

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

February 8, 2022

6:00 PM

BUSINESS ITEMS:

1. Call to Order

Minutes:

CHAIR SCHLOTTMAN called the meeting to order at 6:01 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, CHERRY, DE SALVIO (excused from 9:40 p.m. to 9:43 p.m.), TOUSSAINT and WILLIAMS

EXCUSED: COMMISSIONER WALSH

Also Present: PETER LOWENSTEIN, Deputy Planning Director, NICOLE EDDOWES and JONATHAN BOYLES, Senior Planners; LUCIEN PAET, Engineering Project Manager; ROBERT NOLAN, Deputy Fire Chief; JAMES LEWIS and REBECCA WOLFSON, Deputy City Attorneys; CHEYENNE LaRANCE and BRIAN CARROLL, Deputy City Clerks

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:

PAMELA LAUBY requested Item 30 be abeyed to the March 8, 2022 Planning Commission Meeting so she may acquire more information about her property.

See Item 6 for related discussion.

5. For Possible Action to Approve the Final Minutes for the Planning Commission Meeting of January 11, 2022.
- Motion made by Jeff Rogan to Approve
- Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1
- For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint; Excused-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, announced requests for Items 17a and 17b to be Withdrawn without Prejudice, and Items 24a-24d, 26 and 30 to be held to the March 8, 2022 Planning Commission Meeting.
- LEO BASCH asked that Item 44 be removed from the Consent Agenda, and CHAIR SCHLOTTMAN confirmed the item would be heard. The Chair also reiterated PAMELA LAUBY'S abeyance request for Item 30.
- Motion made by Jeff Rogan to Withdraw without Prejudice Items 17a and 17b and Hold in Abeyance Items 24a-24d, Item 26 and Item 30 to 3/8/2022
- Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1
- For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint; Excused-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. 21-0741-TMP1 - TENTATIVE MAP - SUMMERLIN PARCEL LM AKA NIGHTHAWK - APPLICANT: KB HOME LAS VEGAS, INC - OWNER: HOWARD HUGHES COMPANY, LLC - For possible action on a Land Use Entitlement project request FOR A 192-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 21.14 acres located at the the southwest corner of Fleet Wing Avenue and Kettle Ridge Drive (Book 166, Page 80), P-C (Planned Community) Zone [SF3 (Single Family Detached) Special Land Use Designation], Ward 2 (Seaman). Staff recommends APPROVAL.
- Motion made by Jeff Rogan to Approve the Consent Agenda except Item(s) None
- Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1
- For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint; Excused-Donald Walsh;
8. 21-0767-TMP1 - TENTATIVE MAP - PANTHER MEDICAL - APPLICANT/OWNER: PANTHER HUALAPAI CORNER, LLC - For possible action on a Land Use Entitlement project request FOR A ONE-LOT COMMERCIAL SUBDIVISION on 5.87 acres on the north side of Alta Drive, approximately 372 feet east of Hualapai Way (APN 138-31-210-012), C-1 (Limited Commercial) Zone, Ward 2 (Seaman). Staff recommends APPROVAL.
- Motion made by Jeff Rogan to Approve the Consent Agenda except Item(s) None
- Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1
- For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint; Excused-Donald Walsh;

9. 21-0776-TMP1 - TENTATIVE MAP - PARCEL 3 AT SUNSTONE MODEL PHASE UNIT 2 - APPLICANT: SHEA HOMES LIMITED PARTNERSHIP - OWNER: SH ACQ2020, LLC - For possible action on a Land Use Entitlement project request FOR A SIX-UNIT CONDOMINIUM RESIDENTIAL SUBDIVISION on 0.27 acres located on the southeast corner of Sandlot Lane and Alexandrite Place (APN 125-06-211-018), T-D (Traditional Development) Zone [AQ (Age Qualified) Sunstone Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL.

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

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

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

10. 21-0787-TMP1 - TENTATIVE MAP - SUNRISE MOUNTAIN PLAZA - APPLICANT/OWNER: BRFI LAS VEGAS, LLC - For possible action on a Land Use Entitlement project request FOR A ONE-LOT COMMERCIAL SUBDIVISION on 11.13 acres at 5001 and 5051 East Bonanza Road (APNs 140-32-502-003 and 004), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

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

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

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

11. 21-0750 - PUBLIC HEARING - APPLICANT: RKA ARCHITECTS INC. - OWNER: DURANGO I-95, LLC - For possible action on the following Land Use Entitlement project requests on a portion of 2.62 acres located at 7715 North El Capitan Way (APN 125-17-612-017), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open for Items 11-18.

See Items 11a and 11b for related backup.

There being no one present to speak, he closed the Public Hearing for Items 11-18.

- 11a. 21-0750-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED RESTAURANT WITH DRIVE THROUGH USE

Minutes:

See Item 11 for related discussion and Items 11-11b for related backup.

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 owns property within the notification area of Item 16, but would be voting on this item as this does not affect him any greater or lesser. Commissioner Toussaint disclosed

she lives within the notification area of Item 14, but would be voting on this item as this does not affect her any greater or lesser.

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

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

- 11b. 21-0750-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 1,234 SQUARE-FOOT RESTAURANT WITH DRIVE-THROUGH DEVELOPMENT

Minutes:

See Item 11 for related discussion and Items 11-11b 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: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

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

12. 21-0770 - PUBLIC HEARING - APPLICANT/OWNER: PROVIDENCE CENTRE, LLC - For possible action on the following Land Use Entitlement project requests at 7181 North Hualapai Way, Suite #150 (APN 126-24-517-003), PD (Planned Development) Zone [VC (Village Commercial) Cliff's Edge Special Land Use Designation], Ward 4 (Anthony). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

See Item 11 for related discussion and Items 12a and 12b for related backup.

- 12a. 21-0770-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 4,200 SQUARE-FOOT TAVERN USE

Minutes:

See Item 11 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: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

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

- 12b. 21-0770-SUP2 - SPECIAL USE PERMIT - FOR A PROPOSED 4,200 SQUARE-FOOT GAMING (INCIDENTAL GAMING MACHINES ONLY) USE

Minutes:

See Item 11 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: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

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

13. 21-0773-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: YING ZHANG - For possible action on a Land Use Entitlement project request TO ALLOW AN EXISTING SIDE-LOADED GARAGE TO BE

CONVERTED TO A CASITA AND LOCATED IN THE FRONT OF THE PRIMARY DWELLING WHERE SUCH IS NOT ALLOWED on 0.17 acres at 709 Sir James Bridge Way (APN 138-31-410-016), R-PD7 (Residential Planned Development – 7 Units per Acre) Zone, Ward 2 (Seaman). Staff recommends APPROVAL.

Minutes:

See Item 11 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: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

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

14. 21-0800-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NAOMI MAURO - OWNER: RAD PROPERTIES, ET AL - For possible action on a Land Use Entitlement project request FOR A PROPOSED 2,050 SQUARE-FOOT BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE at 1930 Rock Springs Drive (APN 138-22-711-005), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). The Planning Commission (6-0 vote) and Staff recommend APPROVAL.

Minutes:

See Item 11 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 Toussaint disclosed she lives within the notification area of Item 14, but would be voting on this item as this does not affect her any greater or lesser.

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

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

15. 21-0806 - PUBLIC HEARING - APPLICANT/OWNER: S&SC HOLDINGS, LLC - For possible action on the following Land Use Entitlement project requests on 0.58 acres at the northwest corner of Sahara Avenue and Santa Clara Drive (APNs 162-03-413-023, 024 and 025), Ward 3 (Diaz). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

See Item 11 for related discussion and Items 15a and 15b for related backup.

- 15a. 21-0806-ZON1 - REZONING - FROM: P-R (PROFESSIONAL OFFICE AND PARKING) TO: C-1 (LIMITED COMMERCIAL) [APNs 162-03-413-024 and 025]

Minutes:

See Item 11 for related discussion and Items 15-15b 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: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

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

- 15b. 21-0806-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 2,800 SQUARE-FOOT DRIVE-THROUGH RESTAURANT WITH A WAIVER OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS

Minutes:

See Item 11 for related discussion and Items 15-15b 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: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

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

16. 21-0808-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: EL BENJAMIN, LLC - For possible action on a Land Use Entitlement project request FOR A MINOR AMENDMENT TO A PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN REVIEW (SDR-64442) TO ALLOW A COURTYARD ADDITION AND PARKING LOT RECONFIGURATION WITH A WAIVER TO ALLOW 26 PARKING SPACES WHERE 39 ARE REQUIRED on 0.48 acres at 519 South 6th Street (APNs 139-34-716-001 through 014), R-4 (High Density Residential) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:

See Item 11 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 owns property within the notification area of Item 16, but would be voting on this item as this does not affect him any greater or lesser.

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

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

17. 21-0816 - PUBLIC HEARING - APPLICANT: RANGEL ENTERPRISES, LLC - OWNER: L'CHAIM IHOP PROPERTY, LLC - For possible action on the following Land Use Entitlement project requests on 0.53 acres at 2210 South Las Vegas Boulevard (APN 162-04-813-075), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

See Items 6 and 11 for related discussion and Items 17a and 17b for related backup.

- 17a. 21-0816-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 5,913 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE WITH 1,475 SQUARE FEET OF OUTDOOR SEATING AREA

Minutes:

See Item 11 for related discussion and Items 17-17b for related backup.

Motion made by Jeff Rogan to Withdraw without Prejudice Items 17a and 17b and Hold in Abeyance Items 24a-24d, Item 26 and Item 30 to 3/8/2022

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

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

- 17b. 21-0816-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 5,913 SQUARE-FOOT RESTAURANT WITH A 1,475 SQUARE-FOOT OUTDOOR PATIO AREA WITH WAIVERS OF THE APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS

Minutes:

See Item 11 for related discussion and Items 17-17b for related backup.

Motion made by Jeff Rogan to Withdraw without Prejudice Items 17a and 17b and Hold in Abeyance Items 24a-24d, Item 26 and Item 30 to 3/8/2022

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

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

18. 21-0821-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: BRAKE MASTERS - OWNER: STONE & STONE, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 5,400 SQUARE-FOOT MINOR AUTO REPAIR GARAGE WITH WAIVERS OF THE TOWN CENTER DEVELOPMENT STANDARDS on 0.88 acres on the south side of Azure Drive, approximately 175 feet west of Tenaya Way (APN 125-27-222-011), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation)], Ward 6 (Fiore). Staff recommends APPROVAL.

Minutes:

See Item 11 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: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

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

PUBLIC HEARING ITEMS

19. ABEYANCE - 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 (Crear). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

This item was heard subsequent to Items 51a-51c.

