet south of Roberta Lane (APN 138-13-801-011), Ward 5 (Cear). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

See Item 6 for related discussion and Items 34a-34d for related backup.

- 34a. 21-0736-GPA1 - GENERAL PLAN AMENDMENT - FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: ML (MEDIUM-LOW DENSITY RESIDENTIAL)

Minutes:

See Item 6 for related discussion and Items 34-34d for related backup.

Motion made by Jeff Rogan to Hold in Abeyance Items 21a-21c, 26a-26d, 27a-27c, 28a-28c, 30 and 34a-34d to 2/8/2022 and Items 40a and 40b to 3/8/2022

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

- 34b. 21-0736-ZON1 - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: R-SL (RESIDENTIAL SMALL LOT)

Minutes:

See Item 6 for related discussion and Items 34-34d for related backup.

Motion made by Jeff Rogan to Hold in Abeyance Items 21a-21c, 26a-26d, 27a-27c, 28a-28c, 30 and 34a-34d to 2/8/2022 and Items 40a and 40b to 3/8/2022

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

- 34c. 21-0736-VAR1 - VARIANCE - TO ALLOW A 1.00 CONNECTIVITY RATIO WHERE 1.30 IS THE MINIMUM REQUIRED

Minutes:

See Item 6 for related discussion and Items 34-34d for related backup.

Motion made by Jeff Rogan to Hold in Abeyance Items 21a-21c, 26a-26d, 27a-27c, 28a-28c, 30 and 34a-34d to 2/8/2022 and Items 40a and 40b to 3/8/2022

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

- 34d. 21-0736-TMP1 - TENTATIVE MAP - APRICOT & ROBERTA - FOR A PROPOSED 16-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

Minutes:

See Item 6 for related discussion and Items 34-34d for related backup.

Motion made by Jeff Rogan to Hold in Abeyance Items 21a-21c, 26a-26d, 27a-27c, 28a-28c, 30 and 34a-34d to 2/8/2022 and Items 40a and 40b to 3/8/2022

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

35. 21-0738-SUP1- SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: THE SODA SPOT, LLC - OWNER: TENAYA VILLAGE, LLC - For possible action on a Land Use Entitlement request FOR A PROPOSED RESTAURANT WITH DRIVE-THROUGH USE at 7240 West Azure Drive, Suite #105 (APN 125-27-113-007), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore). Staff recommends DENIAL.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open.

ALEX STRAWSER, Planner II, reported that staff determined the design of the proposed Restaurant with Drive-Through does not provide adequate vehicle stacking and will have a negative impact to vehicular circulation within the development. The design will reduce the existing loading area located behind the building that is used by the subject tenant space and adjacent tenant suites (#110 and #115) to the east, which will negatively impact their existing business operations. Therefore, staff recommended denial of the requested Special Use Permit. He noted an additional letter of support was received after publication.

JENNA and DIEGO LUNDSTROM were present. MS. LUNDSTROM said she is the owner and founder of The Soda Spot and noted that it is not a franchise or a fast-food restaurant, but rather a small business just starting out. They were listed as a restaurant because they serve food products, including soda and pre-made cookies. People will be in and out quickly as they are not making any food. Although she does not anticipate a surge in vehicle stacking in the drive-thru, ample space and a lane is available for overflow vehicles to line up behind the building, and she demonstrated this concept on a photo, which was not submitted, shown on the monitor. Emergency personnel did not believe there would be any issues, and they met with business owners in the center to make sure they would not have a problem with the option for overflow vehicles.

COMMISSIONER DE SALVIO said the service window will replace the former door to a car rental establishment. He asked Fire and Rescue for input, especially because of the two doors in the back of the building, and GREGORY CRAWFORD, Fire Prevention Inspection Supervisor, said they saw no issue as long as the drivers remain in their vehicles. The Commissioner asked how they could ensure more control in case of a fire and people need to get out through a back door. COMMISSIONER CHERRY interjected that for a previous similar project, installation of a bollard was required to ensure vehicles could not block the door.

COMMISSIONER DE SALVIO said he truly does not believe there will ever be a stacking issue for this type of business. He confirmed with MS. LUNDSTROM that the business owners she met with did not express any problem.

