

Mayor Carolyn G. Goodman (At-Large)  
Mayor Pro-Tem Lois Tarkanian (Ward 1)  
Vacant (Ward 2)  
Councilman Bob Coffin (Ward 3)  
Councilman Stavros S. Anthony (Ward 4)  
Councilman Cedric Crear (Ward 5)  
Councilwoman Michele Fiore (Ward 6)



Commissioner Sam Cherry, Chair  
Commissioner Louis De Salvio, Vice Chair  
Commissioner Vicki Quinn  
Commissioner Trinity Haven Schlottman  
Commissioner Donna Toussaint  
Commissioner Christina E. Roush  
Commissioner Brenda J. Williams

## Planning Commission Minutes

Council Chambers - 495 South Main Street - Phone 229-6011  
City of Las Vegas Internet Address: [www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)

**February 26, 2019**  
**6:00 PM**

### BUSINESS ITEMS:

1. Call to Order

Minutes:

CHAIR CHERRY 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: City Hall, 495 South Main Street, 1st Floor; Clark County Government Center, 500 South Grand Central Parkway; Grant Sawyer Building, 555 East Washington Avenue; City of Las Vegas Development Services Center, 333 North Rancho Drive.

3. Roll Call

Minutes:

PRESENT: CHAIR CHERRY and COMMISSIONERS DESALVIO, SCHLOTTMAN and TOUSSAINT

EXCUSED: COMMISSIONERS QUINN, ROUSH and WILLIAMS

ALSO PRESENT: ROBERT SUMMERFIELD, Planning Director, PETER LOWENSTEIN, Deputy Planning Director, ERIC McCAMMOND, Senior Management Analyst, NICOLE EDDOWES, Senior Planner, VICTOR BOLANOS, Senior Engineering Associate, DAVID KLEIN, Deputy Fire Marshal, ASSISTANT CITY ATTORNEY BRYAN SCOTT, Assistant City Attorney, SETH FLOYD, Deputy City Attorney, PATTY HLAVAC and JACQUIE MILLER, 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:

None.

5. For Possible Action to Approve the Final Minutes for the Planning Commission Meeting of January 22, 2019.

Motion made by Louis De Salvio to Approve

Passed For: 4; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 3

For-Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint; Excused-Vicki Quinn, Christina Roush, Brenda Williams;

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.

Motion made by Louis De Salvio to Table Item 16, Hold in abeyance Items 17-21 to 3/26/2019 and Withdraw without prejudice Items 24-28

Passed For: 4; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 3

For-Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint; Excused-Vicki Quinn, Christina Roush, Brenda Williams;

Minutes:

ERIC McCAMMOND, Senior Management Analyst, stated that the applicant for Item 16 requested to table the item, which has been previously held in abeyance three times. The applicant for Items 17-21 requested to hold these items in abeyance to 3/26/2019, and this is their second abeyance request. The applicant for Items 24-28 requested to withdraw them without prejudice.

### **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. EOT-75562 - EXTENSION OF TIME - SPECIAL USE PERMIT - APPLICANT/OWNER: ROBIN CAMACHO GROUP, LLC - For possible action on a request for an Extension of Time of an approved Special Use Permit (SUP-67886) FOR A 3,173 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) USE WITH A 3,936 SQUARE- FOOT OUTDOOR SEATING AREA at 710 and 712 South 1st Street (APNs 139-34-310-016 and 017), C-M (Commercial/Industrial) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.

Minutes:

See Item 8 for related backup.

NOTE: COMMISSIONER SCHLOTTMAN disclosed that he owns The Urban Lounge within the Arts District; therefore, he would be abstaining on Items 7 and 8 because they are located within the notification area.

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

Passed For: 3; Against: 0; Abstain: 1; Did Not Vote: 0; Excused: 3

For-Sam Cherry, Louis De Salvio, Donna Toussaint; Abstain-Trinity Haven Schlottman; Excused-Vicki Quinn, Christina Roush, Brenda Williams;

8. EOT-75561 - EXTENSION OF TIME RELATED TO EOT-75562 - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: ROBIN CAMACHO GROUP, LLC - For possible action on a request for an Extension of Time of an approved Site Development Plan Review (SDR-67888) FOR THE PROPOSED CONVERSION OF A SINGLE FAMILY DWELLING AND COMMERCIAL BUILDING INTO A 3,173 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) WITH A 3,936 SQUARE-FOOT OUTDOOR SEATING AREA on 0.17 acres at 710 and 712 South 1st Street (APNs 139-34-310-016 and 017), C-M (Commercial/Industrial) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.

Minutes:

See Item 7 for related discussion and Items 7 and 8 for related backup.

NOTE: COMMISSIONER SCHLOTTMAN disclosed that he owns The Urban Lounge within the Arts District; therefore, he would be abstaining on Items 7 and 8 because they are located within the notification area.

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

Passed For: 3; Against: 0; Abstain: 1; Did Not Vote: 0; Excused: 3

For-Sam Cherry, Louis De Salvio, Donna Toussaint; Abstain-Trinity Haven Schlottman; Excused-Vicki Quinn, Christina Roush, Brenda Williams;

### **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. All public hearings and non-public hearings will be opened at one time. Any person representing an application or a member of the public or a member of the Planning Commission not in agreement with the conditions

and all standard conditions for the application recommended by staff, should request to have that item removed from this part of the agenda.

9. VAR-75568 - VARIANCE - PUBLIC HEARING - APPLICANT: CLARK COUNTY SCHOOL DISTRICT - OWNER: SCHOOL BOARD OF TRUSTEES - For possible action on a request for a Variance FROM TITLE 19.10.020 CIVIC DEVELOPMENT STANDARDS on 8.09 acres at 1315 Hiawatha Road (APN 138-25-501-001), C-V (Civic) Zone, Ward 5 (Crear) [PRJ-75335]. The Planning Commission (4-0 vote) and Staff recommend APPROVAL.

Minutes:

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

See Items 10 and 11 for related backup.

Motion made by Louis De Salvio to Approve the One Motion One Vote Agenda subject to condition(s)

NOTE: The video does not reflect accurately on Items 12-14 in that COMMISSIONER SCHLOTTMAN abstained from voting on these items because he owns The Urban Lounge, which is located within the notification area.

Passed For: 4; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 3

For-Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint; ; Vicki Quinn, Christina Roush, Brenda Williams

10. VAR-75569 - VARIANCE RELATED TO VAR-75568 - PUBLIC HEARING - APPLICANT: CLARK COUNTY SCHOOL DISTRICT - OWNER: SCHOOL BOARD OF TRUSTEES - For possible action on a request for a Variance TO ALLOW 45 ADDITIONAL PARKING SPACES FOR A PARKING IMPAIRED SITE WHERE 108 ADDITIONAL PARKING SPACES ARE REQUIRED on 8.09 acres at 1315 Hiawatha Road (APN 138-25-501-001), C-V (Civic) Zone, Ward 5 (Crear) [PRJ-75335]. The Planning Commission (4-0 vote) and Staff recommend APPROVAL.

Minutes:

See Item 9 for related discussion and Items 9-11 for related backup.

Motion made by Louis De Salvio to Approve the One Motion One Vote Agenda subject to condition(s)

Passed For: 4; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 3

For-Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint; ; Vicki Quinn, Christina Roush, Brenda Williams

11. SDR-75570 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-75568 AND VAR-75569 - PUBLIC HEARING - APPLICANT: CLARK COUNTY SCHOOL DISTRICT - OWNER: SCHOOL BOARD OF TRUSTEES - For possible action on a request for a Site Development Plan Review FOR A PROPOSED TWO-STORY, 30,156 SQUARE-FOOT CLASSROOM BUILDING ADDITION TO AN EXISTING PUBLIC SCHOOL, PRIMARY on 8.09 acres at 1315 Hiawatha Road (APN 138-25-501-001), C-V (Civic) Zone, Ward 5 (Crear) [PRJ-75335]. The Planning Commission (4-0 vote) and Staff recommend APPROVAL.

Minutes:

See Item 9 for related discussion and Items 9-11 for related backup.

Motion made by Louis De Salvio to Approve the One Motion One Vote Agenda subject to condition(s)

Passed For: 4; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 3

For-Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint; ; Vicki Quinn, Christina Roush, Brenda Williams

12. SUP-75534 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ARTS DISTRICT EATERY - OWNER: MAIN STREET LAS VEGAS, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,476 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE WITH 2,400 SQUARE FEET OF OUTDOOR SEATING AREA at 1221 South Main Street (APN 162-03-110-083), C-M (Commercial/Industrial) Zone, Ward 3 (Coffin) [PRJ-75520]. Staff recommends APPROVAL.

