

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

April 12, 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, TOUSSAINT, WILLIAMS, and WALSH

ALSO PRESENT: PETER LOWENSTEIN, Deputy Planning Director; FRED SOLIS, Planning Manager; ERIC McCAMMOND, Senior Management Analyst; NICOLE EDDOWES, Senior Planner; IAN RYNEX, Planner II; LUCIEN PAET, Engineering Project Manager; ROBERT NOLAN, Deputy Fire Chief; REBECCA WOLFSON, Deputy City Attorney II; CHEYENNE LaRANCE, Deputy City Clerk; and BRIAN CARROLL, Deputy City Clerk

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

Minutes:

ATTORNEY DAVID BROWN appeared representing Items 35a and 35b, and requested a 30-day abeyance.

DEVIN BROOKS asked that Item 14 be removed from the One Motion One Vote Agenda, and CHAIR SCHLOTTMAN confirmed it would be heard.

CAROLE CADY wanted to speak in support for Items 32a and 32b, and CHAIR SCHLOTTMAN advised she could make her comments when the item is heard.

BARRY KATZ appeared representing the Northwest Area Smoke Ranch Neighborhood Association, and announced he would be speaking under Items 20a-20e.

DEBRA ADIMEY asked if Items 35a and 35b were going to be heard, and CHAIR SCHLOTTMAN advised a 30-day abeyance request had been submitted, but she was welcome to make her comments. MS. ADIMEY said she was opposed to the project.

LEANNE BROWNING was also present for Items 35a and 35b, and inquired about the public hearing process. CHAIR SCHLOTTMAN said this would likely be held until the May 10, 2022 Planning Commission meeting, and he requested that she make her comments at that time.

ERIC McCAMMOND announced the applicant for Item 16 requested an abeyance to the May 10, 2022 Planning Commission Meeting, noting it was the first abeyance request.

5. For Possible Action to Approve the Final Minutes for the Planning Commission Meeting of March 8, 2022.

Motion made by Jeff Rogan to Approve

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

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

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

Minutes:

See Item 4 for related discussion.

Motion made by Jeff Rogan to Hold in Abeyance Items 16 and 35a-35b to 5/10/2022

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

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

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.

7. 22-0043-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: TRITON MANAGEMENT SERVICES, LLC - OWNER: CMB PROPERTIES, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED BAILBOND SERVICE USE at 324 South 3rd Street (APN 139-34-210-059), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open for Items 7-19b.

LIZ SOROKAC requested that Items 15a-15d be pulled from the One Motion One Vote Agenda.

ERIC McCAMMOND, Senior Management Analyst, read an amended condition for Item 13b, and ATTORNEY DAVID BROWN agreed with the condition.

CHAIR SCHLOTTMAN declared the Public Hearing closed for Items 7-19b.

Motion made by Jeff Rogan to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 14, 15a-15d and 16 with amended conditions for Item 13b

NOTE: The video does not reflect the vote accurately, in that Commissioner Schlottman abstained from voting on Item 8 out of an abundance of caution as he performs a lot of work for the property owner. Commissioner Cherry disclosed that he has an interest in companies that have properties within the notification areas of Items 9 and 18 but as this would not affect him any greater or lesser, he would vote on the items. Commissioner Williams disclosed that he lives within the notification area of Items 19a and 19b but as this would not affect him any greater or lesser, he would vote on the matter.

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

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

8. 22-0052-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ODYSSEY CHARTER SCHOOL - OWNER: 6122 W SAHARA AVE, LLC - For possible action on a Land Use Entitlement project request for a Major Amendment to a previously approved Special Use Permit (SUP-51436) FOR A PROPOSED 4,300 SQUARE-FOOT ADDITION TO AN EXISTING 18,648 SQUARE-FOOT PUBLIC OR PRIVATE SCHOOL, PRIMARY AND SECONDARY USE [CHARTER SCHOOL] on 2.63 acres at 6150 West Sahara Avenue, Suite's #6138 and #6142 (APN 163-02-802-004), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.

Minutes:

See Item 7 for related discussion.

Motion made by Jeff Rogan to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 14, 15a-15d and 16

NOTE: The video does not reflect the vote accurately, in that Commissioner Schlottman abstained from voting on Item 8 out of an abundance of caution as he performs a lot of work for the property owner.

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

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

9. 22-0057-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DRRNV, INC. - OWNER: TSUMO VEGAS, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 2,800 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE at 353 East Bonneville Avenue, Suite #115 (APN 139-34-312-006), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:

See Item 7 for related discussion.

Motion made by Jeff Rogan to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 14, 15a-15d and 16

NOTE: Commissioner Cherry disclosed that he has an interest in companies that have properties within the notification areas of Items 9 and 18 but as this would not affect him any greater or lesser, he would vote on the items.

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

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

10. 22-0064-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: TOM J. PROVENZANO - For possible action on a Land Use Entitlement project request TO ALLOW A PROPOSED SIX-FOOT TALL SOLID SCREEN WALL WITHIN THE FRONT YARD SETBACK AREA WHERE FIVE FEET WITH TWO FEET SOLID IS THE MAXIMUM ALLOWED on 0.94 acres at 6531 White Tiger Court (APN 125-35-310-033), R-1 (Single Family Residential) Zone, Ward 6 (Fiore). Staff recommends APPROVAL.
- Minutes:
See Item 7 for related discussion.
- Motion made by Jeff Rogan to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 14, 15a-15d and 16
- Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
- For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;
11. 22-0087-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WILD THYME GROUP LAS VEGAS, INC. - OWNER: R H CENTENNIAL, LLC, ET AL - For possible action on a Land Use Entitlement project request FOR A PROPOSED 3,799 SQUARE-FOOT GAMING ESTABLISHMENT, RESTRICTED LICENSE USE WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A PARCEL ZONED FOR RESIDENTIAL USE WHERE 330 FEET IS REQUIRED at 7585 Norman Rockwell Drive (APN 125-17-720-001), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL.
- Minutes:
See Item 7 for related discussion.
- Motion made by Jeff Rogan to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 14, 15a-15d and 16
- Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
- For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;
12. 22-0089-VAC1 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: THE LOUISE ANN BENDA LIVING TRUST - For possible action on a Land Use Entitlement project request for a Petition to Vacate a portion of public right-of-way generally located at the southwest corner of Grand Teton Drive and Jones Boulevard, Ward 6 (Fiore). Staff recommends APPROVAL.
- Minutes:
See Item 7 for related discussion.
- Motion made by Jeff Rogan to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 14, 15a-15d and 16
- Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
- For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;
13. 22-0096 - PUBLIC HEARING - APPLICANT/OWNER: BERRYESSA PLAZA, LLC - For possible action on the following Land Use Entitlement project requests on 5.26 acres on the north side of Lone Mountain Road, approximately 165 feet west of Decatur Boulevard (APN 125-36-818-001), C-1 (Limited Commercial) Zone, Ward 6 (Fiore). Staff recommends APPROVAL on the Land Use Entitlement project.
- Minutes:
See Item 7 for related discussion and Items 13a and 13b for related backup.

- 13a. 22-0096-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 4,662 SQUARE-FOOT RESTAURANT WITH ALCOHOL WITH A 560 SQUARE-FOOT OUTDOOR SEATING AREA

Minutes:

See Item 7 for related discussion and Items 13-13b for related backup.

Motion made by Jeff Rogan to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 14, 15a-15d and 16 with amended conditions for Item 13b

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

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

- 13b. 22-0096-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A MAJOR AMENDMENT OF AN APPROVED PLOT PLAN AND BUILDING ELEVATION REVIEW [Z-0085-84(8)] FOR THE ADDITION OF A PROPOSED 4,662 SQUARE-FOOT RESTAURANT AND 560 SQUARE-FOOT OUTDOOR PATIO TO AN EXISTING SHOPPING CENTER WITH WAIVERS OF BUILDING PLACEMENT DEVELOPMENT STANDARDS

Minutes:

See Item 7 for related discussion and Items 13-13b for related backup.

Motion made by Jeff Rogan to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 14, 15a-15d and 16 and adding the following condition as read for the record:

A. Live or recorded music shall be prohibited on the outdoor patio.

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

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

14. 22-0097-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: PINTO TONOPAH, LLC, ET AL - For possible action on a Land Use Entitlement project request FOR A PROPOSED THREE-STORY, 44,700 SQUARE-FOOT MEDICAL OFFICE AND OFFSITE PARKING LOT WITH WAIVERS OF TITLE 19.09 FORM BASED CODE STANDARDS on 2.24 acres at the northeast and southeast corners of Pinto Lane and Tonopah Drive (APNs 139-33-302-008 through 011; 139-33-302-016, 017, 018 and 024), T5-N (T5 Neighborhood) and T6-UG (T6 Urban General) Zones, Ward 1 (Knudsen). Staff recommends APPROVAL.

Minutes:

This item was heard subsequent to Item 42.

CHAIR SCHLOTTMAN declared the Public Hearing open.