The Commissioner said he did not receive any complaints, and did not have an issue; however, he asked if a condition to add bollards could be included. NICOLE EDDOWES, Senior Planner, replied that she would have to consult with Building and Safety regarding traffic flow. VICTOR BOLANOS, Senior Engineering Associate, said there is no impact to the right-of-way, so Public Works did not have any issue. MS. EDDOWES said the only issue would be pulling a building permit to ensure a safe loading zone. COMMISSIONER ROGAN suggested requiring plastic bollards for easy removal if necessary.

CHAIR SCHLOTTMAN clarified the purpose of the bollards with COMMISSIONER DE SALVIO, who indicated he would like them installed to keep vehicles from blocking the back doors in case of an emergency. COMMISSIONER CHERRY added that it would be important to have directional markings on the ground, and that the bollard condition for a tenant improvement application was driven by the Building and Safety Department for fire safety purposes.

COMMISSIONER DE SALVIO expressed his support of the project, but requested input on how to make sure clear directional markings are included so that people do not regard the lane as a loading zone. DEPUTY CITY ATTORNEY JAMES LEWIS indicated that without this application being for a site development review, it would not be appropriate to require the applicant, who does not own the property, to get the landlord to negotiate bollards or markings in order to obtain the requested permit.

MS. EDDOWES added that a loading zone is required for every 25,000 square feet within a shopping center, especially when they include restaurant tenants or other uses requiring deliveries. Therefore, the loading zones in this case are required. Removal of the subject loading zone could trigger more applications to remove other loading zones for the shopping center owner.

COMMISSIONER CHERRY said that would make sense, because this case pertains to a restaurant with a drive-thru, for which they needed to impose certain requirements that cannot be accomplished through this application. MS. EDDOWES explained that a restaurant with stacking is a conditional use that requires provision of stacking for six vehicles. Because this location could not comply with that requirement, approval of a special use permit is required for stacking of fewer than six vehicles. The stacking aspect could not be calculated into the loading zone because the loading is a requirement for the shopping center. COMMISSIONER CHERRY clarified with MS. EDDOWES the area available on the site for stacking for this business, and that the application might have to come back for possible solutions if stacking becomes a problem.

COMMISSIONER DE SALVIO said he could not see the need to stack more than five vehicles even if they get busy. MS. EDDOWES said that with a special use permit, the Commissioners have the ability to ask for an administrative review to make sure there are no issues being created, and MS. LUNDSTROM was amenable to that condition. MR. LEWIS said imposing a review is the ideal solution. MS. EDDOWES read the added condition, and MS. LUNDSTROM agreed with all conditions.

COMMISSIONER WALSH verified that the current stripes will not be redesigned for the vehicles, and MS. LUNDSTROM replied that was not the plan. The Commissioner expressed his support.

CHAIR SCHLOTTMAN declared the Public Hearing closed.

Motion made by Louis De Salvio to Approve subject to amended condition(s) and adding the following condition as read for the record:

A. An administrative review shall be performed one year from issuance of a business license.

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

36. 21-0753 - PUBLIC HEARING - APPLICANT/OWNER: RAINBOW CREEK, LLC - For possible action on the following Land Use Entitlement project requests on 2.83 acres at 6394 North Rainbow Boulevard (APN 125-26-101-004), Ward 6 (Fiore). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open for Items 36-36c.

ALEX STRAWSER, Planner II, reported the proposed development adheres to the vision of the Rainbow Boulevard North Corridor Plan and will be compatible with the existing residential development in the surrounding area, as it is positioned to the north toward the Clark County 215 Beltway. Staff, therefore, recommended approval on all applications. He noted additional letters and comments of protest were received after publication.

ATTORNEY STEPHANIE ALLEN, 1980 Festival Plaza Drive, appeared representing the applicant on behalf of her colleague, TONY CELESTE. She mentioned the site has a lot of history, and it is a long, narrow parcel situated far north on Rainbow Boulevard abutting the I-215 Beltway. A few months ago, a mini-storage project came before the Planning Commission that was ultimately denied by the City Council due to concerns by the surrounding residents, who expressed a preference in developing residential on the site. The residents were made aware at the time that any residential project would have to be of high density, given the proximity to the I-215 Beltway.

The proposed for-sale townhome project will include 8.5 units to the acre, a gated community, an intense landscape buffer to the south property line to shield the homes and a swimming pool in the center of the parcel. All units will have two-car garages. The only waiver is for a reduction in adjacent landscaping in order to push the units as close to the I-215 Beltway as possible.