Minutes:

See Item 9 for related discussion.

Motion made by Louis De Salvio to Approve the One Motion One Vote Agenda subject to condition(s)

NOTE: The video does not reflect accurately on Items 12-14 in that COMMISSIONER SCHLOTTMAN abstained from voting on these items because he owns The Urban Lounge, which is located within the notification area.

Passed For: 3; Against: 0; Abstain: 1; Did Not Vote: 0; Excused: 3

For-Sam Cherry, Louis De Salvio, Donna Toussaint; ; Abstain-Trinity Haven Schlottman; Vicki Quinn, Christina Roush, Brenda Williams

13. SUP-75557 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: GARAGISTE - OWNER: CALIFORNIA LOFT PARTNERS, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 2,157 SQUARE-FOOT URBAN LOUNGE USE at 197 East California Avenue, Suite #140 (APN 162-03-105-009), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-75526]. Staff recommends APPROVAL.

Minutes:

See Item 9 for related discussion.

Motion made by Louis De Salvio to Approve the One Motion One Vote Agenda subject to condition(s)

NOTE: The video does not reflect accurately on Items 12-14 in that COMMISSIONER SCHLOTTMAN abstained from voting on these items because he owns The Urban Lounge, which is located within the notification area.

Passed For: 3; Against: 0; Abstain: 1; Did Not Vote: 0; Excused: 3

For-Sam Cherry, Louis De Salvio, Donna Toussaint; ; Abstain-Trinity Haven Schlottman; Vicki Quinn, Christina Roush, Brenda Williams

14. SUP-75573 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: SILVER CLOUD PROPERTIES, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 3,529 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE WITH 203 SQUARE FEET OF OUTDOOR SEATING at 1214 South Main Street (APN 162-03-110-101), C-M (Commercial/Industrial) Zone, Ward 3 (Coffin) [PRJ-75527]. Staff recommends APPROVAL.

Minutes:

See Item 9 for related discussion.

Motion made by Louis De Salvio to Approve the One Motion One Vote Agenda subject to condition(s)

NOTE: The video does not reflect accurately on Items 12-14 in that COMMISSIONER SCHLOTTMAN abstained from voting on these items because he owns The Urban Lounge, which is located within the notification area.

Passed For: 3; Against: 0; Abstain: 1; Did Not Vote: 0; Excused: 3

For-Sam Cherry, Louis De Salvio, Donna Toussaint; ; Abstain-Trinity Haven Schlottman; Vicki Quinn, Christina Roush, Brenda Williams

15. VAC-75532 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: 3000MW, LLC - For possible action on a request for a Petition to Vacate a Public Sewer Easement generally located south of Redberry Street, east of Michael Way (APN 138-13-512-001), Ward 5 (Crear) [PRJ-75346]. The Planning Commission (4-0 vote) and Staff recommend APPROVAL.

Minutes:

See Item 9 for related discussion.

Motion made by Louis De Salvio to Approve the One Motion One Vote Agenda subject to condition(s)

Passed For: 4; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 3

For-Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint; ; Vicki Quinn, Christina Roush, Brenda Williams

#### **PUBLIC HEARING ITEMS**

16. ABEYANCE - SUP-73920 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: T-MOBILE - OWNER: BUFFALO ALTA CENTER, LLC - For possible action on a request for a Special Use Permit FOR THE CONVERSION OF AN EXISTING 60-FOOT TALL WIRELESS COMMUNICATION FACILITY, STEALTHDESIGN

[FLAGPOLE] TO A NON-STEALTH DESIGN at 450 South Buffalo Drive (APN 138-34-201-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-73836]. Staff recommends DENIAL.

Minutes:

See Item 6 for related discussion.

Motion made by Louis De Salvio to Table Item 16, Hold in abeyance Items 17-21 to 3/26/2019 and Withdraw without prejudice Items 24-28

Passed For: 4; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 3

For-Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint; Excused-Vicki Quinn, Christina Roush, Brenda Williams;

17. ABEYANCE - GPA-75219 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: ALEKSANDRA BARBIER LIVING TRUST - For possible action on a request for a General Plan Amendment FROM: RNP (RURAL NEIGHBORHOOD PRESERVATION) TO: L (LOW DENSITY RESIDENTIAL) on 5.00 acres at the southwest corner of Centennial Parkway and Jensen Street (APN 125-30-101-006), Ward 6 (Fiore) [PRJ-75024]. Staff recommends DENIAL.

Minutes:

See Item 6 for related discussion and Items 18-21 for related backup.

Motion made by Louis De Salvio to Table Item 16, Hold in abeyance Items 17-21 to 3/26/2019 and Withdraw without prejudice Items 24-28

Passed For: 4; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 3

For-Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint; Excused-Vicki Quinn, Christina Roush, Brenda Williams;

18. ABEYANCE - ZON-75220 - REZONING RELATED TO GPA-75219 - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: ALEKSANDRA BARBIER LIVING TRUST - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-1 (SINGLE FAMILY RESIDENTIAL) on 5.00 acres at the southwest corner of Centennial Parkway and Jensen Street (APN 125-30-101-006), Ward 6 (Fiore) [PRJ-75024]. Staff recommends DENIAL.

Minutes:

See Item 6 for related discussion and Items 17-21 for related backup.

Motion made by Louis De Salvio to Table Item 16, Hold in abeyance Items 17-21 to 3/26/2019 and Withdraw without prejudice Items 24-28

Passed For: 4; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 3

For-Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint; Excused-Vicki Quinn, Christina Roush, Brenda Williams;

19. ABEYANCE - VAR-75221 - VARIANCE RELATED TO GPA-75219 AND ZON-75220 - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: ALEKSANDRA BARBIER LIVING TRUST - For possible action on a request for a Variance TO ALLOW A 43-FOOT WIDE PRIVATE STREET WITHOUT A GATE, SIDEWALK ON ONE SIDE WHERE A 47-FOOT WIDE STREET WITH SIDEWALK ON BOTH SIDES IS REQUIRED, AND A CONNECTIVITY RATIO OF 1.0 WHERE 1.30 IS REQUIRED on 5.00 acres at the southwest corner of Centennial Parkway and Jensen Street (APN 125-30-101-006), R-E (Residence Estates) Zone [PROPOSED: R-1 (Single Family Residential)], Ward 6 (Fiore) [PRJ-75024]. Staff recommends DENIAL.

Minutes:

See Item 6 for related discussion and Items 17-21 for related backup.

Motion made by Louis De Salvio to Table Item 16, Hold in abeyance Items 17-21 to 3/26/2019 and Withdraw without prejudice Items 24-28

Passed For: 4; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 3

For-Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint; Excused-Vicki Quinn, Christina Roush, Brenda Williams;

20. ABEYANCE - VAC-75222 - VACATION RELATED TO GPA-75219, ZON-75220 AND VAR-75221 - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: ALEKSANDRA BARBIER LIVING TRUST - For possible action on a request for a Petition to Vacate U.S. Government Patent Easements generally located at the southwest corner of Centennial Parkway and Jensen Street (APN 125-30-101-006), Ward 6 (Fiore) [PRJ-75024]. Staff recommends APPROVAL.

Minutes:

See Item 6 for related discussion and Items 17-21 for related backup.

Motion made by Louis De Salvio to Table Item 16, Hold in abeyance Items 17-21 to 3/26/2019 and Withdraw without prejudice Items 24-28

Passed For: 4; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 3

For-Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint; Excused-Vicki Quinn, Christina Roush, Brenda Williams;

21. ABEYANCE - TMP-75223 - TENTATIVE MAP RELATED TO GPA-75219, ZON-75220, VAR-75221 AND VAC-75222 - CENTENNIAL JENSEN 5 - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: ALEKSANDRA BARBIER LIVING TRUST - For possible action on a request for a Tentative Map FOR AN 18-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION WITH WAIVERS TO ALLOW NO INTERIOR OR EXTERIOR STREETLIGHTS WHERE SUCH IS REQUIRED, DEFERRAL OF OFFSITE IMPROVEMENTS ON REGENA AVENUE AND JENSEN STREET AND A 184-FOOT EXTERNAL INTERSECTION OFFSET WHERE 220 FEET IS REQUIRED on 5.00 acres at the southwest corner of Centennial Parkway and Jensen Street (APN 125-30-101-006), R-E (Residence Estates) Zone [PROPOSED: R-1 (Single Family Residential)], Ward 6 (Fiore) [PRJ-75024]. Staff recommends DENIAL.