NICOLE EDDOWES, Senior Planner, reported that the proposed medical office project generally provides the form of development that is sought in this area of the Las Vegas Medical District by Title 19.09 Form-Based Code standards. The requested waivers are minor design adjustments that will not alter the desired form of development; therefore, staff recommended approval of the Site Development Plan Review. She noted an additional letter of support had been received since publication.

DEVIN BROOKS owns a property on the corner of Pinto Lane and Hamilton Avenue, and said he and his neighbors would like to see a 20-foot setback from the property line, a double landscape buffer, no windows on the residential-facing sides, and no parking waivers. They would also be supportive of a two-story building rather than three. This is a large hindrance and would take away their privacy.

DAVE FOSTER appeared representing the applicant, and explained their parking lot would be located on the north side, which creates a buffer between the properties. The project could be built as high as seven stories,

but the applicant felt three were sufficient. In terms of congestion, MR. FOSTER said they are over-parked on this lot, which is why parking will be located across the street. Windows are planned to be installed around the perimeter of the building to give natural light for those working in the building, and he felt the property would improve the Medical District.

COMMISSIONER ROGAN felt this was a great project, and he reiterated that the parking lot will be adjacent to Tonopah Drive.

Subsequent to the motion and vote, COMMISSIONER CHERRY noted that this was a Form-Based Code application, and requests like this will not need to seek the Commission's approval in the future.

See Item 4 for related discussion.

CHAIR SCHLOTTMAN declared the Public Hearing closed.

Motion made by Jeff Rogan to Approve

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

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

15. 22-0098 - PUBLIC HEARING - APPLICANT: SIGNATURE HOMES - OWNER: DURANGO MB PARTNERS, LLC - For possible action on the following Land Use Entitlement project requests on 10.58 acres at the southeast corner of Durango Drive and U.S. Highway 95 (APN 125-17-702-001), T-C (Town Center) Zone, Ward 6 (Fiore). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open for Items 15-15d.

NICOLE EDDOWES, Senior Planner, reported the proposed townhome development is consistent with the development standards set forth by the Town Center Development Standards Manual and the proposed residential subdivision meets several goals and objectives set forth in the 2050 Master Plan regarding infill development. Therefore, staff recommended approval of the Major Modification, Special Use Permit, Site Development Plan Review and Tentative Map. She noted that additional letters of support and protest had been received since publication.

LIZ SOROKAC appeared on behalf of Farm and Durango Investors, who own the existing retail center located to the north of the proposed development. They became aware of the development during the neighborhood meeting, and have been working with the applicant, but they have not had enough time to work through access traffic. Compatibility and parking were also points of concern, along with the potential damages to the shopping center due to the additional traffic it will bring before and after construction. They intend to keep working with the applicant on these matters, but they oppose the application in the meantime.

ATTORNEY LIZ OLSON confirmed they were working with the adjacent property owner, and they were committed to continue those efforts as the application moves to City Council.

COMMISSIONER DE SALVIO explained that a neighborhood meeting was held, and nobody was opposed. Residents were rather pleased this would be a residential development instead of commercial due to the elevation change. The Commissioner inquired if this property was set up to include a mix of residential and commercial, and noted a similar development is located off of Sahara Avenue and Durango Drive. MS. OLSON confirmed that this is not a new type of development, and she reiterated that they were happy to continue working with the adjacent property owner until the City Council hearing.

ERIC McCAMMOND, Senior Management Analyst, read an additional condition for the record, to which MS. OLSON concurred.

See Item 7 for related discussion and Items 15a-15d for related backup.

- 15a. 22-0098-MOD1 - MAJOR MODIFICATION - FROM: SC-TC (SERVICE COMMERCIAL - TOWN CENTER)
TO: M-TC (MEDIUM DENSITY RESIDENTIAL - TOWN CENTER)

Minutes:

See Item 7 for related discussion and Items 15-15d for related backup.

Motion made by Louis De Salvio to Approve Items 15a-15d subject to condition(s) with amended conditions for Item 15d

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

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

- 15b. 22-0098-SUP1 - SPECIAL USE PERMIT - FOR PRIVATE STREETS WITH WAIVERS OF THE TOWN CENTER DEVELOPMENT STANDARDS MANUAL

Minutes:

See Item 7 for related discussion and Items 15-15d for related backup.

Motion made by Louis De Salvio to Approve Items 15a-15d subject to condition(s) with amended conditions for Item 15d

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

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

- 15c. 22-0098-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A 34-LOT SINGLE-FAMILY, ATTACHED RESIDENTIAL SUBDIVISION

Minutes:

See Item 7 for related discussion and Items 15-15d for related backup.

Motion made by Louis De Salvio to Approve Items 15a-15d subject to condition(s) with amended conditions for Item 15d

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

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

- 15d. 22-0098-TMP1 - TENTATIVE MAP - DURANGO AND 95 - PARCEL 3 - FOR A 34-LOT SINGLE FAMILY, ATTACHED RESIDENTIAL SUBDIVISION

Minutes:

See Item 7 for related discussion and Items 15-15d for related backup.

Motion made by Louis De Salvio to Approve subject to condition(s) and amending Condition 8 as read for the record:

8. Design of sewer lines shall stay within five feet from Street Centerline and a minimum of eight feet of back-of-curb when there is a sidewalk present unless otherwise allowed by the Sanitary Sewer Section of the Department of Public Works.

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

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

16. 22-0103-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: CITY PARKWAY V INC AND T-U P R II, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 152-FOOT LONG PEDESTRIAN BRIDGE CROSSING THE UNION PACIFIC RAILROAD WITH A WAIVER OF THE SYMPHONY PARK DEVELOPMENT STANDARDS TO ALLOW NO TREES WHERE TWO STREET TREES ARE REQUIRED on 1.43 acres west of Main Street on the Lewis Avenue alignment (APNs 139-34-211-005 and 139-34-201-016), PD (Planned Development) Zone, Ward 5 (Crear). Staff recommends APPROVAL.

Minutes:

See Item 7 for related discussion.

Motion made by Jeff Rogan to Hold in Abeyance Items 16 and 35a-35b to 5/10/2022

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

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

17. 22-0106 - PUBLIC HEARING - APPLICANT/OWNER: KYLE CANYON NEXT AND LAST FRONTIER, LLC - For possible action on the following Land Use Entitlement project requests on 2.61 acres at the southwest corner of Kyle Canyon Road and Oso Blanca Road (APNs 126-01-702-007 and 008), C-1 (Limited Commercial) Zone, Ward 6 (Fiore). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

See Item 7 for related discussion and Items 17a and 17b for related backup.

- 17a. 22-0106-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 5,000 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) USE WITH A WAIVER TO ALLOW A 969-FOOT SEPARATION FROM AN EXISTING LIQUOR ESTABLISHMENT TAVERN WHERE 1,500 FEET IS REQUIRED

Minutes:

See Item 7 for related discussion and Item 17-17b for related backup.

Motion made by Jeff Rogan to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 14, 15a-15d and 16

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

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

- 17b. 22-0106-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED COMMERCIAL DEVELOPMENT CONSISTING OF A 2,176 SQUARE-FOOT RESTAURANT WITH DRIVE THROUGH; A 4,000 SQUARE-FOOT CONVENIENCE STORE WITH FUEL PUMPS AND CANOPY; AND A 6,200 SQUARE-FOOT COMMERCIAL BUILDING WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS

Minutes:

See Item 7 for related discussion and Item 17-17b for related backup.

Motion made by Jeff Rogan to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 14, 15a-15d and 16

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

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

18. 22-0107 - PUBLIC HEARING - APPLICANT: THE 361 VENTURE, LLC - OWNER: STRATOSPHERE GAMING, LLC AND W2007 STATOSPHERE LAND PROPCO - For possible action on the following Land Use Entitlement project requests on 10.14 acres located on the west side of Main Street, approximately 230 feet south of Oakey Boulevard (APNs Multiple), Ward 3 (Diaz). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

See Item 7 for related discussion and Items 18a-18d for related backup.

- 18a. 22-0107-GPA1 - GENERAL PLAN AMENDMENT - FROM: MXU (MIXED USE) AND C (COMMERCIAL) TO: GC (GENERAL COMMERCIAL)

Minutes:

See Item 7 for related discussion and Items 18-18d for related backup.

Motion made by Jeff Rogan to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 14, 15a-15d and 16

NOTE: Commissioner Cherry disclosed that he has an interest in companies that have properties within the notification areas of Items 9 and 18 but as this would not affect him any greater or lesser, he would vote on the items.

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

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

- 18b. 22-0107-ZON1 - REZONING - FROM: R-4 (HIGH DENSITY RESIDENTIAL) AND C-M (COMMERCIAL/INDUSTRIAL) TO: C-2 (GENERAL COMMERCIAL)

Minutes:

See Item 7 for related discussion and Items 18-18d for related backup.

Motion made by Jeff Rogan to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 14, 15a-15d and 16

NOTE: Commissioner Cherry disclosed that he has an interest in companies that have properties within the notification areas of Items 9 and 18 but as this would not affect him any greater or lesser, he would vote on the items.

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

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

- 18c. 22-0107-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 99,858 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE WITH A 6,625 SQUARE-FOOT OUTDOOR PATIO AREA

Minutes:

See Item 7 for related discussion and Items 18-18d for related backup.