CHAIR SCHLOTTMAN declared the Public Hearing open for Items 19-19c.

JONATHAN BOYLES, Senior Planner, reported that the applicant requested multiple waivers of Title 19 development standards for the proposed Mixed-Use development with regards to insufficient on-site parking, building setbacks, landscape buffers, residential adjacency setbacks and parking lot screening. In addition, the proposed C-2 (General Commercial) zoning district is designed to provide the broadest scope of compatible services for both the general and traveling public. This category allows retail, service, automotive, wholesale, office and other general business uses of an intense character, as well as mixed-use developments. This district should be located away from low- and medium-density residential development and may be used as a buffer between retail and industrial uses. As evidenced by the multiple Waivers, staff found the site to be too small to accommodate the intensity of the proposed uses and recommended denial of all applications. He noted additional letters of protest were received since publication.

ATTORNEY STEPHANIE ALLEN appeared representing the applicant. She described the quarter-acre site and the zoning of the surrounding area within the Cashman district. She explained the item was held in abeyance at

the last Planning Commission meeting so a neighborhood meeting could be held, and they would be offering compromises to address concerns. MS. ALLEN noted buildings close to the site included a 38-foot tall warehouse building owned by Circa and an 87-foot tall Public Safety building. She stated the building on the site had burned down, the existing fences were dilapidated, and the proposed construction would improve the area.

MS. ALLEN offered to reduce the application's rezoning request from C-2 to C-1 (Limited Commercial), since neighbors were concerned intense uses such as a 7-Eleven, which provides alcohol and gaming, could be built on the site. She explained any intense use on a C-1 zone would require a Special Use Permit. The proposal is reconstruction for True Family Services, a disability and mental health service provider, which has operated on that site since 2010 and is established in the neighborhood. The first floor of the proposed construction would have ancillary and office use, such as barber and coffee shops. The second and third floors would be for residential use.

MS. ALLEN explained the first floor would be 4,800-square-feet while the second and third floors would be 3,800-square-feet. The proposed residential use is for 18 units to house veterans serviced by True Family Services. She explained the special use permit was requested to have parking front Bonanza Road, which would be preferential to a 1st Street access point. There would be 12 underground parking spaces with a few above ground.

MS. ALLEN requested a landscaping waiver due to the small site size but was willing to add additional trees and shrubs. She described the planned landscaping and wall construction and offered to increase wall height if requested by residents. MS. ALLEN displayed the proposed building design, which included balconies, but she was willing to have them removed due to resident concerns. She explained a General Plan Amendment was not provided since it is master planned for mixed use residential and commercial.

LEO BASCH attended the neighborhood meeting and found it productive. He did not believe the lot would ever have a single-family residence and announced support for the proposed mixed-use development.

STEVEN BANK spoke on behalf of JUDITH RUMFORD and stated the code for C-1 contained the term "local business" and stressed the importance of enforcement of that term. He noted the orientation of the proposed building would create visual congestion and suggested rotating the orientation of the building, which would allow above ground parking.

LYLE FISHER believed lacking 10 feet between residents would cause a fire hazard. He advocated support for veterans, stating they need more space than the proposed housing would allow.

CURTIS WALKER stated the proposed three-story building and warehouse across the street would completely block his west and south skylines. He expressed concerns regarding privacy for his and seven other nearby properties, construction noise, increased traffic, overflow parking, and commercial encroachment.

DIANA LUK expressed opposition to rezoning since it is not in accordance with the master plan for the area. She stated most properties in the Historic Biltmore Estate were built in the 1940's, and it is meant for one-story properties. MS. LUK expressed concerns on increased traffic and street parking. She requested Councilmembers to deny the application for the benefit of residents.

CHARMAINE LAI showed pictures of the area and houses in the neighborhood. She stated the neighborhood's master plan does not permit three-story buildings. She also expressed privacy and fire hazard concerns. MS. LAI requested a taller wall be built for a one-story professional office but for the zoning to remain residential.

KOREN VINCENT stated her family purchased the property at 105 Palm Lane in the early 1960s. The neighborhood is close-knit, and the property has been rented by the same mechanic for over 20 years. MS. VINCENT felt the project plans, explained at the Dula Community Center meeting, were not plausible for low-income veterans on such a small site. She said rezoning would change the nature of the neighborhood. A historic resource survey was commissioned by the City of Las Vegas in 2003 and found the Biltmore Neighborhood to contain great historic value. The Nevada Preservation Foundation was awarded a grant from

the Commission for the Las Vegas Centennial in 2020 to research nomination for inclusion in the National Register of Historic Places and the City of Las Vegas' Historical Property Register. MS. VINCENT conjectured that new commercial development would affect Biltmore's historical integrity.

OLIVER MOORE opposed the project due to parking issues with True Family Services. He also explained the 120-foot lot is not large enough for the proposed construction.

JOVAN JACKSON advised he is the Director of True Family Services. He said there is a housing crisis and veterans are in need of homes as well as mental health services. MR. JACKSON cited Veterans Memorial Drive and a nearby veterans center, and noted their vicinity matches the veteran focus of the neighborhood. He expressed support for the application so True Family Services can continue to provide veteran mental health services and housing.

CHUCK ERWIN stated he was opposed to the construction but changed his opinion after learning about veteran services being offered. He expressed traffic concerns and recommended the backside of the proposed building to only be two floors and to remove the commercial space. MR. ERWIN appreciated that the balconies were removed, but asked that the 10-foot buffer be landscaped with 40-foot high trees.

AARON JOHNSON stated concern regarding overflow parking on his property, as well as vagrancy issues.

MS. ALLEN thanked the speakers for their valuable feedback and was willing to adjust the design prior to City Council. She stated view concerns were not legally protected, and explained increased parking was not anticipated with the proposed property usage. MS. ALLEN explained vagrancy issues are more prominent on vacant lots and would be resolved with construction. Red Rock Oak trees are planned for the eastern property line, and they are willing to add additional landscaping. She stated the proposed apartment units are not transitional housing since that is not allowed with C-1 designation, and apologized for not providing updated conditions prior to this meeting. She hoped to connect with Veterans Affairs before the next City Council meeting.

COMMISSIONER CHERRY stated changing the designation from C-2 to C-1 was appropriate, but he could not support a three story building being built in the neighborhood.

COMMISSIONER WILLIAMS echoed COMMISSIONER CHERRY'S sentiment and planned to follow staff's recommendation of denial.

COMMISSIONER ROGAN stated the building height was a concern but did not believe a single family home would ever be built on the lot. He recommended moving the three story building closer to Bonanza Road since that would not require a Special Use Permit. COMMISSIONER ROGAN did not see a difference between a three-story, 35-foot tall commercial versus a residential building.

MS. ALLEN said the proposed construction is only 33-feet tall, and the previous property on the site was a two-story home.

See Items 19a-19c for related backup.

CHAIR SCHLOTTMAN declared the Public Hearing closed for Items 19-19c.

- 19a. ABEYANCE - 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 19 for related discussion and Items 19-19c for related backup.

Motion made by Anthony Williams to Deny Items 19a-19c

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

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

19b. ABEYANCE - 21-0379-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED MIXED USE DEVELOPMENT

Minutes:

See Item 19 for related discussion and Items 19-19c for related backup.

Motion made by Anthony Williams to Deny Items 19a-19c

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

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

19c. ABEYANCE - 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 19 for related discussion and Items 19-19c for related backup.

Motion made by Anthony Williams to Deny Items 19a-19c

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

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

20. ABEYANCE - 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:

This item was heard after Item 38.

CHAIR SCHLOTTMAN declared the Public Hearing open for Items 20-20d.

JONATHAN BOYLES, Senior Planner, reported that staff had determined a unique circumstance had been presented pertaining the requested Variance to allow an increased front yard wall height. As a front yard fence consisting of a two-foot tall solid base with three feet of open wrought iron as required by Title 19.06, will not properly shield the horses on-site from vehicular traffic in the area, which can create an on-site hazard. Furthermore, staff found the existing animal hospital and clinic land use and structure to be harmonious and compatible with the surrounding rural horse properties in the area. The proposed building elevations depict a facility that is representative of a horse barn, with barn doors and pitched roof lines that blend with the rural residential nature of the area and surrounding neighborhoods. Therefore, staff revised its recommendation to approval on all requested applications. He noted that the Variance (21-0645-VAR2), to allow a 20-foot residential adjacency setback where 81 feet is required was no longer needed for this project and may be stricken from the record. Revised plans were received by staff after notification, which depicted a building facade and height along the east property line that complies with residential adjacency development standards.

LESLEY SCHUR noted she is a veterinarian for the Desert Pines Equine Center, and stated they have been

there since 1998. She said they have obtained the adjacent land and will need to expand to add housing for hospitalized patients and advanced imaging. MS. SCHUR noted they had a community meeting and asked to move forward with the project.

MALLORY SAVAGE appeared representing Purvis Architects, and she concurred with staff's recommendation of approval.

JIM KLINKNER owns the residence to the east of the applicant's property, and appeared representing those who attended the neighborhood meeting. He believed the development would be good for the neighborhood and expressed his support.

COMMISSIONER DE SALVIO thanked MS. SCHUR for working with the neighbors and making the needed changes. He felt the proposed amenities were needed in Ward 6.

See Items 20a-20d for related backup.

CHAIR SCHLOTTMAN declared the Public Hearing closed for Items 20-20d.

- 20a. ABEYANCE - 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 20 for related discussion and Items 20-20d for related backup.

Motion made by Louis De Salvio to Approve Items 20a, 20c and 20d and Strike Item 20b subject to condition(s)

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

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

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

Minutes:

See Item 20 for related discussion and Items 20-20d for related backup.

Motion made by Louis De Salvio to Approve Items 20a, 20c and 20d and Strike Item 20b subject to condition(s)

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

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

- 20c. ABEYANCE - 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 20 for related discussion and Items 20-20d for related backup.

Motion made by Louis De Salvio to Approve Items 20a, 20c and 20d and Strike Item 20b subject to condition(s)

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

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

- 20d. ABEYANCE - 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 20 for related discussion and Items 20-20d for related backup.

Motion made by Louis De Salvio to Approve Items 20a, 20c and 20d and Strike Item 20b subject to condition(s)

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

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

21. ABEYANCE - 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:

Items 21-21c and 22-22c were heard together.

CHAIR SCHLOTTMAN declared the Public Hearing open for Items 21-21c and 22-22c.