MS. ALLEN showed a conceptual rendering with townhomes similar to brownstone townhouses, which they felt would be more compatible with the neighborhood. A neighborhood meeting was held. She requested approval.

JIM EPLEY, neighbor to the south of the property, claimed he and another neighbor did not receive a notice for the neighborhood meeting. He requested abeyance for another neighborhood meeting. According to what he saw online, there were six residents in favor; however, he pointed out that there are also some people in opposition. Even though he regards it as a nice project, he had some concerns with parking, as most people use their garages for storage. He would like the landscape buffer on the south to be wider because it is near his property, and he asked that the wall match the existing wall by raising it two feet. Lastly, he was concerned about views onto the backyards from the balconies.

JUDY KELLY expressed concern that this project will worsen the existing bad traffic situation in the neighborhood and the surrounding area, which she brought up at the neighborhood meeting. Additionally, she is concerned about the safety of the students who attend the Joseph Neal STEAM (Science, Technology, Engineering, Arts and Mathematics) Academy and her privacy due to the height of the condominiums.

MS. ALLEN appreciated the concerns of the residents who did not receive notification of the neighborhood meeting, and she offered to meet with them before the project is heard at the City Council meeting if they provide contact information. She added the project meets the parking requirements, and there are additional parking spaces throughout the site for guests, clarifying that the purpose of garages is for the dwellers to park

their vehicles. She did not believe traffic should be coming up Rainbow Boulevard, as it is at 31 percent capacity, and there are dead-ends. Although traffic on Azure Drive is problematic, MS. ALLEN said their project has no impact on the traffic and hoped the plan is to buildout the street. The development has been pushed as far as possible and the townhomes oriented to provide as much privacy as possible. The trees will be larger rather than deeper for added privacy.

COMMISSIONER DE SALVIO clarified that the original application was for high-end RV (recreational vehicle) storage, and he felt it would have been less intrusive to the neighborhood; however, the residents were adamant about a residential development. He observed that the applicant has made significant concessions for this landfill property. He asked for 36-inch box trees, and MS. ALLEN was amendable to his request. The Commissioner was thankful the developer was very considerate and compassionate to the residents and came up with a quality project that is exactly what the homeowners asked for. He fully supported the project.

NICOLE EDDOWES, Senior Planner, read the added condition for Item 36c (21-0753-SDR1), and CHAIR SCHLOTTMAN confirmed agreement of all conditions with MS. ALLEN.

See Items 36a-36c for related backup.

CHAIR SCHLOTTMAN declared the Public Hearing closed for Items 36-36c.

36a. 21-0753-GPA1 - GENERAL PLAN AMENDMENT - FROM: RNP (RURAL NEIGHBORHOOD PRESERVATION) TO: M (MEDIUM DENSITY RESIDENTIAL)

Minutes:

See Item 36 for related discussion and Items 36-36c for related backup.

Motion made by Louis De Salvio to Approve Items 36a-36c subject to condition(s) and with an amended condition for Item 36c

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

36b. 21-0753-ZON1 - REZONING - FROM: U (UNDEVELOPED) TO: R-3 (MEDIUM DENSITY RESIDENTIAL)

Minutes:

See Item 36 for related discussion and Items 36-36c for related backup.

Motion made by Louis De Salvio to Approve Items 36a-36c subject to condition(s) and with an amended condition for Item 36c

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

36c. 21-0753-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED TWO-STORY, 24-UNIT CONDOMINIUM DEVELOPMENT WITH WAIVERS OF TITLE 19 LANDSCAPE BUFFER REQUIREMENTS

Minutes:

See Item 36 for related discussion and Items 36-36c for related backup.

Motion made by Louis De Salvio to Approve Items 36a-36c subject to condition(s) and adding the following condition on Item 36c as read for the record:

A. Minimum Tree size shall be 36-inch box.

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

37. 21-0757 - PUBLIC HEARING - APPLICANT/OWNER: ROOHANI KHUSROW FAMILY TRUST - For possible action on the following Land Use Entitlement project requests on 10.00 acres at the terminus of Ruffian Road, approximately 375 feet south of Kyle Canyon Road (APNs 126-01-801-005 and 006), Ward 6 (Fiore). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open for Items 37-37c.