Motion made by Jeff Rogan to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 14, 15a-15d and 16

NOTE: Commissioner Cherry disclosed that he has an interest in companies that have properties within

the notification areas of Items 9 and 18 but as this would not affect him any greater or lesser, he would vote on the items.

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

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

- 18d. 22-0107-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 99,858 SQUARE-FOOT COMMERCIAL RECREATION/AMUSEMENT (INDOOR/OUTDOOR) FACILITY AND A 6,625 SQUARE-FOOT OUTDOOR PATIO AREA WITH FIELD LIGHTING AND WAIVERS OF THE TITLE 19 APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS

Minutes:

See Item 7 for related discussion and Items 18-18d for related backup.

Motion made by Jeff Rogan to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 14, 15a-15d and 16

NOTE: Commissioner Cherry disclosed that he has an interest in companies that have properties within the notification areas of Items 9 and 18 but as this would not affect him any greater or lesser, he would vote on the items.

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

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

19. 22-0121 - PUBLIC HEARING - APPLICANT/OWNER: GRAND CANYON VILLAGE, LLC - For possible action on the following Land Use Entitlement project requests on 11.98 acres at the northeast corner of W Skye Canyon Park Dr and Grand Canyon Drive (APN 125-07-611-001), P-D (Planned Development) Zone [CC (Community Commercial) Grand Canyon Village Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

See Item 7 for related discussion and Items 19a and 19b for related backup.

- 19a. 22-0121-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 5,600 SQUARE-FOOT LIQUOR SALES USE

Minutes:

See Item 7 for related discussion and Items 19-19b for related backup.

Motion made by Jeff Rogan to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 14, 15a-15d and 16

NOTE: Commissioner Williams disclosed that he lives within the notification area of Items 19a and 19b but as this does not affect him any greater or lesser, he would vote on the matter.

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

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

- 19b. 22-0121-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A MAJOR AMENDMENT TO A PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN REVIEW (20-0257-SDR1) FOR THE RE-CONFIGURATION OF AN APPROVED SHOPPING CENTER AND A WAIVER OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS

Minutes:

See Item 7 for related discussion and Items 19-19b for related backup.

Motion made by Jeff Rogan to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 14, 15a-15d and 16

NOTE: Commissioner Williams disclosed that he lives within the notification area of Items 19a and 19b but as this does not affect him any greater or lesser, he would vote on the matter.

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

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

PUBLIC HEARING ITEMS

20. 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:

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

ERIC McCAMMOND, Senior Management Analyst, reported that staff found the requested general plan designation and zoning district to be incompatible with existing properties to the north and south. Additionally, staff found that the applicant created a self-imposed hardship by proposing lot size and streets that do not meet Title 19 standards. Staff recommended denial of all applications, and he noted an additional letter of protest had been received since publication.

ATTORNEY JOHN SULLIVAN described the surrounding zoning designations, and he felt this request was compatible. He indicated the original General Plan Amendment (GPA) request was to ML (Medium-Low Density Residential), but they have reduced the units from 16 to 12, and he felt the GPA could now be for L (Low Density Residential). Along Apricot Lane, there is a 10-foot landscape berm, and there is sidewalk all around the property. There is a waiver request for the size of Lot 12 because it slopes slightly inward. Speaking to the variance for connectivity, this is an infill lot with only one opening cul-de-sac. This will be a two-story home product, with sizes ranging between 1,985 and 2,395 square-feet, and the homes will include a mixture of architectural elements. Residential projects in the area have prices ranging from \$300,000 to \$600,000, and he expects this development to be in the same range.

BARRY KATZ introduced himself as the President of the Northwest Area Smoke Ranch Neighborhood Association, which was officially formed on January 6, 2022, and he described their boundaries. He said they are in the process of applying for the Rural Preservation District status with Clark County. The applicant initially wanted to skip three zoning categories, and these two story units are inconsistent with the standards. During a neighborhood meeting held on February 22, 2022, a proposal was made to reduce the units to two-story, 6,500 minimum square-foot units. This is a long-established community, and they opposed the application.

LAURETTA DUFRENE, resident of the Northwest Area Smoke Ranch Neighborhood Association, viewed this request as a duplication from an item heard in 2018. The applicant had a 2.49-acre parcel annexed from Clark County into the City with an endorsement for high density housing. The result was an approval for a 12-unit medium-low, single-story development. This R-1 (Single Family Residential) zoning was justified at the dais due to the need for affordable housing where R-D (Single Family Residential-Restricted) was the standard. This application has a similar profile, as the applicant has annexed their parcel into the city of Las Vegas from Clark County for 16 two-story, high-density units, although it has since been reduced to 12 units. She reiterated that this is next to a long established R-E (Residential Estates) neighborhood. She said without DR (Desert Rural Density Residential) zoning, their rural preservation integrity will be compromised, and it is the only zoning category that will be compatible with their neighborhood. She asked the applicant to reconsider the zoning, and expressed her opposition.

FRANCES SWARTZ, resident of the Northwest Area Smoke Ranch Neighborhood Association, said the applicant held neighborhood meetings on January 5, and February 22, 2022 at the West Las Vegas Library, which is 3.7 miles away from the parcel. This was a strategy used by the applicant to secure low attendance from the neighboring areas. She said these meetings should have been held in the neighborhood, the Rainbow Library or the Doris Reed Elementary School, which are only a few minutes away.

DANNY BARNETT, resident of the Northwest Area Smoke Ranch Neighborhood Association, expressed that R-D is the standard by protocol and precedent. Just last year, there were three examples in Ward 5 to validate this, which he named. He said accepting anything less than DR would be a double standard and discrimination from precedent, and he asked the applicant to reconsider.

MR. SULLIVAN understood the neighbors' concerns about the transitional zoning, and he said there are R-E developments around the property. He reiterated that the proposal was appropriate.

COMMISSIONER WILLIAMS was concerned about the two-story units, and he requested to hear from the other Commissioners.

COMMISSIONER ROGAN said he lives in an R-E area that has R-1 development directly to the south, and it is very compatible. Clark County allows similar developments in their code, and he did not feel 12 units were too dense to be incompatible. COMMISSIONER DE SALVIO and CHAIR SCHLOTTMAN agreed.

See Item 4 for related discussion and Items 20a-20e for related backup.

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

- 20a. ABEYANCE - 21-0736-GPA1 - GENERAL PLAN AMENDMENT - FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: ML (MEDIUM-LOW DENSITY RESIDENTIAL)

Minutes:

See Items 4 and 20 for related discussion and Items 20-20e for related backup.

Motion made by Anthony Williams to Approve Items 20a-20e subject to condition(s) with the change to L (Low Density Residential) for Item 20a

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

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

- 20b. ABEYANCE - RENOTIFICATION - 21-0736-ZON1 - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: R-1 (SINGLE FAMILY RESIDENTIAL)

Minutes:

See Items 4 and 20 for related discussion and Items 20-20e for related backup.

Motion made by Anthony Williams to Approve Items 20a-20e subject to condition(s) with the change to L (Low Density Residential) for Item 20a

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

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

- 20c. ABEYANCE - 21-0736-VAR1 - VARIANCE - TO ALLOW A 1.00 CONNECTIVITY RATIO WHERE 1.30 IS THE MINIMUM REQUIRED

Minutes:

See Items 4 and 20 for related discussion and Items 20-20e for related backup.

Motion made by Anthony Williams to Approve Items 20a-20e subject to condition(s) with the change to L (Low Density Residential) for Item 20a

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

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

- 20d. 21-0736-VAR2 - VARIANCE - TO ALLOW A 6,328 SQUARE-FOOT LOT SIZE (LOT #12) WHERE 6,500 SQUARE-FEET IS THE MINIMUM SIZE ALLOWED

Minutes:

See Items 4 and 20 for related discussion and Items 20-20e for related backup.

Motion made by Anthony Williams to Approve Items 20a-20e subject to condition(s) with the change to L (Low Density Residential) for Item 20a

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

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

- 20e. ABEYANCE - RENOTIFICATION - 21-0736-TMP1 - TENTATIVE MAP - APRICOT & ROBERTA - FOR A PROPOSED 12-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

Minutes:

See Items 4 and 20 for related discussion and Items 20-20e for related backup.

Motion made by Anthony Williams to Approve Items 20a-20e subject to condition(s) with the change to L (Low Density Residential) for Item 20a

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

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

21. ABEYANCE - 22-0005-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JOSE CALZADO RIVERA - For possible action on a Land Use Entitlement project request TO ALLOW A 558 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS II) [SHED] AND A 360 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS II) [SHED] TO EXCEED THE FLOOR AREA OF THE PRINCIPAL DWELLING UNIT BY 88 PERCENT WHERE 50 PERCENT IS THE MAXIMUM ALLOWED; AND A 19-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED FOR AN EXISTING ADDITION TO THE PRINCIPLE DWELLING on 0.15 acres at 2309 Cedar Avenue (APN 139-35-513-040), R-1 (Single Family Residential) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

Minutes:

This item was heard subsequent to Item 39.