With regard to Item 21, JONATHAN BOYLES, Senior Planner, reported the proposed 224-unit multi-family residential project was intended to tie into a separately proposed commercial development at the northwest corner of Fremont Street and Eastern Avenue. As proposed, the residential apartments would consist of a mix of one and two-bedroom units for rent; however, no evidence of a unique or extraordinary circumstance had been presented, in that the applicant created a self-imposed hardship by proposing a land use that is too intense to meet parking requirements for the subject site. A reduction in the number of residential units would allow conformance to Title 19 requirements. In addition, the multi-family residential use located within commercial zoning districts was intended to incorporate a limited commercial component, usually on the ground floor of a mixed-use development; this project lacks this required feature. Therefore, staff recommended denial of the requested Variance, Special Use Permit, and Site Development Plan Review.

With regard to Item 22, MR. BOYLES reported that the applicant requested to rezone the site to T4-C (T4 Corridor), which is the only transect district that allows the Drive-Through land use. A bill is being drafted that conditionally allows this use in all non-neighborhood level transect districts, but there is no timetable for adoption of that item. The proposed T4-C (T4 Corridor) transect is a lower intensity designation than T5-MS (T5 Main Street) but that is well-suited to major arterial streets such as Fremont Street and Eastern Avenue. Therefore, staff recommended approval of the requested General Plan Amendment and Rezoning; However, the design of the site did not meet basic principles of the form-based code. This is an auto-oriented, suburban-style development with buildings placed far back from the setback from the street frontages in order to accommodate long drive-through lanes and additional parking. A core objective of the Vision 2045 Downtown Las Vegas Master Plan and for the T4 transect district was to be walkable and pedestrian friendly; therefore, staff recommended denial of the requested Site Development Plan Review.

MITCH OGRON appeared representing the applicant and described the location of the proposed Raising Cane's and Starbucks projects. He noted the City of Las Vegas brought a General Plan Amendment forward to bring a portion of the commercial corner into conformity with Form-Based Code. With regard to Item 21, MR.

OGRON explained that the project would have 160 one-bedroom and 64 two-bedroom apartments. The parking waiver was requested due to the less intense parking needs by the residents. He noted the Planning Commission had approved similar Variances in the past to accommodate for 0.7 parking units per door, and he worked with City Traffic Engineers to design a left-turn entry point. He noted a hardship would be present for development without the entry point. MR. OGRON requested landscape waivers to account for the required site visibility zone imposed by the City. He believed they met the intent of a mixed-use project, since retail and food service amenities would be on-site. He stated ARNIE STOCK, who runs nearby Veteran's Village, supported the project.

With regard to Item 22, COMMISSIONER ROGAN noted portions of the application area were amended to Form-Based Code, and the proposed drive-throughs do not match the intent of Form-Based Code or meet mixed-use. COMMISSIONER ROGAN supported the parking Variance, General Plan Amendment and Rezoning but did not support the proposed development.

CHAIR SCHLOTTMAN advised he has lived in the neighborhood since 2008 and has experience constructing lofts. He understood COMMISSIONER ROGAN'S comments on Form-Based Code, but he believed the proposed project was a better fit than the nearby one-story hotel remodels. He liked the look of the nearby Terrible Herbst gas station, and he expressed support for the Starbucks. CHAIR SCHLOTTMAN confirmed with MR. OGRON that they were looking at 0.7 parking units per door. MR. OGRON stated he had been involved with the property for about four years and noted other commercial tenants were unable to acquire leasing for the area. He supports Form-Based Code, but believed the location is higher in traffic than the Arts District. He did not necessarily disagree with COMMISSIONER ROGAN'S comments, but he thought food services and housing were needed Downtown. COMMISSIONER ROGAN stated Form-Based Code was supported by the Planning Commission and City Council, and they need to consider how they want the city to look in 10 to 20 years.

COMMISSIONER CHERRY understood the importance of Form-Based Code, but referenced similar construction in the area. He advised the Planning Commission was the appropriate body to challenge Form-Based Code compliance, and he supported the project.

MR. OGRON stated the rezoning would stop allowing drive-through use at 21st Street. He agreed to all conditions for Items 21-21c and 22-22c.

See Items 21a-21c for related backup.

CHAIR SCHLOTTMAN declared the Public Hearing closed for Items 21-21c and 22-22c.

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

Minutes:

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

Motion made by Sam Cherry to Approve Items 21a-21c subject to condition(s)

Passed For: 5; Against: 1; Abstain: 0; Did Not Vote: 0; Excused: 1

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

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

Minutes:

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

Motion made by Sam Cherry to Approve Items 21a-21c subject to condition(s)

Passed For: 5; Against: 1; Abstain: 0; Did Not Vote: 0; Excused: 1

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

- 21c. ABEYANCE - 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 21 for related discussion and Items 21-21c for related backup.

Motion made by Sam Cherry to Approve Items 21a-21c subject to condition(s)

Passed For: 5; Against: 1; Abstain: 0; Did Not Vote: 0; Excused: 1

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

22. ABEYANCE - 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 21 for related discussion and Items 22a-22c for related backup.

- 22a. ABEYANCE - 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 21 for related discussion and Items 22-22c for related backup.

Motion made by Sam Cherry to Approve Items 22a-22c subject to condition(s)

Passed For: 5; Against: 1; Abstain: 0; Did Not Vote: 0; Excused: 1

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

- 22b. ABEYANCE - 21-0666-ZON1 - REZONING - FROM: T5-MS (T5 MAIN STREET) TO: T4-C (T4 CORRIDOR)

Minutes:

See Item 21 for related discussion and Items 22-22c for related backup.

Motion made by Sam Cherry to Approve Items 22a-22c subject to condition(s)

Passed For: 5; Against: 1; Abstain: 0; Did Not Vote: 0; Excused: 1

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

- 22c. ABEYANCE - 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 21 for related discussion and Items 22-22c for related backup.

Motion made by Sam Cherry to Approve Items 22a-22c subject to condition(s)

Passed For: 5; Against: 1; Abstain: 0; Did Not Vote: 0; Excused: 1

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

23. ABEYANCE - 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:

CHAIR SCHLOTTMAN declared the Public Hearing open.

JONATHAN BOYLES, Senior Planner, reported this was a Variance request to keep an existing parking lot within an existing commercial development that fails to meet Title 19 parking space and aisle dimension requirements. The requested Variance is a result of a Code Enforcement Case (#CE21-02996) regarding possible parking lot restriping resulting in parking spaces that are too small. The case remains open. Staff found the request to be a self-imposed hardship as no evidence of a unique or extraordinary circumstance had been presented, and thereby recommended denial of the requested Variance.

DOUG RANKIN appeared on behalf of the property owner, and described the site location and construction history. The site was entitled in 1993, completed in 1998 and acquired by the owner less than two years ago. The owner conducted a zoning review with the Planning Department and confirmed all permits were approved, and also completed an ALTA survey to ensure the site was built as planned. MR. RANKIN noted the code enforcement complaint was the first complaint in 28 years. He said the site was planned, built, approved and inspected this way, but conceded a mistake was made along the way. He read from Title 19 and explained a hardship would be imposed if the Variance was denied. MR. RANKIN provided a support petition from on-site tenants and staff, which was submitted for the record and is attached as backup.

CREE HAMILTON stated he was a tenant and had rented space from the owner for 25 years. He had heard complaints regarding too few parking spots, but never about their size, and he asked for the Variance to be approved.

SALVATORE GUY stated he was the landlord for 11 of the 12 buildings, and he bought the park in December 2019. He said a common request from tenants is to increase parking. He advised some leases were executed with parking agreements, and changing parking spots would cause them to default.

ROBERT VANCE stated he has been a tenant of the property since last year and believed reducing the parking would cause a hardship.

BARB KEEVER believed the parking spaces were critical.

SAVVAS ANDREWS owns the Bagel Cafe, and has been a tenant since 1996. He found the small parking spaces to be manageable and asked that they be left as they are.

COMMISSIONER ROGAN confirmed the total amount of parking spaces and sizes with MR. RANKIN. He did not believe the drive aisle needed to be adjusted, but he did have issues with the parking space widths for

safety concerns. The Commissioner believed reallocating the leased parking spaces would resolve the parking deficiency problem.

COMMISSIONER DE SALVIO has visited the property since 1997, and found the parking to be manageable. He related this Variance to items approved earlier on the Agenda for pre-existing structures and announced his support.

COMMISSIONER TOUISSANT has visited the Bagel Cafe since they opened, and she agreed there was an issue with the parking space widths, but supported the Variance.

COMMISSIONER WILLIAMS announced his support.

CHAIR SCHLOTTMAN declared the Public Hearing closed.

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

Passed For: 5; Against: 1; Abstain: 0; Did Not Vote: 0; Excused: 1

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

24. ABEYANCE - 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 (Crear). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

See Item 6 for related discussion and Items 24a-24d for related backup.

- 24a. ABEYANCE - 21-0736-GPA1 - GENERAL PLAN AMENDMENT - FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: ML (MEDIUM-LOW DENSITY RESIDENTIAL)

Minutes:

See Item 24 for related discussion and Items 24a-24d for related backup.

Motion made by Jeff Rogan to Withdraw without Prejudice Items 17a and 17b and Hold in Abeyance Items 24a-24d, Item 26 and Item 30 to 3/8/2022

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

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

- 24b. ABEYANCE - 21-0736-ZON1 - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: R-SL (RESIDENTIAL SMALL LOT)

Minutes:

See Item 24 for related discussion and Items 24a-24d for related backup.

Motion made by Jeff Rogan to Withdraw without Prejudice Items 17a and 17b and Hold in Abeyance Items 24a-24d, Item 26 and Item 30 to 3/8/2022

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

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

- 24c. ABEYANCE - 21-0736-VAR1 - VARIANCE - TO ALLOW A 1.00 CONNECTIVITY RATIO WHERE 1.30 IS THE MINIMUM REQUIRED

Minutes:

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

Motion made by Jeff Rogan to Withdraw without Prejudice Items 17a and 17b and Hold in Abeyance Items 24a-24d, Item 26 and Item 30 to 3/8/2022

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

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

- 24d. ABEYANCE - 21-0736-TMP1 - TENTATIVE MAP - APRICOT & ROBERTA - FOR A PROPOSED 16-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

Minutes:

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

Motion made by Jeff Rogan to Withdraw without Prejudice Items 17a and 17b and Hold in Abeyance Items 24a-24d, Item 26 and Item 30 to 3/8/2022

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

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

25. 21-0510-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: BERNARDO GUTIERREZ - For possible action on a Land Use Entitlement project request TO ALLOW A FIVE-FOOT CORNER SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED on 0.12 acres at 10 Traci Street (APN 140-32-415-016), R-PD7 (Residential Planned Development - 7 Units per Acre) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open.