ALEX STRAWSER, Planner II, said that given its proximity to the U.S. 95 Highway and the Kyle Canyon interchange, the proposed shopping center is an appropriate use of the undeveloped subject site. Staff, therefore, recommended approval of all applications. Additional letters of support and an additional letter of protest were received after publication.

ATTORNEY ROBERT GRONAUER, 1980 Festival Plaza Drive, representing the applicant, described the site and the surrounding uses. The subject ten-acre site is part of a larger commercial center with a large anchor tenant lined up. He looks forward to starting construction in the near future and requested approval.

COMMISSIONER DE SALVIO said he met with MR. GRONAUER and added that the people who attended the neighborhood meeting were in favor. He confirmed MR. GRONAUER'S agreement with all conditions.

See Items 37a-37c for related backup.

CHAIR SCHLOTTMAN declared the Public Hearing closed for Items 37-37c.

- 37a. 21-0757-GPA1 - GENERAL PLAN AMENDMENT - FROM: PCD (PLANNED COMMUNITY DEVELOPMENT) TO: SC (SERVICE COMMERCIAL) [APN 126-01-801-005]

Minutes:

See Item 37 for related discussion and Items 37-37c for related backup.

Motion made by Louis De Salvio to Approve Items 37a-37c subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

- 37b. 21-0757-ZON1 - REZONING - FROM: U (UNDEVELOPED) TO: C-1 (LIMITED COMMERCIAL)

Minutes:

See Item 37 for related discussion and Items 37-37c for related backup.

Motion made by Louis De Salvio to Approve Items 37a-37c subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

- 37c. 21-0757-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 111,902 SQUARE-FOOT SHOPPING CENTER WITH WAIVERS OF THE TITLE 19 DEVELOPMENT STANDARDS

Minutes:

See Item 37 for related discussion and Items 37-37c for related backup.

Motion made by Louis De Salvio to Approve Items 37a-37c subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

38. 21-0761-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: MARIA E. CAMACHO - For possible action on a Land Use Entitlement project request TO ALLOW A FOUR-FOOT DISTANCE SEPARATION BETWEEN THE PRINCIPAL DWELLING UNIT AND AN EXISTING ACCESSORY STRUCTURE WHERE SIX FEET IS REQUIRED on 0.14 acres at 2401 East McWilliams Avenue (APN 139-26-811-031), R-1 (Single Family Residential) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open.

ALEX STRAWSER, Planner II, reported that in 2020, a Code Enforcement Division case was reported for the existing casita structure. A Variance (20-0115-VAR1) was approved by the Planning Commission in October of 2020 to resolve this issue, with a condition of approval enacted for a one-year expiration. As no building permit was submitted nor issued, the Variance approval expired in October of 2021. No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by constructing a structure without a building permit. Staff, therefore, recommended denial. He noted an additional letter of protest was received after publication.

JAIME DE LA VEGA, representing the applicant, said they received approval in October of 2020, but the owner experienced hard times due to the pandemic and getting very ill. She called upon him to help her. MR. DE LA VEGA said they are only requesting two feet between the existing residence and casita. They intend to modify the eaves in order to come closer to compliance. They will include fire rated materials for safety purposes, and he did not believe the setbacks to be an issue.

CHAIR SCHLOTTMAN said he reviewed the application and had no problem with it. He confirmed with MR. DE LA VEGA that 180 days would suffice to pull the building permits and meet the conditions. The Chair read an amended condition. NICOLE EDDOWES, Senior Planner, advised that given the requirements to pull permits and finish the structure, 12 months would give the applicant more time. The Chair verified with MR. DE LA VEGAS that 12 months would be enough time to come into compliance.

CHAIR SCHLOTTMAN declared the Public Hearing closed.

Motion made by Sam Cherry to Approve subject to condition(s) and amending Condition 3 as read for the record:

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety within one year from date of final approval.

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

39. 21-0764 - PUBLIC HEARING - APPLICANT: CENTENNIAL HILLS APARTMENTS, LLC - OWNER: CENTENNIAL HILLS MOB OWNERS, LLC - For possible action on the following Land Use Entitlement project

requests on 8.80 acres at the northwest corner of Durango Drive and Grand Montecito Parkway (APN 125-29-512-015), Ward 4 (Anthony). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open for Items 39-39d.