CHAIR SCHLOTTMAN declared the Public Hearing open.

ERIC McCAMMOND, Senior Management Analyst, reported that staff found the applicant created a self-imposed hardship by building accessory structures without building permits that do not meet Title 19 floor area and setback standards, and recommended denial.

Applicant JOSE CALZADO RIVERA appeared with DANIEL SAGAON, who assisted with translating. MR. RIVERA received a Code Enforcement violation notice, but the accessory structure was there when he

purchased the home, and he would like to keep it.

CHAIR SCHLOTTMAN said this neighborhood is undergoing a beautification program, and the Commission has seen several similar applications. The carport is attached to the main structure, but the stucco matches.

It is very common for the homes in this area to have one or two accessory structures, and he would be supporting the item.

COMMISSIONER CHERRY asked if the CMU (concrete masonry unit) wall was part of this application, and CHAIR SCHLOTTMAN did not think it was.

CHAIR SCHLOTTMAN declared the Public Hearing closed.

Motion made by Sam Cherry to Approve

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

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

22. ABEYANCE - 22-0015 - PUBLIC HEARING - APPLICANT/OWNER: GOLD LT RE, LLC #6 - For possible action on the following Land Use Entitlement project requests on 1.06 acres on the east side of Rainbow Boulevard approximately 520 feet south of Ann Road (APN 125-35-101-007), C-1 (Limited Commercial) Zone, Ward 6 (Fiore). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open for Items 22-22d.

ERIC McCAMMOND, Senior Management Analyst, reported that since the last Planning Commission meeting, the applicant submitted plans revisions that reflect a five-foot landscape buffer adjacent to the right-of-way where 15 feet are required and a five-foot landscape buffer along the eastern property line where eight feet is required. Staff found that the applicant created a self-imposed hardship by proposing a Recreational Vehicle and Boat Storage Parking lot that does not meet Title 19 requirements for landscape buffers, screen wall height, setbacks, and parking, and recommended denial of all applications.

Applicant/Owner ERAN GOLD said he had been working with the nearby residents and COMMISSIONER DE SALVIO since the last meeting. He revised the plan to reflect the elimination of four spaces, additional landscape buffers around the property and eight additional trees in the back of the property. Prior to this meeting, he understood that the President of the nearby homeowners association was in support of the project minus a few concerns, which he would try to accommodate.

KEITH LETUS, President of the Timber Creek Neighborhood Association, presented possible condition changes, a copy of which was submitted and attached as backup. The following conditions were proposed: The elimination of parking space 19 because the proposed shade structure would be too tall, and any vehicle parked in that space would be only five feet away from the adjacent residence; add a new eight-foot wall adjacent to the east property line in lieu of adding courses to the existing wall; limit the hours of operation from 7:00 a.m. to 9:00 p.m; no free-standing light poles behind the gates; the automatic gates should be solid or screened with mesh; and add safety bollards in the landscape area 30-feet south of space 48 to prevent people from backing into the wall.

ANTHONY BROWN said his home is located directly behind the site, and agreed with the conditions presented by MR. LETUS. His major concerns were about security and damage to the rear wall because his small children play in the back yard, but the newly proposed conditions would alleviate those concerns.

MR. GOLD did not think there was a need to eliminate space 19, but he would remove the shade structure. He said two neighbors agreed to have courses on top of their wall, whereas others were asking for a new wall. Regardless, there will be an eight-foot wall, and he did not think this should be conditioned. He was amenable

to the proposed hours of operation and adding safety bollards. Lastly, he noted that the front gates would be solid.

COMMISSIONER DE SALVIO reiterated the new conditions MR. GOLD agreed to. He also confirmed that there will be shielded lighting under the canopies, and they will operate on a motion sensor.

MR. GOLD agreed to all conditions as read into the record by PETER LOWENSTEIN, Deputy Planning Director.

See Items 22a-22d for related backup.

CHAIR SCHLOTTMAN declared the Public Hearing closed for Items 22-22d.

- 22a. ABEYANCE - 22-0015-VAR1 - VARIANCE - TO ALLOW OUTDOOR STORAGE WITHIN THE SETBACK AREA WHERE SUCH IS NOT ALLOWED; AND A SIX-FOOT TALL SCREEN WALL WHERE OUTDOOR STORAGE SCREENING DEVELOPMENT STANDARDS REQUIRE AN EIGHT-FOOT TALL SOLID SCREEN WALL

Minutes:

See Item 22 for related discussion and Items 22-22d for related backup.

Motion made by Louis De Salvio to Approve Items 22a-22d subject to condition(s) with amended conditions for Items 22c and 22d

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

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

- 22b. ABEYANCE - 22-0015-VAR2 - VARIANCE - TO ALLOW THREE PARKING SPACES ON THE EXTERIOR OF THE SECURITY FENCE WHERE FIVE ARE REQUIRED AND TO ALLOW ZERO PARKING SPACES SPREAD THROUGHOUT THE DEVELOPMENT WHERE TWO ARE REQUIRED

Minutes:

See Item 22 for related discussion and Items 22-22d for related backup.

Motion made by Louis De Salvio to Approve Items 22a-22d subject to condition(s) with amended conditions for Items 22c and 22d

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

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

- 22c. ABEYANCE - 22-0015-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED RECREATIONAL VEHICLE AND BOAT STORAGE USE WITH WAIVERS TO ALLOW THE STORAGE AREA TO BE VISIBLE FROM PUBLIC STREETS AND ADJOINING PROPERTIES WITHOUT BEING SCREENED BY AN EIGHT-FOOT TALL SCREENING DEVICE AND STORAGE WITHIN THE SETBACK AND LANDSCAPE BUFFER AREA

Minutes:

See Item 22 for related discussion and Items 22-22d for related backup.

Motion made by Louis De Salvio to Approve Items 22a-22d subject to condition(s) and adding the following condition as read for the record:

A. Hours of operation shall be limited to the hours of 7:00 a.m. to 9:00 p.m.

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

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

- 22d. ABEYANCE - 22-0015-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED RECREATIONAL VEHICLE AND BOAT STORAGE PARKING LOT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS

Minutes:

See Item 22 for related discussion and Items 22-22d for related backup.

Motion made by Louis De Salvio to Approve Items 22a-22d subject to condition(s) and adding the following conditions as read for the record:

- A. Space 19 as depicted on site plan date stamped 3/31/22 shall not be covered by a shade structure.
- B. Lighting shall be limited to shielded lights located under the shade structure. The lights shall be motion sensor activated.
- C. The automated entry/exit gate shall be solid or screened.
- D. Bollards shall be installed within the landscape buffer for 30-feet south of space 48.

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

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

23. 21-0590 - PUBLIC HEARING - APPLICANT/OWNER: HERBST HC, LLC - For possible action on the following Land Use Entitlement project requests on 0.31 acres at 333 South Main Street and 14 Lewis Avenue (APNs 139-34-210-006 and 024), C-M (Commercial/Industrial) and C-2 (General Commercial) Zones, Ward 3 (Diaz). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

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

ERIC McCAMMOND, Senior Management Analyst, reported that staff found the proposed development to be compatible and harmonious with the existing development in the surrounding area and that it will be an overall improvement to the area. Staff recommended approval, and he noted that additional letters of protest were received since publication.

CHRIS RICHARDSON, Richardson Wetzel Architects, said they have worked with NV Energy to maintain clearances to their substation to the north. He believed the project would benefit the adjacent community.

See Items 23a and 23b for related backup.

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

- 23a. 21-0590-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 3,050 SQUARE-FOOT BEER/WINE/COOLER OFF-SALE ESTABLISHMENT USE [APN 139-34-210-006]

Minutes:

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

Motion made by Sam Cherry to Approve Items 23a and 23b subject to condition(s)

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

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

- 23b. 21-0590-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 3,050 SQUARE-FOOT CONVENIENCE STORE AND 187 SQUARE-FOOT STORAGE BUILDING WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS AREA 1 DEVELOPMENT STANDARDS

Minutes:

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

Motion made by Sam Cherry to Approve Items 23a and 23b subject to condition(s)

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

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

24. 21-0649 - PUBLIC HEARING - APPLICANT/OWNER: JORGE HUERTA - For possible action on the following Land Use Entitlement project requests on 0.44 acres at 1404 North 23rd Street (APN 139-26-508-019), R-3 (Medium Density Residential) Zone, Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

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

ERIC McCAMMOND, Senior Management Analyst, said although the proposed development represents a much needed resource of infill multifamily residential housing within the Master Plan 2050 - East Las Vegas District area, staff found that the requested Variances and Waiver of required setbacks, parking spaces, landscape buffers and Exceptions of required planting materials further reinforce the unsuitability of the proposed development to the surrounding area. Staff therefore recommended denial of all applications.

Applicants JORGE and BRYAN HUERTA said they are proposing a multi-family apartment complex, and there are similar developments nearby. They could not fit all of the parking spaces, landscape buffers and adjacency setbacks on this small lot, which is why the variances are being requested.