Minutes:

See Item 6 for related discussion and Items 17-21 for related backup.

Motion made by Louis De Salvio to Table Item 16, Hold in abeyance Items 17-21 to 3/26/2019 and Withdraw without prejudice Items 24-28

Passed For: 4; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 3

For-Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint; Excused-Vicki Quinn, Christina Roush, Brenda Williams;

22. GPA-75230 - ABEYANCE ITEM - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: FF SERIES HOLDINGS, LLC - OWNER: FF SERIES HOLDINGS, LLC AND MABUHAY COML INVEST 4, LLC - For possible action on a request for a General Plan Amendment FROM: O (OFFICE) TO: SC (SERVICE COMMERCIAL) on 3.20 acres at the northeast and southeast corners of Bilpar Road and Tenaya Way (APNs 125-22-804-001 and 125-22-801-011), Ward 6 (Fiore) [PRJ-75178]. The Planning Commission failed to obtain a super majority vote which is tantamount to a recommendation of DENIAL. Staff recommends APPROVAL.

Minutes:

CHAIR CHERRY declared the Public Hearing open for Items 22, 23 and 29.

NICHOLE EDDOWES, Sr. Planner, stated that Title 19 defines the proposed C-1 (Limited Commercial) zoning district as a district intended to provide area residents with retail shopping and personal services to be located on the periphery of residential neighborhoods and confined to the intersections of primary and secondary thoroughfares. The proposed General Plan Amendment and Rezoning are supported by staff, as the subject site is on the corner secondary thoroughfares and the periphery of a residential neighborhood. The area residences are buffered from the proposed C-1 district by the adjacent lot to the north that is zoned Office, as well as the adjacent Clark County property to the East that has a future land use designation of Office Professional. Staff also recommends approval of the proposed Site Development Plan Review as the proposed site design meets Title 19 requirements for residential adjacency, on-site parking, and vehicle stacking for the proposed drive-through lane. MS. EDDOWES noted that additional letters of protest were received after the publication of this item.

ATTORNEY LORA DREJA, on behalf of the owner, clarified that they were only dealing with the site at the hard corner of the Centennial Boulevard and Tenaya Way overpass, as they have withdrawn all applications relating to the property north of Bilpar Road, which will remain Office zoning for the time being.

MS. DREJA described the layout of the site, the surrounding areas, and land use designations. She discussed that a neighborhood meeting had been held and that most of the attendees were landowners on the rural property. Their main concern was over the nighttime disturbances that the C-1 zoning could cause versus the Commercial designation, as things usually wind down by 6:00 p.m. There was opposition to the applicant's idea of a fueling station, and as a result, the applicant did not include any reference to one. There were also concerns that beer sales and taverns were undesirable uses. As a result of the feedback they received from the neighbors, the applicant withdrew the northern parcel, which had 12,000 square feet of retail and 8,000 square feet for a daycare. She noted that the remaining applications have staff's approval.

MS. DREJA explained that following their formal submittal, the Public Works Department provided feedback and requested that the applicant remove the driveway that was designed on Tenaya Way, as they felt it conflicted with the median. MS. DREJA provided a brief explanation as to how the applicant redesigned the circulation and changed the internal traffic circulation in this location. She also noted that the Bilpar Road curb cut was designed to service any patrons from Tenaya Way and for larger trucks and fire trucks to maneuver.

Those individuals speaking in opposition included DR. JUDY PETERSON, JEAN CHAPPELL, JULIETTE BERKABILE, SUSAN BUSH, JAMES CHILDERS, KATHERINE ROBINSON, JENNIFER SALVATIERRA, and JULIO DUBOS. The main concerns noted were increased traffic and safety issues related to the increased traffic for the children and horses in this area, opposition to the drive-through window, additional Commercial zoning, bright lights, the sounds coming from the drive-through, as well as concerns for the horses that are being boarded at a nearby boarding facility.

MS. DREJA explained that many of the objections brought up at this meeting were covered during her opening statements. She understood the concerns with Bilpar Road, noting that they discussed vacating this road at their neighborhood meeting. However, this was not something she could do as an applicant. She felt it was incumbent on the people who live on Bilpar Road to form an entity that would agree to pay for a gate and maintain the roads.

MS. DREJA pointed out that most of the single-family residential areas and horse stables were more than 300 and 500 feet from their property, and staff had indicated there is an equestrian trail in the area that will be maintained by the City. For these reasons, she did not believe the applicant was restricting anyone's use of horses or their ability to travel around their neighborhood.

COMMISSIONER De SALVIO asked how many neighborhood meetings had been held for this item. MS. DREJA reported that one was held in November 2018 and a second meeting was held in January 2019, where 39 residents attended. COMMISSIONER De SALVIO asked MS. DREJA if she had the drawings that they originally started with, to which MS. DREJA indicated that she did not. She then provided a detailed explanation of the original layout, noting that the drive-through building did not meet the residential adjacency setback, that the squawk box was in the wrong way, and that traffic was being routed onto Tenaya Way. Further, she stated that to the north, the daycare and residential buildings that were planned both had residential proximity issues, as well.

COMMISSIONER De SALVIO requested that the most recent site plan be placed on the overhead. He understood that the drive-through coming off of Centennial Boulevard had been redesigned to wrap around the building and drop back onto Centennial Boulevard and that traffic coming off of Bilpar Road would most likely be coming out of the adjacent community. The Commissioner liked the redesign of the corner, noting that the Office zoning was still commercial but a less intense use. MS. DREJA pointed out that the current rendering was created after they received MS. EDDOWES' staff report, which was after the January 2019 neighborhood meeting.

COMMISSIONER De SALVIO wondered if the changes that had been incorporated into the current plan from that meeting met what was asked by the neighbors who attended. MS. DREJA thought the people who attended the meeting were more concerned with the services that would go north and close to their homes. She noted that some people at the meeting recognize this will never be office space, at the very least. The applicant decided to stay with this parcel, as they believed they could meet City Code and find a tenant for it. She affirmed for COMMISSIONER De SALVIO that it made a lot more sense to ask for the C-1 zoning at the crossing of two major arterial streets, and to the north, they had interest from a daycare, which is allowed under Office zoning. COMMISSIONER De SALVIO wondered if there was a way to put restrictions on the drive-through as far as hours of operation, as this would be more compatible and harmonious to the community. The applicant agreed to this condition, and MS. DREJA suggested that the lighting and signage be reviewed at a public hearing to protect

any Rural Neighborhood Preservation's (RNPs) that may be in place. COMMISSIONER De SALVIO felt that any additional lighting would need to face Centennial Boulevard to not intrude on surrounding neighborhoods. MS. DREJA did not feel the extra lighting would benefit their project either.

COMMISSIONER De SALVIO inquired of staff if hours of operation could be conditioned if the item was to move forward. MS. DREJA thought this could be done under Item 29, which is a Site Development Plan Review. ROBERT SUMMERFIELD, Planning Director, affirmed that the hours of operation could be conditioned on the Site Plan Development Review (SDR); however, he cautioned that this is typically done on a Special Use Permit (SUP), as it is more in line with this type of request. Any hours of operation conditioned under the SDR will apply to the entire operation of the site; therefore, the condition needs to be very specific to the part of the site that the hours of operation will be limited.

COMMISSIONER De SALVIO also wondered if signage could be done to address the traffic turning off of Bilpar Road, to which the applicant agreed.

See Item 6 for related discussion on Items 23-29 for related backup.

CHAIR CHERRY declared the Public Hearing closed for Items 22, 23 and 29.

NOTE: Prior to the vote, CHAIR CHERRY pointed out that the Planning Commission did not have a supermajority vote to approve the General Plan Amendment, which is tantamount to a denial. Therefore, the item would be moving forward to be heard by the City Council.