JONATHAN BOYLES, Senior Planner, reported no evidence of a unique or extraordinary circumstance had been presented, in that the applicant created a self-imposed hardship by proposing to construct a patio cover that fails to comply with minimum Title 19 development standards. In view of the absence of any hardships imposed by the site's physical characteristics, it was concluded that the applicant's hardship was preferential in nature; therefore, staff recommended denial of the requested Variance.

JAIME DE LA VEGA appeared on behalf of the property owner and explained the 598-square-foot patio cover is being used for shade, and it matches nearby residences.

CHAIR SCHLOTTMAN noted the residence next door had the same patio cover, nobody expressed opposition, and that he would support this item.

CHAIR SCHLOTTMAN declared the Public Hearing closed.

Motion made by Sam Cherry to Approve subject to condition(s)

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

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

26. 21-0569-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: D C RAMPART OWNER, LLC - For possible action on a Land Use Entitlement project request TO ALLOW A 15-FOOT RESIDENTIAL ADJACENCY SETBACK FOR EXISTING CARPORTS AND TO ALLOW A DEVIATION FROM THE LAS VEGAS RENAISSANCE MASTER PLAN SECTION 2.10 TO ALLOW STRUCTURES (CARPORTS) WITHIN A REQUIRED 60-FOOT NO BUILDING/STRUCTURE ZONE on 15.60 acres at 8791 Alta Drive (APN 138-32-723-003), PD (Planned Development) Zone, Ward 2 (Seaman). Staff recommends APPROVAL.

Minutes:

See Item 6 for related discussion.

Motion made by Jeff Rogan to Withdraw without Prejudice Items 17a and 17b and Hold in Abeyance Items 24a-24d, Item 26 and Item 30 to 3/8/2022

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

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

27. 21-0623 - PUBLIC HEARING - APPLICANT: INFRA TOWERS, LLC - OWNER: THOMAS POZDRO AND CRYSTAL ELLER - For possible action on the following Land Use Entitlement project requests on 3.30 acres at 5300 Solar Avenue (APN 125-13-801-006), R-E (Residence Estates) Zone, Ward 6 (Fiore). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open for Items 27-27b.

JONATHAN BOYLES, Senior Planner, reported a Wireless Communication Facility, Stealth Design use was permitted in the R-E (Residence Estates) zoning district with the approval of a Conditional Use Permit. However, a Special Use Permit had been requested as the proposed use does not comply with minimum Conditional Use requirements as there was a single family detached dwelling located on site where no residential use may exist on the property. Furthermore, no evidence of a unique or extraordinary circumstance had been presented with regard to the requested Variance, in that the applicant had created a self-imposed hardship by proposing to construct a wireless tower that fails to meet minimum Title 19 requirements; therefore, staff recommended denial of the requested Variance and Special Use Permit. He noted additional letters of support and protest were received since publication.

AMY TOLLEFSON appeared on behalf of the applicant, and explained the proposed 80-foot wireless co-location communication tower would have a water tank design and allow use for three carriers. The property was used as a residence and a 501(c)(3) non-profit horse boarding facility. MS. TOLLEFSON asked for the setback Variance to allow trailer driving and event space. She advised that similar Variances were approved through the City Council for two stealth towers in the area and she explained that existing old-growth trees would shield the east side of the property. MS. TOLLEFSON noted the Valley Vista Master Plan to the east would likely not have space for a tower, and the proposed tower would be beneficial to them as well.

BRYAN PELLICAN noted his family collectively own 10 properties within the impact zone. He expressed opposition to the cellular tower, and he believed it would cause home values to decrease. MR. PELLICAN thought the 80-foot tower was unsightly and too tall, since the trees mentioned by MS. TOLLEFSON were only 40-feet tall. He explained that one of the previously approved towers impacted 73 homeowners and was denied by the Planning Commission in 2018, but was later approved by the City Council. The tower on Jones Boulevard impacted 93 homeowners, and was approved by the Planning Commission and had received no opposition. MR. PELLICAN advised that the proposed tower impacted over 230 homeowners, and he believed there was much more opposition to this project. He referenced a letter within the backup and explained the applicant had other properties available for the proposed tower. He asked the Planning Commission to deny the Variance on the same merits they denied the 2018 cellular tower and noted this project had three-times as many affected homeowners.

KEITH HEDGE explained that he purchased his property after checking the zoning and codes for the neighborhood. He expressed opposition since the project would affect his view.

JANE HEDGE expressed opposition to the project due to congestion and concerns about health effects from towers. She referenced surveys, studies and meeting minutes from the City of Flagstaff Planning and Zoning Commission, a copy of which was submitted and attached as backup, and discussed concerns for residents living within a 400-yard radius of a cell tower.

DEPUTY CITY ATTORNEY JAMES LEWIS advised that the Telecommunications Act prohibits Commissioners from considering RF (radio frequency) issues regarding cell phone towers and asked that the Commissioner state whether or not RF issues were considered when making their motion.

BRIAN REED lives behind the applicant, and he expressed opposition to the project.

RON REED expressed opposition to the view imposed by the project. He stated the area nearby is dense and the tower can be built elsewhere.

JORGE TORRES expressed gratitude to the applicant, but he believed the pine trees may fall over and destroy the cell tower. He advised the applicant caused parking issues with for-profit events, and he was concerned the applicant would move after finishing construction.

CRYSTAL ELLER, applicant, believed home values in the area were higher due to large acreage properties that are low density. The cell tower would deter future builders from increasing density and lowering property values. MS. ELLER speculated that younger generations would welcome cell phone towers, and everyone would benefit from increased cell phone service. She thought the stealth design would be attractive on her property and it would fit the neighborhood.

AMY TOLLEFSON asked anyone concerned about safety issues to visit fcc.gov (RF Safety) to check a more reliable source. She stated the project was for a tower that would house three carriers, which reduces the need for additional towers, and she said this was favored by the City of Las Vegas Code for co-locations. MS. TOLLEFSON advised that fiber is broadcast through cell phone towers as opposed to cable in the ground.

COMMISSIONER DE SALVIO stated he had never received so much opposition to a project, and he noted all support documentation came from addresses that were not close to the project. He stated the project was not harmonious and compatible with the neighborhood, and expressed disdain for the design of the tower when compared to other towers in Ward 6.

COMMISSIONER ROGAN expressed opposition based on staff recommendations and the tower's height.

Prior to making his motion, COMMISSIONER DE SALVIO stated RF issues were not considered for the motion.

See Items 27a and 27b for related backup.

CHAIR SCHLOTTMAN declared the Public Hearing closed for Items 27-27b.

- 27a. 21-0623-VAR1 - VARIANCE - TO ALLOW AN 80-FOOT TALL WIRELESS COMMUNICATION FACILITY WHERE 35 FEET IS THE MAXIMUM HEIGHT ALLOWED; A 28-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED AND A RESIDENTIAL ADJACENCY SETBACK OF 88 FEET WHERE A MINIMUM OF 240 FEET IS REQUIRED

Minutes:

See Item 27 for related discussion and Items 27-27b for related backup.

Motion made by Louis De Salvio to Deny Items 27a and 27b

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

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

- 27b. 21-0623-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 80-FOOT TALL WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN [WATER TOWER] USE

Minutes:

See Item 27 for related discussion and Items 27-27b for related backup.

Motion made by Louis De Salvio to Deny Items 27a and 27b

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

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

28. 21-0674-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CESAR & VIRGINIA MARALIT - For possible action on a Land Use Entitlement project request TO ALLOW A ONE-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING PATIO COVER on 0.15 acres at 2210 Poplar Avenue (APN 139-35-611-035), R-1 (Single Family Residential) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open.

JONATHAN BOYLES, Senior Planner, reported that no evidence of a unique or extraordinary circumstance had been presented, in that the applicant created a self-imposed hardship by proposing to construct a patio cover that fails to comply with minimum Title 19 development standards without proper building permits. In view of the absence of any hardships imposed by the site's physical characteristics, it was concluded that the applicant's hardship was preferential in nature; therefore, staff recommended denial of the requested Variance. He noted that additional letters of support had been received since publication.

ADRIAN PLADA appeared representing the applicant, and he advised they have started the building permit process. He stated the applicant will be unable to park their car without the Variance, and requested approval.

CHAIR SCHLOTTMAN read conditions to MR. PLADA, and they were agreed to.

CHAIR SCHLOTTMAN declared the Public Hearing closed.

Motion made by Sam Cherry to Approve subject to condition(s)

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

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

29. 21-0675-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: LIZA J. RIVERA - For possible action on a Land Use Entitlement project request TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING PATIO COVER on 0.14 acres at 2203 Poplar Avenue (APN 139-35-611-019), R-1 (Single Family Residential) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

Minutes:

This item was pulled forward and heard subsequent to Items 19a-19c.

CHAIR SCHLOTTMAN declared the Public Hearing open.

JONATHAN BOYLES, Senior Planner, reported no evidence of a unique or extraordinary circumstance had been presented, in that the applicant created a self-imposed hardship by proposing to construct a patio cover that fails to comply with minimum Title 19 development standards without proper building permits. In view of the absence of any hardships imposed by the site's physical characteristics, it was concluded that the applicant's hardship was preferential in nature; therefore, staff recommended denial of the requested Variance. He noted additional letters of support were received since publication.

DEPUTY CITY ATTORNEY JAMES LEWIS requested that ARLENE ALVAREZ, Special Assistant to Council, translate the staff report.

LIZA RIVERA asked that the patio cover remain as it has been there since 2011.

RANDY GARCIA announced support for the Variance and stated the wall has been there since the 1990s.

CHAIR SCHLOTTMAN noted most houses in the neighborhood had a carport, and he would support the item. He confirmed the applicant had agreed to all conditions.

CHAIR SCHLOTTMAN declared the Public Hearing closed.

Motion made by Sam Cherry to Approve subject to condition(s)

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

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

30. 21-0676-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: TRACY ANN SOARES AND PAMELA SUE LAUBY - For possible action on a Land Use Entitlement project request TO ALLOW A ONE-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [CARPORT] on 0.15 acres at 1721 Cedar Avenue (APN 139-35-510-157), R-1 (Single Family Residential) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

Minutes:

See Items 4 and 6 for related discussion.

Motion made by Jeff Rogan to Withdraw without Prejudice Items 17a and 17b and Hold in Abeyance Items 24a-24d, Item 26 and Item 30 to 3/8/2022

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

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

31. 21-0677-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ERNEST RAYMOND ROSS III - For possible action on a Land Use Entitlement project request TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [CARPORT] on 0.15 acres at 2308 East Mesquite Avenue (APN 139-35-513-024), R-1 (Single Family Residential) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open.