CHAIR SCHLOTTMAN thanked the applicants for reaching out to him. He asked if they could install 24-inch box trees every 20 feet on the street frontage, to which they agreed. The Commissioner did not have an issue with the parking and setback variances, and he felt this would be a good project for the area.

See Items 24a-24c for related backup.

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

- 24a. 21-0649-VAR1 - VARIANCE - TO ALLOW 19 PARKING SPACES WHERE 23 ARE REQUIRED

Minutes:

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

Motion made by Sam Cherry to Approve Items 24a-24c subject to condition(s) with amended conditions for Item 24c

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

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

- 24b. 21-0649-VAR2 - VARIANCE - TO ALLOW A FIVE-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 71 FEET IS REQUIRED AND A 10-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED

Minutes:

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

Motion made by Sam Cherry to Approve Items 24a-24c subject to condition(s) with amended conditions for Item 24c

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

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

- 24c. 21-0649-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED TWO-STORY, 12-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH A WAIVER OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS

Minutes:

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

Motion made by Sam Cherry to Approve Items 24a-24c subject to condition(s) and adding the following condition as read for the record:

A. 24-inch box trees will be installed along 23rd street every 20' on center.

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

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

25. 21-0762 - PUBLIC HEARING - APPLICANT/OWNER: NEVADA NEW BUILDS, LLC - For possible action on the following Land Use Entitlement project requests on 0.18 acres at 540 East St Louis Avenue (APN 162-03-415-046), Ward 3 (Diaz). Staff recommends APPROVAL on 21-0762-GPA1 and 21-0762-ZON1. Staff recommends DENIAL on 21-0762-VAR1 and 21-0762-SDR1.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open for Items 25-25c.

ERIC McCAMMOND, Senior Management Analyst, advised that updated plans were submitted that remedied a parking deficiency. As such, 21-0762-VAR1 was removed and staff's recommendation changed to approval for the Site Development Plan Review. The General Plan Amendment and Rezoning requests of the subject site are appropriate for this location based on the periphery to Downtown Las Vegas. The proposed office conversion meets several goals and objectives set forth in the 2050 Master Plan regarding adaptive reuse conversion and increasing affordable housing near employment centers. As such, staff recommended approval of all applications, and he noted that an additional letter of support had been received since publication.

Applicant/Owner GLENN PLANTONE said he is looking to add four studio units that will be around 400 square feet each. Parking and landscaping have been addressed, and they are ready to move forward.

CHAIR SCHLOTTMAN said this is the third project Nevada New Builds has brought forward, and this is located in one of the most active neighborhood in Ward 3. He could not attend the neighborhood meeting, but he confirmed that only one person was in attendance. The Chair said he has not heard any concerns, and he was looking forward to seeing the finished product.

See Items 25a-25c for related backup.

CHAIR SCHLOTTMAN declared the Public Hearing closed for Items 25-25c.

- 25a. 21-0762-GPA1 - GENERAL PLAN AMENDMENT - FROM: SC (SERVICE COMMERCIAL) TO: M (MEDIUM DENSITY RESIDENTIAL)

Minutes:

See Item 25 for related discussion and Items 25-25c for related backup.

Motion made by Sam Cherry to Approve Items 25a-25c subject to condition(s)

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

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

- 25b. 21-0762-ZON1 - REZONING - FROM: P-R (PROFESSIONAL OFFICE AND PARKING) TO: R-3 (MEDIUM DENSITY RESIDENTIAL)

Minutes:

See Item 25 for related discussion and Items 25-25c for related backup.

Motion made by Sam Cherry to Approve Items 25a-25c subject to condition(s)

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

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

- 25c. 21-0762-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR THE PROPOSED CONVERSION OF AN EXISTING OFFICE BUILDING TO A SINGLE-STORY, FOUR-UNIT MULTI-FAMILY DEVELOPMENT WITH A WAIVER OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS

Minutes:

See Item 25 for related discussion and Items 25-25c for related backup.

Motion made by Sam Cherry to Approve Items 25a-25c subject to condition(s)

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

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

26. 21-0772 - PUBLIC HEARING - APPLICANT: GEORGE GEKAKIS, INC. - OWNER: DECATUR COMMERCIAL, LLC - For possible action on the following Land Use Entitlement project requests on 1.57 acres at 450 South Decatur Boulevard (APN 138-36-613-008), C-2 (General Commercial) Zone, Ward 1 (Knudsen). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open for Items 26-26c.

ERIC McCAMMOND, Senior Management Analyst, said staff found that the proposed development is not harmonious and compatible with existing development in the surrounding area as evidenced by the associated Variance and Waiver requests, which staff found to be self-imposed hardships. Therefore, staff recommended denial of all applications, and he noted an additional letter of protest had been received since publication.

ATTORNEY JOHN SULLIVAN appeared with the applicant, GEORGE GEKAKIS. This 1.57-acre parcel is part of a larger project that MR. GEKAKIS has been working on with Nevada HAND. The parcel to the north has been converted to a senior housing project, and the parcel to the west is an affordable housing complex. Time

has been spent marketing the subject parcel, and they felt mini storage would be the best fit. There will be a primary building and a secondary building that combine for 685 units. Due to the shape of the site, one variance is being requested for 13 parking stalls where 19 are required. MR. SULLIVAN said studies show that those who utilize a mini storage only visit six to 12 times per year, which averages to approximately 18 trips per day. Further, he believed there will be many walking trips from those living in the nearby housing developments. Speaking to the Special Use Permit request, MR. SULLIVAN said they are not meeting the requirement to install decorative block wall on the residential-facing sides. Instead, they plan on using a multi-color stucco product that is very similar to what is being used on the nearby senior housing. He felt this would be more compatible with the neighborhood, and he confirmed that no upper-level windows will be on the buildings. Lastly, he noted that there is one tree in the parking area where six are required, but there are 49 trees around the perimeter.

COMMISSIONER ROGAN said he was not in favor of the mini-storage use because the buildings could not be converted if the demand is no longer there, and he agreed with staff that it does not meet the vision of the subject area. Due to the minor variations and deviations from the standards, he would reluctantly support the application.

CHAIR SCHLOTTMAN liked that stucco was being used rather than block wall, and he was accepting of the parking variance. He agreed it may not be the best use, but he could support it.

COMMISSIONER DE SALVIO remembered what the property looked like in previous years, and this proposal would be more visually appealing. He also felt this would be a great amenity to the nearby residents, and he offered his support for the application.

COMMISSIONER ROGAN requested that the bike lane on Alta Drive remain open during construction.

See Items 26a-26c for related backup.

CHAIR SCHLOTTMAN declared the Public Hearing closed for Items 26-26c.

26a. 21-0772-VAR1 - VARIANCE - TO ALLOW 13 PARKING SPACES WHERE 19 ARE REQUIRED

Minutes:

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

Motion made by Jeff Rogan to Approve Items 26a-26c subject to condition(s)

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

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

26b. 21-0772-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED MINI-STORAGE FACILITY USE WITH A WAIVER TO ALLOW A STUCCO FACADE WHERE DECORATIVE BLOCK IS REQUIRED ADJACENT TO A RESIDENTIAL USE

Minutes:

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

Motion made by Jeff Rogan to Approve Items 26a-26c subject to condition(s)

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

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

26c. 21-0772-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 685-UNIT, 101,311 SQUARE-FOOT MINI-STORAGE FACILITY

Minutes:

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

Motion made by Jeff Rogan to Approve Items 26a-26c subject to condition(s)

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

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

27. 21-0783 - PUBLIC HEARING - APPLICANT/OWNER: SUERTE SIETE, LLC - For possible action on the following Land Use Entitlement project requests on 3.03 acres at the northwest corner of Vegas Drive and Simmons Street (APNs 139-20-403-001 and 002), Ward 5 (Crear). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

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

ERIC McCAMMOND, Senior Management Analyst, reported that staff found the proposed General Plan designation and rezoning to be too intense for the surrounding area. Additionally, the proposed parking facility does not comply with minimum Title 19 development standards for perimeter screening or interior parking lot landscaping, and would introduce a visually intrusive site dominated by trucks and trailers into an area that is predominantly residential in nature. Staff recommended denial of all applications, and he noted an additional letter of protest had been received since publication.

ATTORNEY DAVID BROWN and LUCY STEWART, LAS Consulting, said the applicant is requesting to change the northwest corner of Vegas Drive and Simmons Street from C-1 (Limited Commercial) to C-2 (General Commercial) to allow for a truck parking facility with up to 95 spaces. There will be no storage of trailers, cargo, construction equipment, heavy machinery or other personal items. The property will be gated and screened to minimize the view of the trucks from the street. If approved, there should be very little impact on the traffic in the area, as there would only be a maximum of 95 people that can lease a space. The gate would be left open during business hours with a separate gate available for use outside of business hours. Additionally, the owner would tell potential tenants to circle the block if another truck was entering the facility to mitigate traffic concerns. They understood staff's recommendation of denial, but they felt this would be a welcomed addition to the neighborhood. Most truckers work various hours and there would not be a rush at any particular time. A neighborhood meeting was held, but nobody was in attendance.