Motion made by Louis De Salvio to Approve (Motion for Approval failed due to lack of super majority vote, which is tantamount to a Denial)

Passed For: 4; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 3

For-Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint; Excused-Vicki Quinn, Christina Roush, Brenda Williams;

23. ZON-75231 - ABEYANCE ITEM - REZONING RELATED TO GPA-75230 - PUBLIC HEARING - APPLICANT: FF SERIES HOLDINGS, LLC - OWNER: FF SERIES HOLDINGS, LLC AND MABUHAY COML INVEST 4, LLC - For possible action on a request for a Rezoning FROM: O (OFFICE) TO: C-1 (LIMITED COMMERCIAL) on 3.20 acres at the northeast and southeast corner of Bilpar Road and Tenaya Way (APNs 125-22-804-001 and 125-22-801-011), Ward 6 (Fiore) [PRJ-75178]. The Planning Commission (4-0 vote) and Staff recommend APPROVAL.

Minutes:

See Items 6 and 22 for related discussion and Items 22-29 for related backup.

Motion made by Louis De Salvio to Approve

Passed For: 4; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 3

For-Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint; Excused-Vicki Quinn, Christina Roush, Brenda Williams;

24. ABEYANCE - VAR-75232 - VARIANCE RELATED TO GPA-75230 AND ZON-75231 - PUBLIC HEARING - APPLICANT/OWNER: FF SERIES HOLDINGS, LLC - For possible action on a request for a Variance TO ALLOW A 52-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 87 FEET IS REQUIRED on 1.99 acres at the northeast corner of Bilpar Road and Tenaya Way (APN 125-22-801-011), O (Office) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 6 (Fiore) [PRJ-75178]. Staff recommends DENIAL.

Minutes:

See Items 6 and 22 for related discussion and Items 22-29 for related backup.

Motion made by Louis De Salvio to Table Item 16, Hold in abeyance Items 17-21 to 3/26/2019 and Withdraw without prejudice Items 24-28

Passed For: 4; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 3

For-Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint; Excused-Vicki Quinn, Christina Roush, Brenda Williams;

25. ABEYANCE - VAR-75233 - VARIANCE RELATED TO GPA-75230, ZON-75231 AND VAR-75232 - PUBLIC HEARING - APPLICANT/OWNER: FF SERIES HOLDINGS, LLC - For possible action on a request for a Variance TO ALLOW 109 PARKING SPACES WHERE 115 PARKING SPACES ARE REQUIRED on 1.99 acres at the northeast corner of Bilpar Road and Tenaya Way (APN 125-22-801-011), O (Office) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 6 (Fiore) [PRJ-75178]. Staff recommends DENIAL.

Minutes:

See Items 6 and 22 for related discussion and Items 22-29 for related backup.

Motion made by Louis De Salvio to Table Item 16, Hold in abeyance Items 17-21 to 3/26/2019 and Withdraw without prejudice Items 24-28

Passed For: 4; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 3

For-Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint; Excused-Vicki Quinn, Christina Roush, Brenda Williams;

26. ABEYANCE - SDR-75234 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-75230, ZON-75231, VAR-75232 AND VAR-75233 - PUBLIC HEARING - APPLICANT/OWNER: FF SERIES HOLDINGS, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED COMMERCIAL DEVELOPMENT CONSISTING OF AN 8,000 SQUARE-FOOT BUILDING WITH A 1,250 SQUARE-FOOT OUTDOOR PLAY AREA AND A 12,000 SQUARE-FOOT BUILDING WITH A 1,590 SQUARE-FOOT OUTDOOR PATIO on 1.99 acres at the northeast corner of Bilpar Road and Tenaya Way (APN 125-22-801-011), O (Office) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 6 (Fiore) [PRJ-75178]. Staff recommends DENIAL.

Minutes:

See Items 6 and 22 for related discussion and Items 22-29 for related backup.

Motion made by Louis De Salvio to Table Item 16, Hold in abeyance Items 17-21 to 3/26/2019 and Withdraw without prejudice Items 24-28

Passed For: 4; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 3

For-Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint; Excused-Vicki Quinn, Christina Roush, Brenda Williams;

27. ABEYANCE - VAR-75236 - VARIANCE RELATED TO GPA-75230 AND ZON-75231 - PUBLIC HEARING - APPLICANT: FF SERIES HOLDINGS, LLC - OWNER: MABUHAY COML INVEST 4, LLC - For possible action on a request for a Variance TO ALLOW A 29-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 87 FEET IS REQUIRED on 1.21 acres at the southeast corner of Bilpar Road and Tenaya Way (APN 125-22-804-001), O (Office) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 6 (Fiore) [PRJ-75178]. Staff recommends DENIAL.

Minutes:

See Items 6 and 22 for related discussion and Items 22-29 for related backup.

Motion made by Louis De Salvio to Table Item 16, Hold in abeyance Items 17-21 to 3/26/2019 and Withdraw without prejudice Items 24-28

Passed For: 4; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 3

For-Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint; Excused-Vicki Quinn, Christina Roush, Brenda Williams;

28. ABEYANCE - VAR-75237 - VARIANCE RELATED TO GPA-75230, ZON-75231 AND VAR-75236 - PUBLIC HEARING - APPLICANT: FF SERIES HOLDINGS, LLC - OWNER: MABUHAY COML INVEST 4, LLC - For possible action on a request for a Variance TO ALLOW 35 PARKING SPACES WHERE 42 PARKING SPACES ARE REQUIRED on 1.21 acres at the southeast corner of Bilpar Road and Tenaya Way (APN 125-22-804-001), O (Office) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 6 (Fiore) [PRJ-75178]. Staff recommends DENIAL.

Minutes:

See Items 6 and 22 for related discussion and Items 22-29 for related backup.

Motion made by Louis De Salvio to Table Item 16, Hold in abeyance Items 17-21 to 3/26/2019 and Withdraw without prejudice Items 24-28

Passed For: 4; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 3

For-Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint; Excused-Vicki Quinn, Christina Roush, Brenda Williams;

29. SDR-75238 - ABEYANCE ITEM - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-75230 AND ZON-75231 - PUBLIC HEARING - APPLICANT: FF SERIES HOLDINGS, LLC - OWNER: MABUHAY COML INVEST 4, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 7,350 SQUARE-FOOT COMMERCIAL BUILDING WITH DRIVE THROUGH on 1.21 acres at the southeast corner of Bilpar Road and Tenaya Way (APN 125-22-804-001), O (Office) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 6 (Fiore) [PRJ-75178]. The Planning Commission (4-0 vote) and Staff recommend APPROVAL.

Minutes:

See Items 6 and 22 for related discussion and Items 22-29 for related backup.

Motion made by Louis De Salvio to Approve Subject to Condition(s) and adding the following conditions as read for the record:

A. Drive through hours of operation will be restricted to the hours of 5:00 a.m. to 11:00 p.m.

B. Signage will be installed on Bilpar Road to indicate left turn only.

Passed For: 4; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 3

For-Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint; Excused-Vicki Quinn, Christina Roush, Brenda Williams;

30. ABEYANCE - SDR-74651 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: PROVIDENCE 32 INVESTMENTS, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 30-LOT SINGLE-FAMILY ATTACHED RESIDENTIAL DEVELOPMENT WITH WAIVERS OF THE CLIFF'S EDGE DESIGN GUIDELINES on 2.44 acres on the west side of Clark County 215 at the southern terminus of Larry McBride Street (APN 126-24-401-024), PD (Planned Development) Zone [M (Medium Density Residential) Cliff's Edge Special Land Use Designation], Ward 6 (Fiore) [PRJ-74541]. Staff recommends APPROVAL.

Minutes:

CHAIR CHERRY declared the Public Hearing open for Items 30 and 31.

NICOLE EDDOWES, Senior Planner, reported that the proposed development conforms to the General Plan, Cliff's Edge Master Development Plan and all applicable rules of Title 19 for tentative maps. Requested waivers of the Providence Design Guidelines have been approved by the Providence Design Review Committee with significant justification, including the subject sites irregular shape. The proposed single-family attached residential development is comparable in density and scale to the adjacent residential developments to the north and west, and is appropriate for this irregularly shaped parcel adjacent to a freeway; therefore, staff is recommending approval of both the Site Development Plan Review (SDR) and the associated Tentative Map (TMP). MS. EDDOWES noted that additional letters of protest were received since the publication of this item, and that staff had an added condition of approval for the SDR, which she read for the record.