JONATHAN BOYLES, Senior Planner, reported no evidence of a unique or extraordinary circumstance had been presented, in that the applicant created a self-imposed hardship by proposing to construct an accessory structure class II [carport] that fails to comply with minimum Title 19 development standards without proper building permits. In view of the absence of any hardships imposed by the site's physical characteristics, it was

concluded that the applicant's hardship was preferential in nature; therefore, staff recommended denial of the requested Variance. He noted that additional letters of support had been received since publication.

ERNEST ROSS noted similar cases were presented to the Commission, and he needs the carport for shade.

CHAIR SCHLOTTMAN supported the Variance since it was similar to earlier items on the Agenda.

PETER LOWENSTEIN, Deputy Planning Director, read all conditions, to which the applicant agreed.

CHAIR SCHLOTTMAN declared the Public Hearing closed.

Motion made by Sam Cherry to Approve subject to condition(s)

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

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

32. 21-0678-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ANA LUISA REYES-MARTINEZ AND VALERIA AYLEN FARFAN-DELGADO - For possible action on a Land Use Entitlement project request TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [SHED]; A 10-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED FOR AN EXISTING PATIO COVER; AND AN EXISTING FIVE-FOOT TALL SOLID SCREEN WALL WHERE A THREE-FOOT TALL SOLID SCREEN WALL WITH TWO FEET OF WROUGHT IRON IS ALLOWED on 0.22 acres at 2017 Poplar Avenue (APNs 139-35-610-026 and 027), R-1 (Single Family Residential) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

Minutes:

This item was pulled forward and heard subsequent to the One Motion One Vote Agenda.

CHAIR SCHLOTTMAN declared the Public Hearing open.

JONATHAN BOYLES, Senior Planner, noted that the Variance was incorrectly advertised, as the applicant has requested to allow an existing three-foot tall solid screen wall, with two feet of wrought iron where a two-foot tall solid screen wall with two feet of wrought iron is allowed, not a five-foot solid wall. However, no evidence of a unique or extraordinary circumstance had been presented, in that the applicant created a self-imposed hardship by constructing a patio cover, shed and wall without proper building permits. In view of the absence of any hardships imposed by the site's physical characteristics, it was concluded that the applicant's hardship was preferential in nature, and therefore outside the realm of NRS (Nevada Revised Statutes) Chapter 278 for granting Variances. He noted that additional letters of support and protest were received since publication.

ARLENE ALVAREZ, Special Assistant to Council, translated for ANA REYES who stated the shed was destroyed and they are only requesting the Variance for the patio cover.

CHAIR SCHLOTTMAN explained the Neighborhood Beautification Program, or Block Grant Program, helps bring illegal patio covers and carports into compliance, and there would be several of these Variances discussed during the meeting. He found the carport to be compatible with the house and thanked MS. REYES for destroying the shed. CHAIR SCHLOTTMAN was concerned about a five-foot tall solid block wall but confirmed with MS. REYES that it was a three-foot tall solid screen wall while the top two feet would remain open.

Subsequent to MR. BOYLES reading the amended conditions, DEPUTY CITY ATTORNEY JAMES LEWIS requested that MS. ALVAREZ translate the amended conditions to the applicant, to which they agreed. She noted some neighbors supported the applicant.

CHAIR SCHLOTTMAN declared the Public Hearing closed.

Motion made by Sam Cherry to Approve subject to condition(s) and amending the following conditions as read for the record:

1. A Variance is hereby denied, to allow a zero-foot side yard setback for an existing Accessory Structure (Class II) [shed] where three feet is required.
3. A Variance is hereby approved, to allow a three-foot tall solid screen wall, with two-feet open for visibility in the front yard setback area where two feet of solid block with three feet of wrought iron open for visibility is allowed.

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

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

33. 21-0679-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ANARCYA MURIEDAS-LEON AND LUIS RODRIGUEZ - For possible action on a Land Use Entitlement project request TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING PATIO COVER on 0.14 acres at 2120 Mesquite Avenue (APN 139-35-512-030), R-1 (Single Family Residential) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

Minutes:

This item was pulled forward and heard subsequent to Item 29.

CHAIR SCHLOTTMAN declared the Public Hearing open.

JONATHAN BOYLES, Senior Planner, reported that no evidence of a unique or extraordinary circumstance had been presented, in that the applicant created a self-imposed hardship by proposing to construct a patio cover that fails to comply with minimum Title 19 development standards without proper building permits. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature; therefore, staff recommended denial of the requested Variance. He noted additional letters of support and protest were received since publication.

ARLENE ALVAREZ, Special Assistant to Council, translated for LUIS RODRIGUEZ MEDINA, who stated the house was purchased in 2004 and came with the patio cover.

DEPUTY CITY ATTORNEY JAMES LEWIS confirmed with MS. ALVAREZ that she translated the staff report for MR. MEDINA.

MARTINA MARTINEZ stated she has lived one house down from the applicant for 20 years, and the carport has always been there and is well kept.

CHAIR SCHLOTTMAN noted most houses in the neighborhood had a carport; therefore making them compatible. He confirmed with the applicant that they agreed to all conditions and he advised the applicant to speak with staff regarding building permit instructions.

CHAIR SCHLOTTMAN declared the Public Hearing closed.

Motion made by Sam Cherry to Approve subject to condition(s)

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

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

34. 21-0680-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: KELLI KAY FAVELA AND KELLI CELSO - For possible action on a Land Use Entitlement project request TO ALLOW A ZERO-FOOT SIDE

YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [CARPORT] on 0.15 acres at 1801 Cedar Avenue (APN 139-35-510-156), R-1 (Single Family Residential) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open.

JONATHAN BOYLES, Senior Planner, reported that no evidence of a unique or extraordinary circumstance had been presented, in that the applicant created a self-imposed hardship by installing a patio cover [carport] without the proper building permit(s). In view of the absence of any hardships imposed by the site's physical characteristics, it was concluded that the applicant's hardship was preferential in nature, and it was thereby outside the realm of NRS (Nevada Revised Statutes) Chapter 278 for granting of Variances. He noted that additional letters of support and protest had been received since publication.

KELLI FAVELA advised that the house was built with the carport.

TAMARA FAVELA, GARY FAVELA, PAMELA LAUBY and JOHN LAUBY expressed support for the Variance.

CHAIR SCHLOTTMAN confirmed the applicant agreed to all conditions.

CHAIR SCHLOTTMAN declared the Public Hearing closed.

Motion made by Sam Cherry to Approve subject to condition(s)

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

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

35. 21-0681-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: GARY STEVEN & TAMARA FAVELA - For possible action on a Land Use Entitlement project request TO ALLOW AN EXISTING ZERO-FOOT DISTANCE SEPARATION FROM THE MAIN BUILDING WHERE SIX FEET IS REQUIRED AND A ZERO-FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [STORAGE ROOM] on 0.15 acres at 1717 Cedar Avenue (APN 139-35-510-158), R-1 (Single Family Residential) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open.

JONATHAN BOYLES, Senior Planner, reported that no evidence of a unique or extraordinary circumstance had been presented, in that the applicant created a self-imposed hardship by proposing to construct an accessory structure class II [outdoor storage] that fails to comply with minimum Title 19 development standards without proper building permits. In view of the absence of any hardships imposed by the site's physical characteristics, it was concluded that the applicant's hardship was preferential in nature; therefore, staff recommended denial of the requested Variance. He noted that additional letters of support and protest had been received since publication.

GARY FAVELA noted the patio enclosure was created to deter theft.

PAMELA LAUBY expressed support for the Variance.

CHAIR SCHLOTTMAN read all conditions, and the applicant was in agreeance.

CHAIR SCHLOTTMAN declared the Public Hearing closed.

Motion made by Sam Cherry to Approve subject to condition(s)

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

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

36. 21-0683-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ESTELA FAVELA TRUST, ET, AL - For possible action on a Land Use Entitlement project request TO ALLOW A THREE-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [CARPORT] on 0.14 acres at 2213 Elm Avenue (APN 139-35-611-040), 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 that the applicant had created a self-imposed hardship by constructing the subject carport without a building permit, and staff recommended denial of the requested Variance. She noted there were additional letters of support had been received since publication.

CHAIR SCHLOTTMAN confirmed with DEPUTY CITY ATTORNEY JAMES LEWIS that a motion could be made without the applicant present to accept conditions. He expressed support for the Variance since it was similar to earlier Items on the Agenda.

CHAIR SCHLOTTMAN declared the Public Hearing closed.

Motion made by Sam Cherry to Approve subject to condition(s)

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

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

37. 21-0818-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JOSE R. & DAYSI N. GARCIA - For possible action on a Land Use Entitlement project request TO ALLOW A WALL WITHIN THE FRONT YARD SETBACK WITH A THREE-FOOT SOLID BASE WHERE TWO FEET IS THE MAXIMUM ALLOWED on 0.15 acres at 2207 Poplar Avenue (APN 139-35-611-018), 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 that the applicant created a self-imposed hardship by constructing the subject wall without a building permit and staff recommended denial of the requested Variance. She noted additional letters of support had been received since publication.

RANDY GARCIA translated for the applicant and expressed pride in the design of the wall. He stated they did not want to make any changes to the wall and asked for approval of the Variance.

LIZA RIVERA expressed support for the applicant and stated the wall was secure.

PETER LOWENSTEIN, Deputy Planning Director, read the conditions to the applicant, to which they agreed. CHAIR SCHLOTTMAN expressed support for the Variance since it was similar to an earlier item on the Agenda.

CHAIR SCHLOTTMAN declared the Public Hearing closed.

Motion made by Sam Cherry to Approve subject to condition(s)

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

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

38. 21-0692-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RAMIRO MARTINEZ, ET AL - For possible action on a Land Use Entitlement project request TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED FOR AN EXISTING ADDITION TO A SINGLE-FAMILY RESIDENTIAL DWELLING on 0.52 acres at 4866 Nettie Avenue (APN 140-29-810-048), R-E (Residential Estates) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

Minutes:

This item was pulled forward and heard subsequent to Item 33.

CHAIR SCHLOTTMAN declared the Public Hearing open.

NICOLE EDDOWES, Senior Planner, reported there were no hardships related to the site's physical characteristics, as the property is a rectangular shaped residential lot with no unusual topography. Therefore, staff recommended denial of the requested Variance for an addition to the existing single-family residence. She noted additional letters of support and protest were received since publication.

LIONEL CERVANTES asked for approval since the carport was already in place.