COMMISSIONER WILLIAMS visited the site, and he was challenged with the location for this use because it is not ideal in a heavy residential area with a high school down the street; therefore, he could not support the application. COMMISSIONER ROGAN agreed.

See Items 27a-27e for related backup.

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

- 27a. 21-0783-GPA1 - GENERAL PLAN AMENDMENT - FROM: SC (SERVICE COMMERCIAL) TO: GC (GENERAL COMMERCIAL)

Minutes:

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

Motion made by Anthony Williams to Deny Items 27a-27e

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

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

- 27b. 21-0783-ZON1 - REZONING - FROM: C-1 (LIMITED COMMERCIAL) TO: C-2 (GENERAL COMMERCIAL)

Minutes:

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

Motion made by Anthony Williams to Deny Items 27a-27e

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

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

- 27c. 21-0783-VAR1 - VARIANCE - TO ALLOW AN EIGHT-FOOT TALL FENCE WHERE FIVE FEET IS THE MAXIMUM ALLOWED WITHIN THE FRONT YARD SETBACK AREA AND NON-DECORATIVE, NON-CONTRASTING WALL MATERIALS WHERE SUCH IS REQUIRED

Minutes:

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

Motion made by Anthony Williams to Deny Items 27a-27e

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

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

- 27d. 21-0783-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED TRUCKING COMPANY USE WITH WAIVERS TO ALLOW MORE THAN FIVE TRUCKS OR TRAILERS AND THE USE TO BE VISIBLE FROM ADJOINING STREETS

Minutes:

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

Motion made by Anthony Williams to Deny Items 27a-27e

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

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

- 27e. 21-0783-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED TRUCKING COMPANY VEHICLE STORAGE FACILITY

Minutes:

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

Motion made by Anthony Williams to Deny Items 27a-27e

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

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

28. 22-0017-MOD1 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT/OWNER: CENTURY COMMUNITIES OF NEVADA - For possible action on a Land Use Entitlement project request for a Major Modification of the Skye Canyon Master Plan TO AMEND A PORTION OF PARCEL 2.10 FROM: ML (RESIDENTIAL MEDIUM LOW) TO: ML-A (RESIDENTIAL MEDIUM LOW-ATTACHED) on a portion of 41.27

acres at the northeast corner of W Skye Canyon Park Drive and Shaumber Road (APNs Multiple), T-D (Traditional Development) Zone [ML (Residential Medium Low) Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open.

ERIC McCAMMOND, Senior Management Analyst, explained the proposed Major Modification will not affect the overall density within the Skye Canyon Master Plan area and is in alignment with the goals and policies outlined within the Skye Canyon Master Development Standards Manual. Therefore, staff recommended approval of the Major Modification request, and he noted that additional letters of support and an additional letter of protest had been received since publication.

ATTORNEY LIZ OLSON appeared on behalf of Century Communities, and explained they are requesting a portion of parcel 2.10 to be ML-A (Residential Medium Low-Attached) instead of ML (Residential Medium Low), which will allow them to place a leasing office on the site.

COMMISSIONER DE SALVIO said 286 people were in support, which is the most he has ever seen.

CHAIR SCHLOTTMAN declared the Public Hearing closed.

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

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

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

29. 22-0037 - PUBLIC HEARING - APPLICANT/OWNER: EAB & ELB FAMILY, LLC - For possible action on the following Land Use Entitlement project requests on 3.66 acres at the northeast and southeast corners of Gowan Road and Durango Drive (APNs 138-09-226-001 through 138-09-226-029 and 138-09-326-001 through 138-09-326-029), R-TH (Single Family Attached) Zone, Ward 4 (Anthony). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open for Items 29-29a58.

ERIC McCAMMOND, Senior Management Analyst, explained that no evidence of a unique or extraordinary circumstance had been presented, in that the applicant created a self-imposed hardship by proposing to develop each lot within the residential subdivision without adhering to the Title 19 development standards. Redesigning the residential subdivision in such a way that minimizes the required drainage channel to five feet or an alternative lot layout design would allow conformance to Title 19 requirements. Staff therefore recommended denial of all applications, and he noted that additional letters of protest had been received since publication.

ATTORNEY LIZ OLSON recalled that this project was before the Commission about two years ago, and nothing is changing from what was approved. An oversight was missed, and they need to have a 10-foot setback from the front doors where five was approved. This does not affect the parking or the overall project in any way.

COMMISSIONER TOUSSAINT said she did not understand how this was originally approved with a five-foot setback. She asked if seven feet could be considered, and MS. OLSON said because development has already started, it would be too difficult to start over. MS. OLSON also clarified for the Commissioner that the front doors face green spaces, all units have two-car garages and they would be listed at market rate.

COMMISSIONER WALSH inquired about the distance from the green space to the front door, to which MS. OLSON said five feet. She added that units can be accessed via the sidewalk through the paseo.

See Items 29a1-29a58 for related backup.

CHAIR SCHLOTTMAN declared the Public Hearing closed for Items 29-29a58.

29a1. 22-0037-VAR1 - VARIANCE - TO ALLOW A FIVE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED [APN 138-09-226-001]

Minutes:

See Item 29 for related discussion and Items 29-29a58 for related backup.

Motion made by Donna Toussaint to Approve Items 29a1-29a58 subject to condition(s)

NOTE: The video does not reflect the vote accurately, in that during Items 30a-30b, Deputy City Attorney Rebecca Wolfson advised that Commissioner Walsh had accidentally abstained, and his vote should be reflected in the negative.

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

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

29a2. 22-0037-VAR2 - VARIANCE - TO ALLOW A FIVE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED [APN 138-09-226-002]

Minutes:

See Item 29 for related discussion and Items 29-29a58 for related backup.

Motion made by Donna Toussaint to Approve Items 29a1-29a58 subject to condition(s)

NOTE: The video does not reflect the vote accurately, in that during Items 30a-30b, Deputy City Attorney Rebecca Wolfson advised that Commissioner Walsh had accidentally abstained, and his vote should be reflected in the negative.

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

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

29a3. 22-0037-VAR3 - VARIANCE - TO ALLOW A FIVE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED [APN 138-09-226-003]

Minutes:

See Item 29 for related discussion and Items 29-29a58 for related backup.

Motion made by Donna Toussaint to Approve Items 29a1-29a58 subject to condition(s)

NOTE: The video does not reflect the vote accurately, in that during Items 30a-30b, Deputy City Attorney Rebecca Wolfson advised that Commissioner Walsh had accidentally abstained, and his vote should be reflected in the negative.

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

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

29a4. 22-0037-VAR4 - VARIANCE - TO ALLOW A FIVE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED [APN 138-09-226-004]

Minutes:

See Item 29 for related discussion and Items 29-29a58 for related backup.

Motion made by Donna Toussaint to Approve Items 29a1-29a58 subject to condition(s)

NOTE: The video does not reflect the vote accurately, in that during Items 30a-30b, Deputy City Attorney Rebecca Wolfson advised that Commissioner Walsh had accidentally abstained, and his vote should be reflected in the negative.

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

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

- 29a5. 22-0037-VAR5 - VARIANCE - TO ALLOW A FIVE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED [APN 138-09-226-005]

Minutes:

See Item 29 for related discussion and Items 29-29a58 for related backup.

Motion made by Donna Toussaint to Approve Items 29a1-29a58 subject to condition(s)

NOTE: The video does not reflect the vote accurately, in that during Items 30a-30b, Deputy City Attorney Rebecca Wolfson advised that Commissioner Walsh had accidentally abstained, and his vote should be reflected in the negative.

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

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

- 29a6. 22-0037-VAR6 - VARIANCE - TO ALLOW A FIVE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED [APN 138-09-226-006]

Minutes:

See Item 29 for related discussion and Items 29-29a58 for related backup.

Motion made by Donna Toussaint to Approve Items 29a1-29a58 subject to condition(s)

NOTE: The video does not reflect the vote accurately, in that during Items 30a-30b, Deputy City Attorney Rebecca Wolfson advised that Commissioner Walsh had accidentally abstained, and his vote should be reflected in the negative.

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

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

- 29a7. 22-0037-VAR7 - VARIANCE - TO ALLOW A FIVE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED [APN 138-09-226-007]

Minutes:

See Item 29 for related discussion and Items 29-29a58 for related backup.

Motion made by Donna Toussaint to Approve Items 29a1-29a58 subject to condition(s)

NOTE: The video does not reflect the vote accurately, in that during Items 30a-30b, Deputy City Attorney Rebecca Wolfson advised that Commissioner Walsh had accidentally abstained, and his vote should be reflected in the negative.

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

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

- 29a8. 22-0037-VAR8 - VARIANCE - TO ALLOW A FIVE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED [APN 138-09-226-008]

Minutes:

See Item 29 for related discussion and Items 29-29a58 for related backup.

Motion made by Donna Toussaint to Approve Items 29a1-29a58 subject to condition(s)

NOTE: The video does not reflect the vote accurately, in that during Items 30a-30b, Deputy City Attorney Rebecca Wolfson advised that Commissioner Walsh had accidentally abstained, and his vote should be reflected in the negative.