ALEX STRAWSER, Planner II, reported the applicant has proposed to develop the subject site with a 264-unit, multi-family residential development. As there is no mixed-use component in the proposal, the applicant has requested a Special Use Permit for the High-Density - Single Use to allow a residential density of 30 units per acre. The proposed development does not meet the intent of the UC-TC (Urban Center - Mixed Use) special land use designation, as it does not provide a mix of uses, utilize an imaginative site or building design, or provide goods or services to the Centennial Hills area of the City. The site does not include a ground level commercial component as required, the site design is contrary to the Town Center design standards and the site is being overbuilt as evidenced by the need for a parking Variance. As such, staff recommended denial of all requests. He noted an additional letter of support as well as letters and documents of protest were received after publication.

ATTORNEY ROBERT GRONAUER, 1980 Festival Plaza Drive, representing Banner Development, said TOM SIMANSKI of Banner Development was also present to answer any questions. He explained that since they started the process with this project, it transitioned from being in Ward 6 to Ward 4 due to redistricting. The design is modern, and a voluntary neighborhood meeting was held, with 20-25 people in attendance who commented, and he said he would address some of the concerns brought up during his presentation of the project.

Pointing to the aerial map, he said the property is bounded by what is known as the S-Curve for Durango Drive and Grand Montecito Parkway to the east, and there are existing commercial uses to the north and to the west. The project is not regarded as a true vertical mixed-use development, as defined within the UC-TC (Urban Center Mixed-Use) designation. The applicant, as the owner of the adjacent parcel, would like to incorporate all the existing commercial uses, thereby creating more of a horizontal mixed-use development rather than vertical mixed use. Unfortunately, staff does not feel the same. However, the area consists of new commercial uses, including future development of university and college campuses north of Durango Drive. The property is within Town Center, which was designed for higher intense uses, and he recalled the discussions of 1998.

The 8.8-acre property will have a main access off Grand Montecito Parkway. The elevations come to about 51.5 feet in height, which is typical for multi-story units throughout the valley. The height was one of the issues at the neighborhood meeting; however, it is allowed under the UC-TC designation for Town Center. He pointed to other products in the area with about 60 feet of height, which is common for Town Center, and he demonstrated it on a use table, noting there is no single-family residential development adjacent to the site.

Traffic intensity possibly caused by this project was another issue raised at the neighborhood meeting. MR. GRONAUER countered that according to the Staff Report, Grand Montecito Parkway is at 9 percent capacity, and according to their traffic engineer, who ran the numbers, residential development will cause less traffic impact than a commercial development.

Regarding the request for reduction in parking, MR. GRONAUER emphasized that with the developer being a Class A developer with significant experience in building similar products, they will not build a high-end product and charge rents of \$2,000 per month without providing adequate parking. He reviewed the numbers for parking during peak demands, according to the analysis submitted for the meeting. He underscored that Las Vegas is unique from other cities because it has different working shifts from other cities where most people work from 8:00 a.m. to 5:00 p.m. He does not believe extra parking spaces will be necessary, but if there is an issue, they can find extra parking spaces at the nearby commercial center.

MR. GRONAUER commented this development will not have an adverse impact and will be compatible and harmonious with the area, despite it being a horizontal mixed-use development. He asked for approval.

GREG PLETZKE, resident on Bella Vacio Court, showed on an aerial map where his house is located and said there is nothing but crime 1.5 miles to the north and 2 miles to the east of his property. He believes this product will drive down the value of his 20-year home. He emphasized that apartments attract crime.

SHANE SCOTT, with an office address of 6240 North Durango Drive, alleged the developer misrepresented quite a bit, because the complex to the west of the site is owned by individual small business owners. He added that the parking on the site where he has his business is already over capacity. As a resident in the area, he argued that when the applicant got approval, Phase 2 was supposed to have service commercial, which is desperately needed in the area instead of more residential or high-density apartments. He urged the Commissioners to retain the existing zoning, noting the area consists of half-acre, high-end properties throughout the area and argued that high-end apartments will not serve as a good buffer.

JACQUE PENDLETON, area resident, said she attended the neighborhood meeting, along with about 50 other people. Their number one issue is the crime this project will bring. They do not shop at the Smith's Food and Drug store, which is about a mile away and surrounded by apartment buildings, because of the numerous armed robberies that have occurred at the site. The three police officers who attended the neighborhood meeting attested to this issue. She stressed that they are very concerned about the crime.