CHAIR SCHLOTTMAN confirmed with MR. CERVANTES that he understood the staff report and agreed to all conditions. The Chair noted the accessory structure was at least 75 feet away from the neighbor's property, and he would support the Variance. He also provided direction to MR. CERVANTES to speak with staff regarding the remaining requirements.

CHAIR SCHLOTTMAN declared the Public Hearing closed.

Motion made by Sam Cherry to Approve subject to condition(s)

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

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

39. 21-0726-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: LV BUILDINGS, LLC - For possible action on a Land Use Entitlement project request TO ALLOW AN EXISTING SEVEN-FOOT TALL CHAIN LINK FENCE WITH RAZOR WIRE WHERE SUCH MATERIALS ARE PROHIBITED at 1221 South Casino Center Boulevard (APN 162-03-110-050), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open.

NICOLE EDDOWES, Senior Planner, reported that staff found the requested Variance to be a self-imposed hardship and recommended denial of the request. Chain link and razor wire are both prohibited materials, and an alternative material such as block or wrought iron would allow conformance to Title 19. She noted additional letters of support had been received since publication.

CHAIR SCHLOTTMAN stated he was unable to approve razor or barbed wire. He understood the need for security, and encouraged the applicant to instead request a Variance for a higher block wall.

CHAIR SCHLOTTMAN declared the Public Hearing closed.

Motion made by Sam Cherry to Deny

NOTE: Commissioner Cherry disclosed he owns property within the notification area, but would be voting on this item as this does not affect him any greater or lesser.

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

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

40. 21-0760 - PUBLIC HEARING - APPLICANT/OWNER: 518 SAINT LOUIS, LLC - For possible action on the following Land Use Entitlement project requests on 0.21 acres on the southwest corner of St. Louis Avenue and Santa Clara Drive (APN 162-03-413-045), Ward 3 (Diaz). Staff recommends APPROVAL on 21-0760-ZON1. Staff recommends DENIAL on 21-0760-VAR1 and 21-0760-SDR1.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open for Items 40-40c.

NICOLE EDDOWES, Senior Planner, reported that staff found the proposed rezoning to conform to the TOD-1 (Transit Oriented Development - High) land use designation and recommended approval. Additionally, staff found the requested Waivers and Variance to be evidence of the applicant attempting to overdevelop the site and recommended denial of the Variance and Site Development Plan Review. She noted additional letters of support and protest had been received since publication.

GLENN PLANTONE stated they were converting a nearby office building to studio units, and planned to do the same for this property. He noted there would be one parking space per unit, and asked that the zoning be changed from PR (Professional Office and Parking) to R3 (Medium Density Residential). MR. PLANTONE disagreed with staff concerns regarding overdevelopment, and he believed more affordable residential was needed in the area.

SUZANA RUTAR asked to correct the staff report which stated there were two parking spaces where eleven were required. She advised they worked with Public Works and they had seven parking spaces where eleven were required. LUCIEN PAET, Engineering Project Manager, said he was unaware of any discussion with Public Works, but revealed parking spaces within the public right-of-way are not counted.

PETER LOWENSTEIN, Deputy Planning Director, noted that the staff report showed seven parking spaces on the subject site.

CHAIR SCHLOTTMAN stated he had received communications from various members of the public. He noted the applicant held a very productive neighborhood meeting for their previous project. He requested the applicant conduct public outreach before the next City Council meeting so neighbors can provide feedback on this and their upcoming project. The Chair cautioned that the Planning Commission may not approve similar construction in certain areas. He confirmed with the applicant that they agreed to all conditions.

See Items 40a-40c for related backup.

CHAIR SCHLOTTMAN declared the Public Hearing closed for Items 40-40c.

- 40a. 21-0760-ZON1 - REZONING - FROM: P-R (PROFESSIONAL OFFICE & PARKING) TO: R-3 (MEDIUM DENSITY RESIDENTIAL)

Minutes:

See Item 40 for related discussion and Items 40-40c for related backup.

Motion made by Sam Cherry to Approve Items 40a-40c subject to condition(s)

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

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

40b. 21-0760-VAR1 - VARIANCE - TO ALLOW TWO PARKING SPACES WHERE 11 ARE REQUIRED

Minutes:

See Item 40 for related discussion and Items 40-40c for related backup.

Motion made by Sam Cherry to Approve Items 40a-40c subject to condition(s)

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

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

40c. 21-0760-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR THE PROPOSED CONVERSION OF AN EXISTING OFFICE BUILDING TO A SEVEN-UNIT, SINGLE-STORY MULTI-FAMILY DEVELOPMENT WITH A WAIVER OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS

Minutes:

See Item 40 for related discussion and Items 40-40c for related backup.

Motion made by Sam Cherry to Approve Items 40a-40c subject to condition(s)

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

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

41. 21-0766 - PUBLIC HEARING - APPLICANT/OWNER: THE LOUISE ANN BENDA LIVING TRUST AND BRADY COOK - For possible action on the following Land Use Entitlement project requests on 2.90 acres generally located at the southwest corner of Grand Teton Drive and Jones Boulevard (APNs 125-14-504-003, 004 and 007), R-E (Residence Estates) Zone, Ward 6 (Fiore). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open for Items 41-41c.

NICOLE EDDOWES, Senior Planner, reported that the proposed eight-foot tall front yard wall exceeds the maximum height requirements set forth by Title 19.06 and staff found the proposal to be a self-imposed hardship, and recommended denial of this request. She noted additional letters of protest were received since publication and if approved, staff had an additional condition.

BRADY COOK and LOUISE ANN BENDA, applicants, explained that the wall was needed for privacy and to protect their animals from the highly trafficked area. People cause disturbances when they see horses and also throw items onto the property. MR. COOK noted he received signatures of support, which was submitted and attached as backup, from neighbors that would be viewing the wall. He displayed pictures of walls nearby, that demonstrated how the proposed wall would be designed.

COMMISSIONER DE SALVIO worked with the applicant to make the wall harmonious and compatible with other walls in the neighborhood, which includes stonework on the columns and color matching. He noted this was similar to Item 20, and asked the Commission to approve the item.

MS. EDDOWES read the added condition for the record, and the applicant agreed to all conditions.

See Items 41a-41c for related backup.

CHAIR SCHLOTTMAN declared the Public Hearing closed for Items 41-41c.

- 41a. 21-0766-VAR1 - VARIANCE - TO ALLOW A PROPOSED EIGHT-FOOT TALL FENCE IN THE FRONT YARD WHERE FIVE FEET IS THE MAXIMUM ALLOWED (APN 125-14-504-003)

Minutes:

See Item 41 for related discussion and Items 41-41c for related backup.

Motion made by Louis De Salvio to Approve Items 41a-41c subject to condition(s) and adding the following condition on Items 41a-41c as read for the record:

A. The front yard wall shall be constructed with the same color scheme (tan) as the existing perimeter walls located on the northeast and southeast corners of Grand Teton Drive and Jones Boulevard, and the columns shall contain a stone veneer.

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

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

- 41b. 21-0766-VAR2 - VARIANCE - TO ALLOW A PROPOSED EIGHT-FOOT TALL FENCE IN THE FRONT YARD WHERE FIVE FEET IS THE MAXIMUM ALLOWED (APN 125-14-504-004)

Minutes:

See Item 41 for related discussion and Items 41-41c for related backup.

Motion made by Louis De Salvio to Approve Items 41a-41c subject to condition(s) and adding the following condition on Items 41a-41c as read for the record:

A. The front yard wall shall be constructed with the same color scheme (tan) as the existing perimeter walls located on the northeast and southeast corners of Grand Teton Drive and Jones Boulevard, and the columns shall contain a stone veneer.

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

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

- 41c. 21-0766-VAR3 - VARIANCE - TO ALLOW A PROPOSED EIGHT-FOOT TALL FENCE IN THE FRONT YARD WHERE FIVE FEET IS THE MAXIMUM ALLOWED (APN 125-14-504-007)

Minutes:

See Item 41 for related discussion and Items 41-41c for related backup.

Motion made by Louis De Salvio to Approve Items 41a-41c subject to condition(s) and adding the following condition on Items 41a-41c as read for the record:

A. The front yard wall shall be constructed with the same color scheme (tan) as the existing perimeter walls located on the northeast and southeast corners of Grand Teton Drive and Jones Boulevard, and the columns shall contain a stone veneer.

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

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

42. 21-0788-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: BLANCA A GOMEZ NUILA - For possible action on a Land Use Entitlement project request TO ALLOW AN EXISTING ONE-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED FOR AN EXISTING SINGLE-FAMILY ADDITION AND A ONE-FOOT REAR YARD SETBACK WHERE THREE FEET IS REQUIRED FOR A PROPOSED PATIO COVER on 0.14 acres at 2414 Walnut Avenue (APN 139-35-513-008), 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 that staff found the requested Variance to be a self-imposed hardship as the addition and patio cover were constructed without building permits. Therefore, staff recommended denial of the Variance. She noted an additional letter of support was received since publication.

BLANCA GOMEZ, applicant, and FRANCISCO IBARRA, representing the applicant, were present. MR. IBARRA noted the existing storage unit was permitted, but additional construction was begun without building permits. They have started the permitting process with the Las Vegas Building & Safety Department and requested approval of the Variance.

CHAIR SCHLOTTMAN explained that 50 to 80 percent of nearby properties have an accessory structure at their rear property line, and he noted this construction was being built against an alley. He expressed support for the Variance and confirmed with the applicant that they agreed to all conditions.

CHAIR SCHLOTTMAN declared the Public Hearing closed.

Motion made by Sam Cherry to Approve subject to condition(s)

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

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

43. 21-0789-SDR1 - PUBLIC HEARING - SITE DEVELOPMENT PLAN REVIEW - APPLICANT: CNJ 700, LLC - OWNER: SHREE GANESHA, INC. - For possible action on a Land Use Entitlement project request FOR A PROPOSED 3,466 SQUARE-FOOT OUTDOOR ACTIVITY AREA FOR A NIGHTCLUB WITH A WAIVER OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS on 0.80 acres at 700 Fremont Street (APN 139-34-601-011), T5-MS (T5 Main Street) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open.

NICOLE EDDOWES, Senior Planner, reported that staff found the proposed nightclub use furthers the goals and objectives of the Fremont East District and recommended approval of the Site Development Plan Review. She noted additional letters of support and protest were received since publication.

BOG GRONAUER appeared representing the applicant and concurred with staff's recommendation of approval.

CHAIR SCHLOTTMAN noted this nightclub was previously approved, it was appropriate for the Entertainment District, and offered his support for the item.

CHAIR SCHLOTTMAN declared the Public Hearing closed.