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

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

- 29a9. 22-0037-VAR9 - VARIANCE - TO ALLOW A FIVE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED [APN 138-09-226-009]

Minutes:

See Item 29 for related discussion and Items 29-29a58 for related backup.

Motion made by Donna Toussaint to Approve Items 29a1-29a58 subject to condition(s)

NOTE: The video does not reflect the vote accurately, in that during Items 30a-30b, Deputy City Attorney Rebecca Wolfson advised that Commissioner Walsh had accidentally abstained, and his vote should be reflected in the negative.

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

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

- 29a10. 22-0037-VAR10 - VARIANCE - TO ALLOW A FIVE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED [APN 138-09-226-010]

Minutes:

See Item 29 for related discussion and Items 29-29a58 for related backup.

Motion made by Donna Toussaint to Approve Items 29a1-29a58 subject to condition(s)

NOTE: The video does not reflect the vote accurately, in that during Items 30a-30b, Deputy City Attorney Rebecca Wolfson advised that Commissioner Walsh had accidentally abstained, and his vote should be reflected in the negative.

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

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

- 29a11. 22-0037-VAR11 - VARIANCE - TO ALLOW A FIVE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED [APN 138-09-226-011]

Minutes:

See Item 29 for related discussion and Items 29-29a58 for related backup.

Motion made by Donna Toussaint to Approve Items 29a1-29a58 subject to condition(s)

NOTE: The video does not reflect the vote accurately, in that during Items 30a-30b, Deputy City Attorney Rebecca Wolfson advised that Commissioner Walsh had accidentally abstained, and his vote should be reflected in the negative.

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

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

29a12. 22-0037-VAR12 - VARIANCE - TO ALLOW A FIVE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED [APN 138-09-226-012]

Minutes:

See Item 29 for related discussion and Items 29-29a58 for related backup.

Motion made by Donna Toussaint to Approve Items 29a1-29a58 subject to condition(s)

NOTE: The video does not reflect the vote accurately, in that during Items 30a-30b, Deputy City Attorney Rebecca Wolfson advised that Commissioner Walsh had accidentally abstained, and his vote should be reflected in the negative.

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

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

29a13. 22-0037-VAR13 - VARIANCE - TO ALLOW A FIVE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED [APN 138-09-226-013]

Minutes:

See Item 29 for related discussion and Items 29-29a58 for related backup.

Motion made by Donna Toussaint to Approve Items 29a1-29a58 subject to condition(s)

NOTE: The video does not reflect the vote accurately, in that during Items 30a-30b, Deputy City Attorney Rebecca Wolfson advised that Commissioner Walsh had accidentally abstained, and his vote should be reflected in the negative.

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

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

29a14. 22-0037-VAR14 - VARIANCE - TO ALLOW A FIVE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED [APN 138-09-226-014]

Minutes:

See Item 29 for related discussion and Items 29-29a58 for related backup.

Motion made by Donna Toussaint to Approve Items 29a1-29a58 subject to condition(s)

NOTE: The video does not reflect the vote accurately, in that during Items 30a-30b, Deputy City Attorney

Rebecca Wolfson advised that Commissioner Walsh had accidentally abstained, and his vote should be reflected in the negative.

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

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

29a15. 22-0037-VAR15 - VARIANCE - TO ALLOW A FIVE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED [APN 138-09-226-015]

Minutes:

See Item 29 for related discussion and Items 29-29a58 for related backup.

Motion made by Donna Toussaint to Approve Items 29a1-29a58 subject to condition(s)

NOTE: The video does not reflect the vote accurately, in that during Items 30a-30b, Deputy City Attorney Rebecca Wolfson advised that Commissioner Walsh had accidentally abstained, and his vote should be reflected in the negative.

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

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

29a16. 22-0037-VAR16 - VARIANCE - TO ALLOW A FIVE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED [APN 138-09-226-016]

Minutes:

See Item 29 for related discussion and Items 29-29a58 for related backup.

Motion made by Donna Toussaint to Approve Items 29a1-29a58 subject to condition(s)

NOTE: The video does not reflect the vote accurately, in that during Items 30a-30b, Deputy City Attorney Rebecca Wolfson advised that Commissioner Walsh had accidentally abstained, and his vote should be reflected in the negative.

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

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

29a17. 22-0037-VAR17 - VARIANCE - TO ALLOW A FIVE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED [APN 138-09-226-017]

Minutes:

See Item 29 for related discussion and Items 29-29a58 for related backup.

Motion made by Donna Toussaint to Approve Items 29a1-29a58 subject to condition(s)

NOTE: The video does not reflect the vote accurately, in that during Items 30a-30b, Deputy City Attorney Rebecca Wolfson advised that Commissioner Walsh had accidentally abstained, and his vote should be reflected in the negative.

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

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

29a18. 22-0037-VAR18 - VARIANCE - TO ALLOW A FIVE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED [APN 138-09-226-018]

Minutes:

See Item 29 for related discussion and Items 29-29a58 for related backup.

Motion made by Donna Toussaint to Approve Items 29a1-29a58 subject to condition(s)

NOTE: The video does not reflect the vote accurately, in that during Items 30a-30b, Deputy City Attorney Rebecca Wolfson advised that Commissioner Walsh had accidentally abstained, and his vote should be reflected in the negative.

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

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

29a19. 22-0037-VAR19 - VARIANCE - TO ALLOW A FIVE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED [APN 138-09-226-019]

Minutes:

See Item 29 for related discussion and Items 29-29a58 for related backup.

Motion made by Donna Toussaint to Approve Items 29a1-29a58 subject to condition(s)

NOTE: The video does not reflect the vote accurately, in that during Items 30a-30b, Deputy City Attorney Rebecca Wolfson advised that Commissioner Walsh had accidentally abstained, and his vote should be reflected in the negative.

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

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

29a20. 22-0037-VAR20 - VARIANCE - TO ALLOW A FIVE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED [APN 138-09-226-020]

Minutes:

See Item 29 for related discussion and Items 29-29a58 for related backup.

Motion made by Donna Toussaint to Approve Items 29a1-29a58 subject to condition(s)

NOTE: The video does not reflect the vote accurately, in that during Items 30a-30b, Deputy City Attorney Rebecca Wolfson advised that Commissioner Walsh had accidentally abstained, and his vote should be reflected in the negative.

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

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

29a21. 22-0037-VAR21 - VARIANCE - TO ALLOW A FIVE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED [APN 138-09-226-021]

Minutes:

See Item 29 for related discussion and Items 29-29a58 for related backup.

Motion made by Donna Toussaint to Approve Items 29a1-29a58 subject to condition(s)

NOTE: The video does not reflect the vote accurately, in that during Items 30a-30b, Deputy City Attorney Rebecca Wolfson advised that Commissioner Walsh had accidentally abstained, and his vote should be reflected in the negative.

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

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

29a22. 22-0037-VAR22 - VARIANCE - TO ALLOW A FIVE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED [APN 138-09-226-022]

Minutes:

See Item 29 for related discussion and Items 29-29a58 for related backup.

Motion made by Donna Toussaint to Approve Items 29a1-29a58 subject to condition(s)

NOTE: The video does not reflect the vote accurately, in that during Items 30a-30b, Deputy City Attorney Rebecca Wolfson advised that Commissioner Walsh had accidentally abstained, and his vote should be reflected in the negative.

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

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

29a23. 22-0037-VAR23 - VARIANCE - TO ALLOW A FIVE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED [APN 138-09-226-023]

Minutes:

See Item 29 for related discussion and Items 29-29a58 for related backup.

Motion made by Donna Toussaint to Approve Items 29a1-29a58 subject to condition(s)

NOTE: The video does not reflect the vote accurately, in that during Items 30a-30b, Deputy City Attorney Rebecca Wolfson advised that Commissioner Walsh had accidentally abstained, and his vote should be reflected in the negative.

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

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

29a24. 22-0037-VAR24 - VARIANCE - TO ALLOW A FIVE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED [APN 138-09-226-024]

Minutes:

See Item 29 for related discussion and Items 29-29a58 for related backup.

Motion made by Donna Toussaint to Approve Items 29a1-29a58 subject to condition(s)

NOTE: The video does not reflect the vote accurately, in that during Items 30a-30b, Deputy City Attorney Rebecca Wolfson advised that Commissioner Walsh had accidentally abstained, and his vote should be reflected in the negative.

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

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

29a25. 22-0037-VAR25 - VARIANCE - TO ALLOW A FIVE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED [APN 138-09-226-025]

Minutes:

See Item 29 for related discussion and Items 29-29a58 for related backup.

Motion made by Donna Toussaint to Approve Items 29a1-29a58 subject to condition(s)

NOTE: The video does not reflect the vote accurately, in that during Items 30a-30b, Deputy City Attorney Rebecca Wolfson advised that Commissioner Walsh had accidentally abstained, and his vote should be reflected in the negative.

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

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

29a26. 22-0037-VAR26 - VARIANCE - TO ALLOW A FIVE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED [APN 138-09-226-026]

Minutes:

See Item 29 for related discussion and Items 29-29a58 for related backup.