RYAN ALLORD, applicant, discussed that this item was held in abeyance to allow time to hold a town board meeting. MR. ALLORD provided a brief overview of the project, some of which included that this was a 30 townhome development consisting of four blocks on 2.44 acres, and a density of 13 dwelling units per acre. He noted that the original plan allowed medium density, which is a greater density than what they are proposing. As a result of the town board meeting, concerns noted by the adjacent Oakridge subdivision neighbors included that they did not want balconies overlooking their property. The developer has agreed to remove the balconies as an item of concession to the homeowners, which was read as an amended condition for this approval. Another area of concern included the height of the properties. He explained that pursuant to the TMP and grading map that was submitted, there are areas of fill that will go to five feet and that the site has some swales in it that need to be filled. However, in large part, all of the residents will be up higher. MR. ALLORD referenced a report which provided greater detail.

MR. ALLORD stated that they are doing the best they can to work with the constraints of the site and mitigate how much they are imposing and overlooking rear properties, and by removing the balconies, along with the natural topography that gives them depression, this is their best efforts to do so.

Another item noted was the lighting. At the town board meeting, the applicant asked the residents for their input, as they had indicated there were some lighting issues they were looking to possibly amend. The overall consensus from the neighbors was to limit the light pollution, and as a result, the applicant will not be proposing any pole lights or lighting that is exterior facing to the residences. MR. ALLORD noted that the will have wall pack lighting, but that this will be more on the interior of the lot and is required for safety reasons.

Parking was also a concern for the neighbors. MR. ALLORD said they were not asking for any parking waivers since they meet all of their parking requirements. However, given the requirements of Title 19, they need two spaces for every three-bedroom residence. They are providing the garage, but several residents pointed out that not everyone parks two cars in their garage. MR. ALLORD acknowledged that there is some deficiency with only five visitor spaces and no permitted parking on the street since it is striped for a fire lane. MR. ALLORD noted that he would be making an effort to incorporate one additional space in a location which he believes is appropriate.

Finally, he understood the neighbors had concerns about some of the bus stops in the area; however, he felt this was out of their control. He explained that there was no left turn provided on Rome Boulevard and Shaumber Road, so this has created concerns about traffic and U-turns. He thought that as surrounding properties continue to be developed, the Public Works Department might recommend revising the area.

Those speaking in opposition included MARY and MARK HOWARTH, JULIANNE CHEVALIER, DEAN TAKAHASHI, and TOM KNIGHT.

MS. HOWARTH spoke in opposition and submitted a copy of an opposition petition for approximately 223 people, as well as copies of an online petition for around 450 people. She said the majority of the issues for the neighbors were with traffic, property investment values, safety, privacy, and views.

MS. CHEVALIER spoke in opposition but noted that in general, the residents are not against progress and appreciate the importance of development. She discussed potential parking spaces and submitted a copy of her supporting documentation for the record. She also felt that the trees would not necessarily provide privacy, and displayed a photograph of the current home next to the proposed property. She wondered if the builder would be willing to help raise the walls, approximately two cinder blocks in the areas where the wall is currently less than six feet high. They feel this would help with privacy and security issues. Additionally, she spoke of concerns about the pool hours and guidelines, as well as the dog run which will be open to the public.

MR. TAKAHASHI stated that he was concerned with what was being said by the developers with regard to the development, the parking shortage, and their comment about targeting millennials for this development, as he does not believe this is necessarily conducive to this development.

MR. KNIGHT referenced some project notes and a series of maps. In his explanation, he thought that the Declarant had not disclosed the proper zoning for the property to the residents. In reviewing the Centennial Hills general plan, he believed that it showed this area as being zoned for two houses per acre; therefore, claims that it had always been known to be part of the Providence subdivision and zoned for 25 houses per acre was incorrect. He also understood that under the design guidelines, where different residential categories are immediately adjacent, projects would be designed with transition buffers to avoid dramatic changes in density. He noted that the project's density is more than double the Providence subdivision density, and when they asked for a buffer at the neighborhood meeting, they were told no. He also felt that the Providence review board had been negligent by waiving many items that the neighbors knew nothing about, such as green space requirements, buffer zones, and the de-emphasis of garages.

MR. HOWARTH submitted documentation regarding traffic pattern concerns for the record and voiced many concerns about parking and traffic. Ultimately, he believed there were some legitimate areas of safety and concern and requested a traffic study be conducted by the builder or whoever was deemed necessary to address their concerns.

MR. ALLORD understood the neighbors' concerns about traffic and parking, noting that some of them were out of the applicant's area of development. He acknowledged that they would look at some of the parking areas that were suggested by MS. CHEVALIER.

He also confirmed that they were not meeting the requirement for open space, as the applicant does not have one space that meets the 10,000 square-foot requirement. If the applicant proposes more parking, then they will

also need to decrease the amount of open space that is already being provided, and this will require approval from the Cliffs Edge subdivision.

MR. ALLORD clarified that the City did not mandate the dog run area, as it was part of the open space requirement. However, the City requested that a man gate be connected to the green belt trail project. He was unsure if a key, or keypad could secure this, or if this was even acceptable.

COMMISSIONER De SALVIO requested to readdress the elevations. MR. ALLORD clarified that the height he was referring to was their ground level compared to the neighbors' ground level. In response to COMMISSIONER De SALVIO'S inquiry as to the target price, MR. ALLORD reported that they would be around \$300,000 per unit and that the unit sizes were relatively close in size, as well.

In reference to the millennials comment, MR. ALLORD explained that they see a large deficit for affordable housing and compared to the broader market as a whole, \$300,000 is considered affordable, so this is why they are reaching out to this demographic. COMMISSIONER De SALVIO noted that not everyone has big cars and that many younger people are using alternative forms of transportation. MR. ALLORD affirmed that they meet the parking requirements; however, rarely do two cars fit into two car garages because people need space for storage. He affirmed that he would reach out to the Cliffs Edge subdivision and if they are okay with them reducing the amount of open space, then the applicant would provide additional parking.

MR. ALLORD affirmed for COMMISSIONER De SALVIO that with open space, they had over 7,000 square feet more than what was required; however, because there is a width requirement, the pie-shaped property does not qualify when it gets down to the smaller areas. Therefore, they are including those areas and the open pool area, which is 8,700 square feet.

To answer the question about adding height to the resident's block walls, COMMISSIONER De SALVIO felt that it was difficult to request this from the developer, as there was no guarantee that the wall footings had been engineered for this and could withstand the extra weight. However, based on their elevations, he did not believe it was intrusive into the other backyards. He discussed that around 2004 this subject parcel was zoned medium density residential with the ability for 25 dwellings per unit acre, and the applicant's request was below what was required. Overall, COMMISSIONER De SALVIO felt the applicant was working with the residents, and that it will be compatible with the area.

COMMISSIONER SCHLOTTMAN agreed and felt that it said a lot about the developer that they would take away the balconies. He understood that there has to be a fire lane striped on one side of a 30-foot private street, but he wondered if residents could park on the other side of the street. DAVID KLIEN, Deputy Fire Marshal, clarified that the code states if there is 24 feet to 33 feet of width, then parking is prohibited on either side of the street. However, the challenge of this site is the access width because the Fire Department needs the ability to make large turnarounds. COMMISSIONER SCHLOTTMAN wondered, with long stretches with a garage on one side and just a curb on the other side, if there might be a section of 75 or 80 feet where street parking could be provided. MR. KLIEN suggested this could be reviewed by the Traffic Engineering Department and other relative departments. COMMISSIONER SCHLOTTMAN felt that overall the developer did a good job.

CHAIR CHERRY asked how the pool would be controlled. MR. ALLORD noted that this would be done through a security gate. ROBERT SUMMERFIELD, Planning Director, added that man gates along the Beltway Trail are provided so the residents of the community can access the trail, not so that people on the trail can access the community. He anticipated that these gates would be secured with either a keypad or key code.

See Item 31 for related backup.

CHAIR CHERRY declared the Public Hearing closed for Items 30 and 31.

Motion made by Louis De Salvio to Approve Subject to Conditions and adding the following conditions as read for the record:

A. Prior to or at time of building permit submittal, the applicant shall provide new plans and elevations depicting removal of 2nd-floor balconies on all buildings except building number 4.

Passed For: 4; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 3

For-Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint; Excused-Vicki Quinn, Christina Roush, Brenda Williams;

31. ABEYANCE - TMP-74652 - TENTATIVE MAP RELATED TO SDR-74651 - TOWNHOMES AT PROVIDENCE - PUBLIC HEARING - APPLICANT/OWNER: PROVIDENCE 32 INVESTMENTS, LLC - For possible action on a request for a Tentative Map FOR A 30-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 2.44 acres on the west side of Clark County 215 at the southern terminus of Larry McBride Street (APN 126-24-401-024), PD (Planned Development) Zone [M (Medium Density Residential) Cliff's Edge Special Land Use Designation], Ward 6 (Fiore) [PRJ-74541]. Staff recommends APPROVAL.