JIM PENDLETON said he too attended the neighborhood meeting and agreed with his wife's comments. He opposed the project and any changes to Town Center. He added that Clark County COMMISSIONER LARRY BROWN worked very hard to protect the area and keep similar development out. He asked if business owners are also notified of these types of applications, and CHAIR SCHLOTTMAN replied that they are included. MR. PENDLETON added that the City of Las Vegas Parks and Recreation Department has a big footprint in the area, and he thanked the Commissioners for the positive development in the area thus far.

RICHARD LEIDER, Bella Vacio Court resident, said he found out about the neighborhood meeting from his neighbors. He felt the developer was trying to sneak the project through by not notifying the residents. He said there have been problems with crime in the area. When they asked if the units will be high-end, the developer indicated that they were not approved to offer subsidized housing. MR. LEIDER noted that he is not racist and emphasized he is irritated about this project.

ED MOY, Bella Vacio Court resident, said MR. GRONAUER failed to mention that the apartment complexes to the north are surrounded by multi-story buildings, unlike his neighborhood, which consists of single-story estates. This development will negatively affect his property value, and the traffic will increase noise, which is diminished currently after peak hours. He noted that he received no notice of the neighborhood meeting or this meeting.

MICHAEL SCHOLTEN, Bella Vacio Court resident, expressed his opposition as he has lived in the community 32 years and always does his research in picking a residence. He chose the neighborhood because there was no dense development. He countered the representative's comments about moderate traffic, because as an area resident, he has witnessed numerous collisions in the vicinity. He felt the project is not harmonious with the area.

MR. GRONAUER said in rebuttal that he had a list of about 28 people in attendance at the neighborhood meeting, and he mapped out their residences, which are mainly located south of Durango Drive. He commented that most of the noise will most likely stem from the kids playing in the soccer fields nearby. To the man who brought up ownership of the office condominiums, MR. GRONAUER clarified that they are working with the person who has control of the property owners association. He reiterated that the apartments will rent at about \$2,000 monthly, which he does not believe criminals can afford.

COMMISSIONER TOUSSAINT said that people do not like change, but she pointed out that many people her age are opting to sell their homes and rent apartments because they do not want the responsibility and burden of home ownership. She found it offensive for people to categorize apartment renters as criminals, especially because she grew up living in apartments. She believes this project is compatible for the area and visited the area and sat at a Starbucks for an hour to get a feel for the traffic and only saw two cars. Although the property has been redistricted into Ward 4, MR. GRONAUER has worked closely with Ward 6 staff. She agreed that

there will be more noise from the soccer fields than the traffic. She thinks high-end apartments are better than a storage unit that would have trucks driving in and out.

COMMISSIONER DE SALVIO was shocked the project moved into Ward 4 due to redistricting. He has heard discussions about developing the higher-education campuses in the area, which were stalled due to the economic downturn, but will increase the need for housing in the area. He pointed out that he too lived in apartments as a young adult. This is a very nice product that will enhance the neighborhood. He recalled going to the corner with former COUNCILMAN ROSS to clean up glass from broken windows, and he felt this is an improvement and a good fit overall.

COMMISSIONER ROGAN supported the application because it is consistent with the Town Center plan. Although he supports this project, he would prefer in the future to include true mixed-use development.

As a new Planning Commissioner, COMMISSIONER WALSH said he could not believe the science and consideration of details that go into designing a development. He supported the project.

MR. GRONAUER confirmed for the Chair that he agreed with all the conditions.

See Items 39a-39dc for related backup.

CHAIR SCHLOTTMAN declared the Public Hearing closed for Items 39-39d.