Motion made by Sam Cherry to Approve subject to condition(s)

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

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

44. 21-0792 - PUBLIC HEARING - APPLICANT/OWNER: JEFFREY SCOTT CORNEHL & JESSICA CORNEHL - For possible action on the following Land Use Entitlement project requests on 0.14 acres at 604 North 4th Street (APN 139-27-811-024), Ward 5 (Crear). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open for Items 44-44c.

NICOLE EDDOWES, Senior Planner, reported that staff found the proposed R-2 (Medium-Low Density Residential) zoning district is consistent with the goals for the Cashman District by providing the opportunity for a variety of residential land uses like the proposed duplex. In addition, staff supported both Waiver requests as they may be the result of right-of way expansions through the years and allows the existing duplex within the Cashman District to remain. Therefore, staff recommended approval of the Rezoning and both Waivers with conditions. She noted an additional letter of protest was received since publication.

DAVID STRAIT introduced JEFF CORNEHL, applicant, and stated the building has been a duplex for as far back as tax records go, and they requested rezoning to allow the multi-family building. He requested clarification on building permit requirements when no new construction was planned. PETER LOWENSTEIN, Deputy Planning Director, clarified that inspections may be needed to substantiate the conversion from a single-family home to a duplex.

LEO BASCH believed the neighborhood should be rezoned to R-2, instead of rewarding a single home owner with a spot zone change. He questioned the need for a zero-foot setback. MR. STRAIT explained that the setback was requested to mediate the conditions that exist and not to make any changes.

COMMISSIONER WILLIAMS stated the property was within the Transit-Oriented Development Corridor and he supported the future direction of Form-Based Code. MR. STRAIT agreed to all conditions.

See Items 44a-44c for related backup.

CHAIR SCHLOTTMAN declared the Public Hearing closed for Items 44-44c.

- 44a. 21-0792-ZON1 - REZONING - FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL)

Minutes:

See Item 44 for related discussion and Items 44-44c for related backup.

Motion made by Anthony Williams to Approve Items 44a-44c subject to condition(s)

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

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

- 44b. 21-0792-WVR1 - WAIVER - TO ALLOW TWO PARKING SPACES WHERE FOUR ARE REQUIRED FOR AN EXISTING DUPLEX

Minutes:

See Item 44 for related discussion and Items 44-44c for related backup.

Motion made by Anthony Williams to Approve Items 44a-44c subject to condition(s)

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

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

- 44c. 21-0792-WVR2 - WAIVER - TO ALLOW A ZERO-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED FOR AN EXISTING DUPLEX

Minutes:

See Item 44 for related discussion and Items 44-44c for related backup.

Motion made by Anthony Williams to Approve Items 44a-44c subject to condition(s)

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

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

45. 21-0801-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: TA LAS VEGAS 3900 BE, LLC - For possible action on a Land Use Entitlement project request for a Major Amendment to a previously approved Rezoning and Plot Plan Review (Z-0073-86) FOR A PROPOSED PUBLIC ADDRESS SYSTEM AND 70-FOOT TALL SPORTS FIELD AND TENNIS COURT LIGHTING FOR AN EXISTING SCHOOL AND CHURCH/HOUSE OF WORSHIP DEVELOPMENT on 20.04 acres at 3900 East Bonanza Road (APN 140-30-401-011), C-V (Civic) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open.

NICOLE EDDOWES, Senior Planner, reported that staff recommended approval of the requested Site Development Plan Review, as similar field lighting can be found in the area and the lighting poles have been designed to direct the light inwards towards the sports field and tennis courts. She noted additional letters of support were received since publication.

BOB GRONAUER appeared representing the applicant and asked the Planning Commission to follow staff's recommendations.

CHAIR SCHLOTTMAN believed the project met the intent of the Code and expressed support.

CHAIR SCHLOTTMAN declared the Public Hearing closed.

Motion made by Sam Cherry to Approve subject to condition(s)

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

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

46. 21-0803 - PUBLIC HEARING - APPLICANT/OWNER: SAHARA 2020, LLC - For possible action on the following Land Use Entitlement project requests on 1.67 acres at 3601 West Sahara Avenue (APN 162-08-101-003), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open for Items 46-46d.

NICOLE EDDOWES, Senior Planner, reported that due to the Variance requested for parking, staff was unable to support the addition of patio areas for the proposed Restaurant with Service Bars and recommended denial of all applications. She noted an additional letter of support was received since publication.

DAVID STRAIT introduced KENNY LIN, applicant, and stated the proposal was to solve accessibility issues and improve the appearance of the north face of the building. He explained the only entrance was on the south side of the building and an additional entrance and parking lot reconfiguration were needed for proposed restaurants on the north side.

COMMISSIONER ROGAN stated that he previously met with MR. STRAIT and noted staff recommended denial due to the Variance requesting 68 parking spaces where 169 were required. He said similar Variances were approved at past Planning Commission meetings and offered his support. He confirmed with the applicant that they agreed to all conditions.

See Items 46a-46d for related backup.

CHAIR SCHLOTTMAN declared the Public Hearing closed for Items 46-46d.

46a. 21-0803-VAR1 - VARIANCE - TO ALLOW 68 PARKING SPACES WHERE 169 ARE REQUIRED

Minutes:

See Item 46 for related discussion and Items 46-46d for related backup.

Motion made by Jeff Rogan to Approve Items 46a-46d subject to condition(s)

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

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

46b. 21-0803-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 1,300 SQUARE-FOOT RESTAURANT WITH SERVICE BAR USE WITHIN UNIT #101 WITH A 685 SQUARE-FOOT OUTDOOR PATIO AREA

Minutes:

See Item 46 for related discussion and Items 46-46d for related backup.

Motion made by Jeff Rogan to Approve Items 46a-46d subject to condition(s)

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

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

46c. 21-0803-SUP2 - SPECIAL USE PERMIT - FOR A PROPOSED 1,938 SQUARE-FOOT RESTAURANT WITH SERVICE BAR USE WITHIN UNIT #112 WITH A 965 SQUARE-FOOT OUTDOOR PATIO AREA

Minutes:

See Item 46 for related discussion and Items 46-46d for related backup.

Motion made by Jeff Rogan to Approve Items 46a-46d subject to condition(s)

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

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

46d. 21-0803-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED ADDITION OF OUTDOOR PATIO AREAS AND A PARKING LOT RECONFIGURATION OF AN EXISTING COMMERCIAL DEVELOPMENT

Minutes:

See Item 46 for related discussion and Items 46-46d for related backup.

Motion made by Jeff Rogan to Approve Items 46a-46d subject to condition(s)

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

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

47. 21-0807-MSP1 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES - For possible action on a Land Use Entitlement project request FOR A PROPOSED 32 SQUARE-FOOT ANIMATED LED WALL SIGN on 23.72 acres at 1950 Pink Rose Street (APN 139-21-301-013), C-V (Civic) Zone, Ward 5 (Crear). Staff recommends APPROVAL.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open.

NICOLE EDDOWES, Senior Planner, reported that the proposed Master Sign Plan was harmonious with the surrounding area and staff recommended approval. She noted additional letters of protest and support were received since publication.

LUCIA GONZALEZ appreciated staff's recommendations of approval.

COMMISSIONER WILLIAMS advised there was no residential adjacency issues. CHAIR SCHLOTTMAN confirmed with applicant that they agreed to all conditions.

CHAIR SCHLOTTMAN declared the Public Hearing closed.

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

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

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

48. 21-0813 - PUBLIC HEARING - APPLICANT: BEAZER HOMES - OWNERS: PRECEDENT PROPERTIES, LLC AND VERLAINE, LLC - For possible action on the following Land Use Entitlement project requests on 13.53 acres on the southwest corner of Coran Lane and Allen Lane (Parcel 1 File 127 Page 86), Ward 5 (Crear). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open for Items 48-48c.

NICOLE EDDOWES, Senior Planner, reported staff had determined that the proposed R-CL (Single Family Compact-Lot) zoning district was not consistent with the existing NMU-U (Neighborhood Mixed Use Center) land use designation, which was intended to be a walkable node with a "main street" type of feel with mid-rise or low-rise building types that may include townhomes, flats, condos, or apartment buildings and was not able to support the proposed development. Staff recommended denial of the Rezoning, Variance and Tentative Map, and if approved, staff had added and amended conditions.

JENNIFER LAZOVICH explained the property location and jurisdiction of the area. She requested the zone change to R-CL for single-family detached homes and would leave the property zoning adjacent to Rancho Drive as C-2 (General Commercial). She noted there would only be one gated entrance on Coran Lane, and she stated there were City of Las Vegas properties and R-E (Residence Estates) to the east. MS. LAZOVICH reviewed the plans and locations with NARA (Northwest Area Residents Association) and they determined there was no need for a neighborhood meeting. She still held a neighborhood meeting at MIKE RAMIREZ'S home and heard suggestions that were included as added and amended conditions. The neighbors also advised that Anderson Lane is a cut-through street with excessive driving speed, and MS. LAZOVICH is

working with Clark County to implement speed cushions or a knuckle. She requested assistance from the City of Las Vegas with speed mitigation and to add stop signs to Anderson Lane and Coran Lane.

MR. RAMIREZ stated he was President of the Las Vegas Water Acreage, which includes 12 homes, and they expressed support.

ALICIA BERROYER represented DOROTHY BERROYER and DELBERT RICHARDSON, and they all support this project.

COMMISSIONER WILLIAMS expressed appreciation to MS. LAZOVICH for holding the neighborhood meeting.

MS. EDDOWES read the added and amended conditions for the record, and MS. LAZOVICH agreed to all conditions.

See Items 48a-48c for related backup.

CHAIR SCHLOTTMAN declared the Public Hearing closed for Items 48-48c.

48a. 21-0813-ZON1 - REZONING - FROM: C-2 (GENERAL COMMERCIAL) TO: R-CL (SINGLE FAMILY COMPACT-LOT)

Minutes:

See Item 48 for related discussion and Items 48-48c for related backup.

Motion made by Anthony Williams to Approve Items 48a-48c subject to condition(s) with added conditions and amending Condition 5 for Item 48c

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

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

48b. 21-0813-VAR1 - VARIANCE - TO ALLOW PRIVATE STREETS THAT DO NOT MEET PRIVATE GATED COMMUNITY STREET DEVELOPMENT STANDARDS, STUB STREET TERMINATIONS WHERE CUL-DE-SACS ARE REQUIRED

Minutes:

See Item 48 for related discussion and Items 48-48c for related backup.