Minutes:

See Item 30 for related discussion and Items 30 and 31 for related backup.

Motion made by Louis De Salvio to Approve Subject to Conditions

Passed For: 4; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 3

For-Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint; Excused-Vicki Quinn, Christina Roush, Brenda Williams;

32. VAR-75544 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RICHARD & STEPHANIE STUCKI, ET AL - For possible action on a request for a Variance TO ALLOW A 91-FOOT LOT WIDTH WHERE 100 FEET IS THE MINIMUM REQUIRED on 1.12 acres at 8217 North Jones Boulevard (APN 125-11-704-005), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75549]. Staff recommends APPROVAL.

Minutes:

CHAIR CHERRY declared the Public Hearing open for Items 32 and 33.

NICOLE EDDOWES, Senior Planner, reported that staff supports the requested Special Use Permit (SUP) and Variance (VAR) requests as the proposed accessory structure meets the minimum requirements set forth by Title 19.08 and Title 19.12 for a class one accessory structure. In regards to the Variance request for the reduced lot width, the applicant is not able to utilize Jones Boulevard as an ingress or egress and providing the necessary driveway for the proposed second lot is only possible with the configuration proposed. Staff finds the applicant has presented evidence of a unique and extraordinary circumstance and is recommending approval of both applications. MS. EDDOWES noted that additional letters of support and protest were received after the publication.

KYLE STUCKI, applicant, stated that the property is his family's and they are subdividing it into two half-acre lots. The back lot with the 91-foot width is that way because they need to have access off of Meisenheimer Avenue to get to the back half acre of the parcel, as they cannot get access through Jones.

See Item 33 for related backup.

CHAIR CHERRY declared the Public Hearing closed for Items 32 and 33.

Motion made by Louis De Salvio to Approve Subject to Conditions

Passed For: 4; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 3

For-Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint; Excused-Vicki Quinn, Christina Roush, Brenda Williams;

33. SUP-75545 - SPECIAL USE PERMIT RELATED TO VAR-75544 - PUBLIC HEARING - APPLICANT/OWNER: RICHARD & STEPHANIE STUCKI, ET AL - For possible action on a request for a Special Use Permit FOR A PROPOSED ACCESSORY STRUCTURE (CLASS I) at 8217 North Jones Boulevard (APN 125-11-704-005), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75549]. Staff recommends APPROVAL.

Minutes:

See Item 32 for related discussion and Items 32 and 33 for related backup.

Motion made by Louis De Salvio to Approve Subject to Conditions

Passed For: 4; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 3

For-Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint; Excused-Vicki Quinn, Christina Roush, Brenda Williams;

34. VAR-75574 - VARIANCE - PUBLIC HEARING - APPLICANT: DESERT TORAH ACADEMY - OWNER: CHABAD SOUTHERN NEVADA, INC. - For possible action on a request for a Variance TO ALLOW A 20-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 101 FEET IS REQUIRED on 3.03 acres at 1312 Vista Drive (APN 162-06-501-004), R-E (Residence Estates) Zone, Ward 1 (Tarkanian) [PRJ-74719]. Staff recommends DENIAL. The Planning Commission (3-0-1 vote) recommends APPROVAL.

Minutes:

VICE CHAIR De SALVIO declared the Public Hearing open for Items 34-36.

NICOLE EDDOWES, Senior Planner, reported that staff is unable to support the proposed classroom addition as the applicant is proposing to overdevelop the subject site as evidenced by the requested parking and residential adjacency setback Variance and is recommending denial of all applications. MS. EDDOWES noted that additional letters of support and protest were received after the publication of this item.

LORA DREJA, on behalf of the applicant, explained that the Desert Torah Academy School opened in 2010, and at that point in time, a parking variance was approved based on the fact that the same entity owns the school property, as well as the Chabad Jewish Center abutting the parcel to the west. A reciprocal axis and parking document were recorded in 2010 that allowed school staff to use the 98 parking spaces located at the Chabad Jewish Center. School staff will use them during school hours while worshipers use them during the early mornings, evenings, and weekends. The shared parking arrangement has functioned without overflow since the school opened, and with the proposed eight-classroom expansion, there will still be remote parking based on daily observation. Title 19 outlines the shared parking requirements. While many of the policy documents also encourage them. Referencing a site photo, MS. DREJA pointed out a home and noted that it is protected by City Code. Chabad of Southern Nevada owns this home as well, so there's no objection as RABBI SHEA HARLIG is an officer of both the school and the home. As RABBI HARLIG signed the application, there is no objection to the proposed proximity Variance.

COMMISSIONER SCHLOTTMAN noted that he met with MS. DREJA and that everything she told him was discussed at this meeting. He requested that she address the chain link fence. MS. DREJA stated that the staff report reads that there is a second chain link fence behind the security fence. Referencing the aerial map, she pointed out that there is a wrought iron fence with screening behind it. While the plans that were submitted read that once the extension is built, it will change to a chain-link fence, the Rabbi does not intend for this to happen. They have already paid for a wrought iron fence with screening that will be truncated; however, they do not need the chain link fence request any longer. MS. DREJA indicated that they hope to have this corrected in the staff report by the time this goes before the City Council.

COMMISSIONER SCHLOTTMAN did not have a problem with the residential adjacency setback and felt it would be appropriate since it was an existing building.

MS. EDDOWES confirmed that staff will be deleting Condition 3 on the SDR, which addresses the fencing. The applicant affirmed that they agreed with the deletion of Condition 3.

See Items 35 and 36 for related backup.

VICE CHAIR De SALVIO declared the Public Hearing closed for Items 34-36.

Motion made by Trinity Haven Schlottman to Approve Subject to Condition(s)

NOTE: CHAIR CHERRY stated that he would be abstaining on Items 34-36, as this is the synagogue he attends and the Rabbi he goes to see on a regular basis.

Passed For: 3; Against: 0; Abstain: 1; Did Not Vote: 0; Excused: 3

For-Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint; Abstain-Sam Cherry; Excused-Vicki Quinn, Christina Roush, Brenda Williams;

35. VAR-75575 - VARIANCE RELATED TO VAR-75574 - PUBLIC HEARING - APPLICANT: DESERT TORAH ACADEMY - OWNER: CHABAD SOUTHERN NEVADA, INC. - For possible action on a request for a Variance TO ALLOW 21 PARKING SPACES WHERE 49 PARKING SPACES ARE REQUIRED on 3.03 acres at 1312 Vista Drive (APN 162-06-501-004), R-E (Residence Estates) Zone, Ward 1 (Tarkanian) [PRJ-74719]. Staff recommends DENIAL. The Planning Commission (3-0-1 vote) recommends APPROVAL.

Minutes:

See Item 34 for related discussion and Items 34-36 for related backup.

Motion made by Trinity Haven Schlottman to Approve Subject to Condition(s)

NOTE: CHAIR CHERRY stated that he would be abstaining on Items 34-36, as this is the synagogue he attends and the Rabbi he goes to see on a regular basis.

Passed For: 3; Against: 0; Abstain: 1; Did Not Vote: 0; Excused: 3

For-Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint; Abstain-Sam Cherry; Excused-Vicki Quinn, Christina Roush, Brenda Williams;

36. SDR-75576 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-75574 AND VAR-75575 - PUBLIC HEARING - APPLICANT: DESERT TORAH ACADEMY - OWNER: CHABAD SOUTHERN NEVADA, INC. - For possible action on a request for a Major Amendment to an approved Site Development Plan Review (SDR-18342) FOR A PROPOSED 10,800 SQUARE-FOOT ADDITION TO AN EXISTING 65,800 SQUARE-FOOT PRIVATE SCHOOL on 3.03 acres at 1312 Vista Drive (APN 162-06-501-004), R-E (Residence Estates) Zone, Ward 1 (Tarkanian) [PRJ-74719]. Staff recommends DENIAL. The Planning Commission (3-0-1 vote) recommends APPROVAL.

Minutes:

See Item 34 for related discussion and Items 34-36 for related backup.

NOTE: CHAIR CHERRY stated that he would be abstaining on Items 34-36, as this is the synagogue he attends and the Rabbi he goes to see on a regular basis.