- 39a. 21-0764-MOD1 - MAJOR MODIFICATION - FROM: SC-TC (SERVICE COMMERCIAL - TOWN CENTER) TO: UC-TC (URBAN CENTER MIXED-USE - TOWN CENTER)
- Minutes:
See Item 39 for related discussion and Items 39-39d for related backup.
- Motion made by Donna Toussaint to Approve Items 39a-39d subject to condition(s)
- Passed For: 6; Against: 1; Abstain: 0; Did Not Vote: 0; Excused: 0
- For-Louis De Salvio, Anthony Williams, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh; Against-Sam Cherry;
- 39b. 21-0764-VAR1 - VARIANCE - TO ALLOW 404 PARKING SPACES WHERE 440 ARE REQUIRED
- Minutes:
See Item 39 for related discussion and Items 39-39d for related backup.
- Motion made by Donna Toussaint to Approve Items 39a-39d subject to condition(s)
- Passed For: 6; Against: 1; Abstain: 0; Did Not Vote: 0; Excused: 0
- For-Louis De Salvio, Anthony Williams, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh; Against-Sam Cherry;
- 39c. 21-0764-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED SINGLE-USE HIGH DENSITY RESIDENTIAL USE
- Minutes:
See Item 39 for related discussion and Items 39-39d for related backup.
- Motion made by Donna Toussaint to Approve Items 39a-39d subject to condition(s)
- Passed For: 6; Against: 1; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh; Against-Sam Cherry;

- 39d. 21-0764-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 264-UNIT, MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF THE TOWN CENTER DEVELOPMENT STANDARDS

Minutes:

See Item 39 for related discussion and Items 39-39d for related backup.

Motion made by Donna Toussaint to Approve Items 39a-39d subject to condition(s)

Passed For: 6; Against: 1; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh; Against-Sam Cherry;

40. 21-0765 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on the following Land Use Entitlement project requests on approximately 131.00 acres generally bounded by Gass Avenue on the north; Las Vegas Boulevard, 4th Street and 3rd Street on the east; Imperial Avenue on the south; and Commerce Street and the Union Pacific Railroad on the west (APNs multiple), Ward 3 (Diaz). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

See Item 6 for related discussion and Items 40a and 40b for related backup.

- 40a. 21-0765-GPA1 - GENERAL PLAN AMENDMENT - FROM: MXU (MIXED USE), C (COMMERCIAL), LI/R (LIGHT INDUSTRY/RESEARCH) AND PF (PUBLIC FACILITIES) TO: FBC (FORM-BASED CODE)

Minutes:

See Item 6 for related discussion and Items 40-40b for related backup.

Motion made by Jeff Rogan to Hold in Abeyance Items 21a-21c, 26a-26d, 27a-27c, 28a-28c, 30 and 34a-34d to 2/8/2022 and Items 40a and 40b to 3/8/2022

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

- 40b. 21-0765-ZON1 - REZONING - FROM: R-4 (HIGH DENSITY RESIDENTIAL), C-1 (LIMITED COMMERCIAL), C-2 (GENERAL COMMERCIAL), C-M (COMMERCIAL/INDUSTRIAL), C-V (CIVIC) AND M (INDUSTRIAL) TO: T4-MS (T4 MAIN STREET), T4-M (T4 MAKER), T5-MS (T5 MAIN STREET), T5-C (T5 CORRIDOR), T6-UC (T6 URBAN CORE), T6-UG (T6 URBAN GENERAL) AND T6-UG-L (T6 URBAN GENERAL LIMITED)

Minutes:

See Item 6 for related discussion and Items 40-40b for related backup.

Motion made by Jeff Rogan to Hold in Abeyance Items 21a-21c, 26a-26d, 27a-27c, 28a-28c, 30 and 34a-34d to 2/8/2022 and Items 40a and 40b to 3/8/2022

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;

Citizens Participation:

41. Citizens Participation: Public comment during this portion of the agenda must be limited to matters within the jurisdiction of the Planning Commission. No subject may be acted upon by the Planning Commission unless that subject is on the agenda and is scheduled for action. If you wish to be heard, come to the podium and give your name for the record. The amount of discussion on any single subject, as well as the amount of time any single speaker is allowed, may be limited.

Minutes:

None.

The meeting was adjourned at 9:25 p.m.

Respectfully submitted:

Gabriela Portillo-Brenner, Deputy City Clerk

Ashley Foster, Deputy City Clerk

THIS MEETING WAS PROPERLY NOTICED AND POSTED AT THE FOLLOWING LOCATIONS
IN ACCORDANCE WITH THE NOTICING STANDARDS AS OUTLINED IN NRS 241.020:

The City of Las Vegas website – www.lasvegasnevada.gov

The Nevada Public Notice website – notice.nv.gov

City Hall, 495 South Main Street, 1st Floor