Motion made by Anthony Williams to Approve Items 48a-48c subject to condition(s) with added conditions and amending Condition 5 for Item 48c

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

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

48c. 21-0813-TMP1 - TENTATIVE MAP - RANCHO HOLLY - FOR A 97-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

Minutes:

See Item 48 for related discussion and Items 48-48c for related backup.

Motion made by Anthony Williams to Approve Items 48a-48c subject to condition(s), adding conditions, and amending Condition 5 as read for the record:

A. The proposed subdivision shall be gated.

B. The eastern perimeter wall of the subdivision shall have a minimum overall height of eight (8) feet, inclusive of any combination of retaining and screen wall. The perimeter wall shall be decorative with a minimum of 20 percent contrasting material per Title 19.

C. Perimeter landscape buffer areas shall use 4-6 inch decorative rock in addition to required plant materials.

5. The CC&R documents shall include a disclosure that the surrounding zoning districts, which includes R-E (Residence Estate) zoning, may include existing or future agricultural and livestock uses.

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

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

49. 21-0823 - PUBLIC HEARING - APPLICANT: RICHARD TORRES - OWNER: NV LANDSCAPES, LLC - For the possible action on the following Land Use Entitlement project requests on 0.52 acres at the southwest corner of Coran Lane and Sycamore Trail (APN 139-19-701-001), Ward 5 (Crear). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open for Items 49-49c.

NICOLE EDDOWES, Senior Planner, reported the proposed industrial zone is intended for heavy manufacturing industries in locations where they will be compatible with and not adversely impact adjacent land uses, and this district is intended to be located away from all residential development. The subject site is adjacent to both multi-family and single-family residences and staff did not support the Rezoning request and recommended denial. In addition, the applicant was proposing no curb, gutter or sidewalk for the proposed Contractor's Plant, and reduced landscaping materials which does not support the environmental goals of the 2050 Master Plan to reduce the heat island effect. Therefore staff recommended denial of the requested Variance and Site Development Plan Review. She noted additional letters of protest and support were received since publication.

DAVID STRAIT worked with the owner and requested an abeyance to the March 8, 2022 Planning Commission meeting.

See Items 49a-49c for related backup.

CHAIR SCHLOTTMAN declared the Public Hearing closed for Items 49-49c.

- 49a. 21-0823-ZON1 - REZONING - FROM: C-2 (GENERAL COMMERCIAL) TO: M (INDUSTRIAL)

Minutes:

See Item 49 for related discussion and Items 49-49c for related backup.

Motion made by Anthony Williams to Hold Items 49a-49c in Abeyance to 3/8/2022

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

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

- 49b. 21-0823-VAR1 - VARIANCE - TO ALLOW NO REQUIRED COMPLETE STREET IMPROVEMENTS (CURB/GUTTER/SIDEWALK/STREETLIGHTS) WHERE SUCH IS REQUIRED

Minutes:

See Item 49 for related discussion and Items 49-49c for related backup.

Motion made by Anthony Williams to Hold Items 49a-49c in Abeyance to 3/8/2022

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

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

- 49c. 21-0823-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED CONTRACTOR'S PLANT, SHOP & STORAGE YARD DEVELOPMENT WITH A WAIVER OF PERIMETER LANDSCAPE DEVELOPMENT STANDARDS

Minutes:

See Item 49 for related discussion and Items 49-49c for related backup.

Motion made by Anthony Williams to Hold Items 49a-49c in Abeyance to 3/8/2022

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

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

50. 21-0826 - PUBLIC HEARING - APPLICANT/OWNER: CASAS BONITAS LV, LLC - For possible action on the following Land Use Entitlement project requests on 1.40 acres at 1889 Cypress Trail and 3925 Coran Lane (APNs 139-19-703-002 and 004), C-2 (General Commercial) Zone, Ward 5 (Crear). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open for Items 50-50b.

NICOLE EDDOWES, Senior Planner, reported the subject site is blighted and had been vacant for several years. Staff found the requested landscaping Waivers and Exceptions to be minor in nature, and the proposed development of the site will provide a much needed housing option for the community. Therefore, staff recommended approval of both the Special Use Permit and Site Development Plan Review with conditions. She noted additional letters of protest and support were received since publication.

JAIME DE LA VEGA appeared on behalf of the property owner, and explained the existing buildings have been abandoned for five or six years. They are looking to renovate the buildings, and blend the design with the adjacent buildings. MR. DE LA VEGA stated the parking lot will remain in compliance with parking space requirements. He noted they were willing to add additional landscaping, and the owner agreed to all conditions.

COMMISSIONER CHERRY noted Item 49 was two parcels down from this property.

See Items 50a and 50b for related backup.

CHAIR SCHLOTTMAN declared the Public Hearing closed for Items 50-50b.

- 50a. 21-0826-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED MULTI-FAMILY RESIDENTIAL USE

Minutes:

See Item 50 for related discussion and Items 50-50b for related backup.

Motion made by Anthony Williams to Approve Items 50a and 50b subject to condition(s)

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

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

50b. 21-0826-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 19-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS

Minutes:

See Item 50 for related discussion and Items 50-50b for related backup.

Motion made by Anthony Williams to Approve Items 50a and 50b subject to condition(s)

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

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

51. 21-0827 - PUBLIC HEARING - APPLICANT/OWNER: VEGAS ARTS OWNER, LLC - For possible action on the following Land Use Entitlement project requests on 2.66 acres at the intersection of California Avenue and 3rd Street (APNs 162-03-110-005 through 010 and 162-03-110-029 through 033), Ward 3 (Diaz). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

This item was pulled forward and heard subsequent to Item 32.

CHAIR SCHLOTTMAN declared the Public Hearing open for Items 51-51c.

NICOLE EDDOWES, Senior Planner, reported that the proposed mixed-use development is appropriate for this portion of the 18b Las Vegas Arts District and is the type of walkable mixed-use development encouraged by the Vision 2045 Downtown Las Vegas Master Plan. The requested Waivers were minor, and the applicant has attempted to mitigate deficiencies where possible. Therefore, staff recommended approval of the Rezoning, Special Use Permit and Site Development Plan Review, with conditions. She noted additional letters of support were received since publication.

ALEX WOODIN, Director of Acquisitions for Southern Land Company, proposed a three building project with two stories of concrete podium parking and five stories of residential. He explained the site context was to open retail on all three corners to make a focal point of pedestrian-centric activity. MR. WOODIN hoped a landscape mix between existing palm trees and new shade trees would better activate 3rd Street, and tie together with the building architecture to focus on the pedestrian experience. He explained the third story floor plan and outside renderings, which were included in the backup. MR. WOODIN advised this would be their fourth project within Downtown Las Vegas, and he hoped to become a member of the Arts District community. He stated the community had requested enhanced patrolling in the area, and he planned to acquire additional feedback to improve the project.

CHUCK ERWIN expressed concern regarding traffic congestion Downtown, and asked if the developer had a planned resolution.

MR. WOODIN worked with City staff and Las Vegas Fire & Rescue to remove the median on 3rd Street, and they will place a fully signalized intersection at the corner of 3rd Street and California Avenue. This will allow traffic to more easily ingress and egress out of the 18b Las Vegas Arts District.

CHAIR SCHLOTTMAN stated residential was desperately needed Downtown and noted residential construction has stalled for the last 10 years while commercial construction has continued. He noted other successful residential projects constructed by MR. WOODIN, and listed additional construction projects in the area. The Chair sympathized with MR. ERWIN'S comment on congestion, but he liked the project's design and hoped to see more residential construction.

COMMISSIONER WILLIAMS expressed support for the project.

CHAIR SCHLOTTMAN asked how the south elevation would look, and cited concerns about having a large blank wall. MR. WOODIN introduced SCOTT BRYANS, Architect at KTG Group, and they plan to place full size artwork on that wall. MR. BRYANS stated they included a conceptual artwork design in the application, and they were working with the landscape architect to integrate the art with the pool deck. CHAIR SCHLOTTMAN confirmed with MR. BRYANS that the deep expansion joints would be run horizontally and vertically as depicted on the concept design.

CHAIR SCHLOTTMAN confirmed with the applicant that they agreed to all conditions.

See Items 51a-51c for related backup.

CHAIR SCHLOTTMAN declared the Public Hearing closed for Items 51-51c.

- 51a. 21-0827-ZON1 - REZONING - FROM: R-4 (HIGH DENSITY RESIDENTIAL) TO: C-1 (LIMITED COMMERCIAL) [APNs 162-03-110-005 through 010 and 029]

Minutes:

See Item 51 for related discussion and Items 51-51c for related backup.

Motion made by Donna Toussaint to Approve Items 51a-51c subject to condition(s)

NOTE: Commissioner Cherry abstained from voting on Items 51a-51c out of an abundance of caution as he has worked and plans to work on future multi-family projects within the notification area. Commissioner Rogan also abstained from voting on these items as he lives at Auric Symphony Park, a project managed by the Southern Land Company.

Passed For: 4; Against: 0; Abstain: 2; Did Not Vote: 0; Excused: 1

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

- 51b. 21-0827-SUP1 - SPECIAL USE PERMIT - FOR A MIXED-USE DEVELOPMENT

Minutes:

See Item 51 for related discussion and Items 51-51c for related backup.

Motion made by Donna Toussaint to Approve Items 51a-51c subject to condition(s)

NOTE: Commissioner Cherry abstained from voting on Items 51a-51c out of an abundance of caution as he has worked and plans to work on future multi-family projects within the notification area. Commissioner Rogan also abstained from voting on these items as he lives at Auric Symphony Park, a project managed by the Southern Land Company.

Passed For: 4; Against: 0; Abstain: 2; Did Not Vote: 0; Excused: 1

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

- 51c. 21-0827-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED MIXED-USE DEVELOPMENT CONSISTING OF 335 MULTI-FAMILY RESIDENTIAL UNITS AND 10,884 SQUARE FEET OF COMMERCIAL SPACE WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS

Minutes:

See Item 51 for related discussion and Items 51-51c for related backup.

Motion made by Donna Toussaint to Approve Items 51a-51c subject to condition(s)

NOTE: Commissioner Cherry abstained from voting on Items 51a-51c out of an abundance of caution as he has worked and plans to work on future multi-family projects within the notification area. Commissioner Rogan also abstained from voting on these items as he lives at Auric Symphony Park, a project managed by the Southern Land Company.

Passed For: 4; Against: 0; Abstain: 2; Did Not Vote: 0; Excused: 1

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

Citizens Participation:

52. 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 recessed at 8:23 p.m., reconvened at 8:34 p.m., and adjourned at 10:33 p.m.

Respectfully submitted:

Brian Carroll, Deputy City Clerk

Cheyenne LaRance, 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