Motion made by Trinity Haven Schlottman to Approve Subject to Condition(s) and deleting Condition 3

Passed For: 3; Against: 0; Abstain: 1; Did Not Vote: 0; Excused: 3

For-Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint; Abstain-Sam Cherry; Excused-Vicki Quinn, Christina Roush, Brenda Williams;

37. VAR-75611 - VARIANCE - PUBLIC HEARING - APPLICANT: LYFT, INC. - OWNER: THE ARTEMUS W HAM, III PROPERTY TRUST AGREEMENT - For possible action on a request for a Variance TO ALLOW A FREESTANDING SIGN TO BE SET BACK ZERO FEET WHERE FIVE FEET IS THE MINIMUM REQUIRED AND TO BE SEPARATED 19 FEET FROM ANOTHER FREESTANDING SIGN WHERE 100 FEET IS THE MINIMUM REQUIRED AND TO ALLOW TWO INCIDENTAL SIGNS TO BE EIGHT FEET TALL WHERE SEVEN FEET IS THE MAXIMUM HEIGHT ALLOWED AND SET BACK FOUR FEET FROM PROPERTY LINES WHERE FIVE FEET IS THE MINIMUM REQUIRED on 0.30 acres at 506 Fremont Street (APN 139-34-601-006), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-75296]. Staff recommends DENIAL.

Minutes:

CHAIR CHERRY declared the Public Hearing open for Items 37 and 38.

ERIC McCAMMOND, Senior Management Analyst, stated that the applicant is requesting a Site Development Plan Review for a temporary parking lot and outdoor plaza with a Variance to allow reduced setbacks for three on-premise signs and to have 19 feet of separation between two freestanding signs where 100 feet is required. The applicant has operated an art exhibit and rideshare service on the location since September 2018 in conjunction with approved temporary permits. An approved Site Development Plan Review would allow the applicant to continue the operation on a more permanent basis. Staff finds the proposed development to be compatible with adjacent development and supports the Site Development Plan Review request. However, staff has been presented no evidence of extraordinary or exceptional circumstances to support the Variance request. As such, staff recommends approval of the Site Development Plan Review and denial of the Variance request. MR. McCAMMOND noted that additional letters of support and protest have been submitted since publication.

ATTORNEY JENNIFER LAZOVICH, representing Lyft, referenced an aerial photo and pointed out the subject site, which is on Las Vegas Boulevard and Fremont Street. Since September 2018, Lyft has been working with the city's parking services and the Public Works Department to use the site temporarily for what they call the Lyft Art Park. She described the location, noting that it has many art exhibits that the public can wander through and look at for free, and you do not need to be using Lyft to go on to the site. Secondly, the site is the pickup location

for Lyft users. Since September, there have been approximately 10,000 pickups from this location. The art changes almost quarterly.

Referencing the incidental sign that is referenced in the Variance, MS. LAZOVICH stated that the height of the sign is eight feet instead of seven feet; however, it is internal to the site and points individuals to the northern portion of the site where the Lyft drivers come down the alley to pair up with their clients.

The final request is for their freestanding sign. She displayed a photograph of the current sign, which is located on an Airstream trailer; however, it does not move, and this will change it to a freestanding sign. It is parked close to the edge of Las Vegas Boulevard but does not obstruct anything. As this has been functioning great for the last several months, they would like to see it continue.

COMMISSIONER SCHLOTTMAN thought this was great and that the slightly larger sign was perfectly acceptable. He read Condition 5 regarding the removal of the sign upon the secession of the on-premise use commercial use carried on by the business, which is advertised. He felt this was a great condition that protected the city while allowing the applicant to do what they want. CHAIR CHERRY clarified that this was keeping it to on-site signage and no off-site signage, as he believed this is what was represented, and COMMISSIONER SCHLOTTMAN agreed.

See Item 38 for related backup.

CHAIR CHERRY declared the Public Hearing closed for Items 37 and 38.

Motion made by Trinity Haven Schlottman to Approve Subject to Conditions

Passed For: 4; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 3

For-Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint; Excused-Vicki Quinn, Christina Roush, Brenda Williams;

38. SDR-75319 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-75611 - PUBLIC HEARING - APPLICANT: LYFT, INC. - OWNER: THE ARTEMUS W HAM, III PROPERTY TRUST AGREEMENT - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 7,848 SQUARE-FOOT TEMPORARY PARKING LOT AND OUTDOOR PLAZA on 0.30 acres at 506 Fremont Street (APN 139-34-601-006), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-75296]. Staff recommends APPROVAL.

Minutes:

See Item 37 for related discussion and backup.

Motion made by Trinity Haven Schlottman to Approve Subject to Conditions

Passed For: 4; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 3

For-Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint; Excused-Vicki Quinn, Christina Roush, Brenda Williams;

39. VAR-75559 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ROYAL BYRON III - For possible action on a request for a Variance TO ALLOW A FIVE-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED AND A FIVE-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED FOR A 1,844 SQUARE-FOOT ADDITION TO AN EXISTING SINGLE FAMILY RESIDENCE on 0.33 acres at 2000 Ekanger Circle (APN 139-28-301-008), R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone, Ward 5 (Crear) [PRJ-75493]. Staff recommends DENIAL. The Planning Commission (4-0 vote) recommends APPROVAL.

Minutes:

CHAIR CHERRY declared the Public Hearing open.

ERIC McCAMMOND, Senior Management Analyst, reported that the applicant is requesting a Variance to allow a five-foot side yard setback where 10 feet is required and a five-foot rear yard setback where 20 feet is required for a proposed addition to the primary dwelling structure. Staff has been presented no evidence of extraordinary or exceptional circumstances to support the Variance request, and as such, recommends denial of the Variance request. MR. McCAMMOND noted that additional letters of protest have been submitted since publication.

JASON MAHEU and ROYAL BYRON, applicants, were present. MR. MAHEU reiterated their requests, noting that this is a rectangle lot at the end of a cul-de-sac, and they have odd setbacks on where they are allowed to

build. When the house was originally built, the previous garage was converted, and now there is no garage on the property. Referencing the site plans, MR. MAHEU described the new layout, which included that there will be a garage on the bottom level with a second level living area above it that will be used as a recreation area.

COMMISSIONER De SALVIO asked if there was a homeowners association. MR. MAHEU stated that he did not believe one existed. Additionally, he was unaware of any pushback that had been received from the community and thought that MR. BYRON had not received negative feedback from his neighbors either.

COMMISSIONER SCHLOTTMAN wondered if the applicant had spoken to the adjacent neighbors and if any comments had been made as to his application. MR. BYRON said his next-door neighbor was pleased with the request and felt it would help his property value. He indicated that he was trying to beautify the area, as there had been some bad dealings in his neighborhood. He said that when he bought the house, it looked good but it was a lemon. He has a sick daughter and grandchild and feels that he cannot afford anything outside of the sector. He said that ultimately he needs to tear the house down to fix anything.

COMMISSIONER SCHLOTTMAN wondered if the elevation of the garage was going to be approximately the same height as the rest of the house. MR. MAHEU explained that the garage ceiling would be one foot taller, but the door will be the same height. Additionally, he said that at some point, the original garage door would need to be removed since there is no longer a garage and the garage door is inoperable since there is a wall behind it.

COMMISSIONER SCHLOTTMAN asked MR. BYRON if he was a bus driver as he wondered about the buses in the photograph. MR. BYRON explained that he works with an outreach program to help seniors, the disabled, and the homeless with professional hair care service and hygiene as far as their head, face and neck are concerned. COMMISSIONER SCHLOTTMAN asked if he had a permit to keep the buses at this location, and MR. BYRON stated that he did not have a permit. He was only storing them there because it was his private property. He recently purchased some property on Miller Avenue, which is a construction site, and he plans to move the buses to that location.

CHAIR CHERRY declared the Public Hearing closed.

Motion made by Trinity Haven Schlottman to Approve Subject to Condition(s)

Passed For: 4; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 3

For-Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint; Excused-Vicki Quinn, Christina Roush, Brenda Williams;

40. SUP-75579 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SUDAN JIANG - OWNER: GWHC OF NEVADA, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,360 SQUARE-FOOT MASSAGE ESTABLISHMENT USE WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM PARCELS ZONED FOR RESIDENTIAL USE WHERE 400 FEET IS REQUIRED at 8450 West Sahara Boulevard, Suite #101 (APN 163-04-406-004), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-75540]. Staff recommends DENIAL.

Minutes:

CHAIR CHERRY declared the Public Hearing open.

ERIC McCAMMOND, Senior Management Analyst, stated that the applicant is requesting a Special Use Permit to operate a massage establishment with a Waiver to allow a zero-foot distance separation from property zoned residential where 400 feet is required. With residential zoned parcels abutting directly to the proposed project site, staff finds the proposed land use would not be harmonious and compatible with existing surrounding land use. Therefore, staff is recommending denial of the Special Use Permit application. MR. McCAMMOND noted that additional letters of support and protest had been submitted since publication.

SUDAN JIANG, applicant, stated that they are requesting a zero-foot distance separation from the residential property. He described the property location and surrounding areas, noting that there was only one way for traffic to get in and out of this community.

CHAIR CHERRY said that it is challenging when there are waiver requests for zero foot distance separation and could only remember one time when the Planning Commission was able to find a way to consider it. However, it was much larger than this shopping center. He was apologetic that COMMISSIONER QUINN was unable to be

present, as she is a great steward of the neighborhood. He noted that historically, she looks at these very carefully and if certain things do not fall in line, she will follow staff's recommendation for denial.

COMMISSIONER TOUSSAINT agreed, noting that she is very familiar with this community. She said that a zero-foot distance separation from a residential area makes her uncomfortable; therefore, she would not be able to support this request.

CHAIR CHERRY declared the Public Hearing closed.

Motion made by Donna Toussaint

Passed For: 4; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 6

For-Donna Toussaint, Trinity Haven Schlottman, Sam Cherry, Louis De Salvio; Excused-Christina Roush, Vicki Quinn, Brenda Williams, Bryan Scott, Seth Floyd, Jeff Dorocak;

#### **DIRECTOR'S BUSINESS:**

41. ABEYANCE - DIR-75522 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For discussion and possible action on a presentation of the Downtown Open Space and Trails Plan, All Wards. Staff recommends APPROVAL.

Minutes:

CHAIR CHERRY declared the Public Hearing open.

MIKE HOWE, Long-range Planning Section Manager, referenced a PowerPoint presentation, which was submitted for the record, and provided a brief status update on the Downtown Open Space Trails Master Plan, which grew out of the Vision 2045 Downtown Master Plan. MARIA NORERO, Planner II for Long-range Planning, was also present.

MR. HOWE stated that the city is looking at a deficit in open space when comparing itself to other regional cities such as Seattle, Phoenix, and Salt Lake City; therefore, a master plan is needed since open space is critical.

With that challenge, they know that they are short on park space and trail space. Additionally, they are trying to increase the number of residents in the downtown area, and as more people move to downtown, this will create more pressure for open space.

He addressed some of the key critical needs for downtown, some of which included the lack of an urban central park as it is vital to a city to have a civic space. Some of the existing facilities and parks are not meeting the needs for downtown and staff may need to revisit their design. There is also an issue with the fringe downtown districts and surrounding neighborhoods that are not necessarily within a walkable distance to a park, and the connections between some of the existing parks and trails are not very strong.

Staff currently has a 90-page draft that will be available on February 28, 2019. They will contact the Planning Commissioners when it is available, and staff will be posting it online on the LasVegasNevada.gov website on the Planning webpage. Staff will be taking comments and anticipate taking the plan to the City Council meeting on March 20, 2019.

This plan is a consolidation of scenarios and maps of how to identify open space in the downtown that makes the most sense. The obvious challenges include how space will be managed, how the impacts of homelessness will be managed, and how the City can join into partnerships that provide private, open spaces, which can be made publicly available.

The first key component of the Master Plan is addressing where the parks go on a map and how the City will strategize and build that network. The next steps will be to determine how the City will pay for it, whom they will partner with, and how they will put it together. The final stage will be getting into the specific design of each type of park. MR. HOWE explained that urban parks tend to be more complex and are different in nature than a typical neighborhood park, as they need parks that are more outfitted for different types of events and programming. These parks would also have a system in place that would manage and respond to things that are somewhat different than what is done today.

CHAIR CHERRY stated that there is much discussion about parking, which he understands is not about parks. However, he wondered if there was ever a discussion about incorporating the two together, such as putting a

green space on the top level of a parking structure with the parking levels below. He felt a couple of things could be achieved with something like this, as an event could be held while providing a place for participants to park.

MR. HOWE affirmed that these discussions have been taking place as the emphasis on this plan is flexibility. They are looking at space under the Interstate 515 viaduct, which is currently used for parking space. MR. HOWE noted that the last step would be the design of how some areas succeed as a flexible space.

COMMISSIONER SCHLOTTMAN wondered if staff could provide an update on the Third Street Park. ROBERT SUMMERFIELD, Planning Director, reported that the Third Street Paseo is moving along, as the design is complete, and the financing package will be going to City Council on March 6, 2019. MR. HOWE noted that pending City Council approval, construction on the park is scheduled to begin in March 2019.

COMMISSIONER SCHLOTTMAN wondered about the process for identifying new spaces for parks and when this would happen. MR. HOWE reported that this process is already underway and they have been learning from the Third Street Park and the Community Healing Garden. Even though they do not have this detailed structure in place, they have a good idea of what it will take.

COMMISSIONER SCHLOTTMAN asked if the City was still looking at the property in Symphony Park and the property near Union Pacific Railroad. MR. HOWE recommended that the Commissioners take a look at the draft report, as they also have a recommendation for a pedestrian bridge, which has had support by some and less enthusiastic support by others. He said that the draft is a strategy and they want to make sure that it makes sense to everyone. He noted that the trail alignment along the Union Pacific Railroad has some great opportunities as it gets over to Commerce Street. There have been good discussions with developers and property owners in the past about how this could work; however, the plan is still conceptual.

COMMISSIONER SCHLOTTMAN wondered about the outreach and how the process has been going. MS. NORERO reported that two community meetings were held in Ward 3 and Ward 5, as much of the plan affects those two wards. They had a good turnout and good feedback at both of those events. They also had three stakeholder meetings where they met with property owners in the downtown area, as well as members of different City departments, to get feedback on how this would work if any of these ideas came to fruition. COMMISSIONER SCHLOTTMAN wondered if the community appeared to be working together on this project. MS. NORERO believed they were, and in general, they have seen agreement among the participants that there is a need for open space and trails. She also thought that the community in general, especially the property owners, seemed excited to have more green spaces for programming, developing, and engaging.

COMMISSIONER De SALVIO wondered whom the public would reach out to if they would like to form a public-private partnership with the City. MR. HOWE asked that they reach out to him. He noted that they are working closely with a City team that includes the Public Works and Economic and Urban Development departments. He shared that this was somewhat complicated, and with quality park space comes a mandatory need for management. Ideally, their strategy is to build a strong public-private partnership or a nonprofit Friends of Downtown Parks in the core, which will alleviate some of the funding and availability for the adjacent neighborhood parks so they can focus on parks designed for children, picnic tables and things of this nature.

CHAIR CHERRY declared the Public Hearing closed.

42. TXT-75592 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to amend the Development Uses section of the Town Center Development Standards Manual to allow the Marijuana Dispensary use with an approved Special Use Permit, and to provide for other related matters. Staff has NO RECOMMENDATION.

Minutes:

VICE CHAIR De SALVIO declared the Public Hearing open, there being no one present to speak, VICE CHAIR De SALVIO declared the Public Hearing closed.

Motion made by Trinity Haven Schlottman to Approve

NOTE: CHAIR CHERRY disclosed that his family is involved in the cannabis industry in Las Vegas; therefore, he would be abstaining on this item.

Passed For: 3; Against: 0; Abstain: 1; Did Not Vote: 0; Excused: 3

For-Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint; Abstain-Sam Cherry; Excused-Vicki Quinn, Christina Roush, Brenda Williams;

**Citizens Participation:**

43. 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:

The meeting was adjourned at 8:13 p.m.

Respectfully Submitted:

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Patty Hlavac, Deputy City Clerk

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Jacquie Miller, Deputy City Clerk

THIS MEETING WAS PROPERLY NOTICED AND POSTED AT THE FOLLOWING LOCATIONS:

City Hall, 495 South Main Street, 1st Floor  
Clark County Government Center, 500 South Grand Central Parkway  
Grant Sawyer Building, 555 East Washington Avenue  
City of Las Vegas Development Services Center, 333 North Rancho Drive