Motion made by Donna Toussaint to Approve Items 29a1-29a58 subject to condition(s)

NOTE: The video does not reflect the vote accurately, in that during Items 30a-30b, Deputy City Attorney Rebecca Wolfson advised that Commissioner Walsh had accidentally abstained, and his vote should be reflected in the negative.

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

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

29a27. 22-0037-VAR27 - VARIANCE - TO ALLOW A FIVE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED [APN 138-09-226-027]

Minutes:

See Item 29 for related discussion and Items 29-29a58 for related backup.

Motion made by Donna Toussaint to Approve Items 29a1-29a58 subject to condition(s)

NOTE: The video does not reflect the vote accurately, in that during Items 30a-30b, Deputy City Attorney Rebecca Wolfson advised that Commissioner Walsh had accidentally abstained, and his vote should be reflected in the negative.

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

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

29a28. 22-0037-VAR28 - VARIANCE - TO ALLOW A FIVE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED [APN 138-09-226-028]

Minutes:

See Item 29 for related discussion and Items 29-29a58 for related backup.

Motion made by Donna Toussaint to Approve Items 29a1-29a58 subject to condition(s)

NOTE: The video does not reflect the vote accurately, in that during Items 30a-30b, Deputy City Attorney Rebecca Wolfson advised that Commissioner Walsh had accidentally abstained, and his vote should be reflected in the negative.

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

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

29a29. 22-0037-VAR29 - VARIANCE - TO ALLOW A FIVE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED [APN 138-09-226-029]

Minutes:

See Item 29 for related discussion and Items 29-29a58 for related backup.

Motion made by Donna Toussaint to Approve Items 29a1-29a58 subject to condition(s)

NOTE: The video does not reflect the vote accurately, in that during Items 30a-30b, Deputy City Attorney Rebecca Wolfson advised that Commissioner Walsh had accidentally abstained, and his vote should be reflected in the negative.

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

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

29a30. 22-0037-VAR30 - VARIANCE - TO ALLOW A FIVE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED [APN 138-09-326-001]

Minutes:

See Item 29 for related discussion and Items 29-29a58 for related backup.

Motion made by Donna Toussaint to Approve Items 29a1-29a58 subject to condition(s)

NOTE: The video does not reflect the vote accurately, in that during Items 30a-30b, Deputy City Attorney Rebecca Wolfson advised that Commissioner Walsh had accidentally abstained, and his vote should be reflected in the negative.

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

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

29a31. 22-0037-VAR31 - VARIANCE - TO ALLOW A FIVE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED [APN 138-09-326-002]

Minutes:

See Item 29 for related discussion and Items 29-29a58 for related backup.

Motion made by Donna Toussaint to Approve Items 29a1-29a58 subject to condition(s)

NOTE: The video does not reflect the vote accurately, in that during Items 30a-30b, Deputy City Attorney Rebecca Wolfson advised that Commissioner Walsh had accidentally abstained, and his vote should be reflected in the negative.

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

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

29a32. 22-0037-VAR32 - VARIANCE - TO ALLOW A FIVE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED [APN 138-09-326-003]

Minutes:

See Item 29 for related discussion and Items 29-29a58 for related backup.

Motion made by Donna Toussaint to Approve Items 29a1-29a58 subject to condition(s)

NOTE: The video does not reflect the vote accurately, in that during Items 30a-30b, Deputy City Attorney Rebecca Wolfson advised that Commissioner Walsh had accidentally abstained, and his vote should be reflected in the negative.

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

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

29a33. 22-0037-VAR33 - VARIANCE - TO ALLOW A FIVE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED [APN 138-09-326-004]

Minutes:

See Item 29 for related discussion and Items 29-29a58 for related backup.

Motion made by Donna Toussaint to Approve Items 29a1-29a58 subject to condition(s)

NOTE: The video does not reflect the vote accurately, in that during Items 30a-30b, Deputy City Attorney Rebecca Wolfson advised that Commissioner Walsh had accidentally abstained, and his vote should be reflected in the negative.

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

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

29a34. 22-0037-VAR34 - VARIANCE - TO ALLOW A FIVE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED [APN 138-09-326-005]

Minutes:

See Item 29 for related discussion and Items 29-29a58 for related backup.

Motion made by Donna Toussaint to Approve Items 29a1-29a58 subject to condition(s)

NOTE: The video does not reflect the vote accurately, in that during Items 30a-30b, Deputy City Attorney Rebecca Wolfson advised that Commissioner Walsh had accidentally abstained, and his vote should be reflected in the negative.

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

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

29a35. 22-0037-VAR35 - VARIANCE - TO ALLOW A FIVE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED [APN 138-09-326-006]

Minutes:

See Item 29 for related discussion and Items 29-29a58 for related backup.

Motion made by Donna Toussaint to Approve Items 29a1-29a58 subject to condition(s)

NOTE: The video does not reflect the vote accurately, in that during Items 30a-30b, Deputy City Attorney Rebecca Wolfson advised that Commissioner Walsh had accidentally abstained, and his vote should be reflected in the negative.

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

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

29a36. 22-0037-VAR36 - VARIANCE - TO ALLOW A FIVE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED [APN 138-09-326-007]

Minutes:

See Item 29 for related discussion and Items 29-29a58 for related backup.

Motion made by Donna Toussaint to Approve Items 29a1-29a58 subject to condition(s)

NOTE: The video does not reflect the vote accurately, in that during Items 30a-30b, Deputy City Attorney Rebecca Wolfson advised that Commissioner Walsh had accidentally abstained, and his vote should be reflected in the negative.

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

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

29a37. 22-0037-VAR37 - VARIANCE - TO ALLOW A FIVE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED [APN 138-09-326-008]

Minutes:

See Item 29 for related discussion and Items 29-29a58 for related backup.

Motion made by Donna Toussaint to Approve Items 29a1-29a58 subject to condition(s)

NOTE: The video does not reflect the vote accurately, in that during Items 30a-30b, Deputy City Attorney Rebecca Wolfson advised that Commissioner Walsh had accidentally abstained, and his vote should be reflected in the negative.

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

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

29a38. 22-0037-VAR38 - VARIANCE - TO ALLOW A FIVE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED [APN 138-09-326-009]

Minutes:

See Item 29 for related discussion and Items 29-29a58 for related backup.

Motion made by Donna Toussaint to Approve Items 29a1-29a58 subject to condition(s)

NOTE: The video does not reflect the vote accurately, in that during Items 30a-30b, Deputy City Attorney Rebecca Wolfson advised that Commissioner Walsh had accidentally abstained, and his vote should be reflected in the negative.

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

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

29a39. 22-0037-VAR39 - VARIANCE - TO ALLOW A FIVE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED [APN 138-09-326-010]

Minutes:

See Item 29 for related discussion and Items 29-29a58 for related backup.

Motion made by Donna Toussaint to Approve Items 29a1-29a58 subject to condition(s)

NOTE: The video does not reflect the vote accurately, in that during Items 30a-30b, Deputy City Attorney Rebecca Wolfson advised that Commissioner Walsh had accidentally abstained, and his vote should be reflected in the negative.

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

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

29a40. 22-0037-VAR40 - VARIANCE - TO ALLOW A FIVE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED [APN 138-09-326-011]

Minutes:

See Item 29 for related discussion and Items 29-29a58 for related backup.

Motion made by Donna Toussaint to Approve Items 29a1-29a58 subject to condition(s)

NOTE: The video does not reflect the vote accurately, in that during Items 30a-30b, Deputy City Attorney Rebecca Wolfson advised that Commissioner Walsh had accidentally abstained, and his vote should be reflected in the negative.

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

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

29a41. 22-0037-VAR41 - VARIANCE - TO ALLOW A FIVE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED [APN 138-09-326-012]

Minutes:

See Item 29 for related discussion and Items 29-29a58 for related backup.

Motion made by Donna Toussaint to Approve Items 29a1-29a58 subject to condition(s)

NOTE: The video does not reflect the vote accurately, in that during Items 30a-30b, Deputy City Attorney Rebecca Wolfson advised that Commissioner Walsh had accidentally abstained, and his vote should be reflected in the negative.

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

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

29a42. 22-0037-VAR42 - VARIANCE - TO ALLOW A FIVE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED [APN 138-09-326-013]

Minutes:

See Item 29 for related discussion and Items 29-29a58 for related backup.

Motion made by Donna Toussaint to Approve Items 29a1-29a58 subject to condition(s)

NOTE: The video does not reflect the vote accurately, in that during Items 30a-30b, Deputy City Attorney Rebecca Wolfson advised that Commissioner Walsh had accidentally abstained, and his vote should be reflected in the negative.

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

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

29a43. 22-0037-VAR43 - VARIANCE - TO ALLOW A FIVE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED [APN 138-09-326-014]

Minutes:

See Item 29 for related discussion and Items 29-29a58 for related backup.

Motion made by Donna Toussaint to Approve Items 29a1-29a58 subject to condition(s)

NOTE: The video does not reflect the vote accurately, in that during Items 30a-30b, Deputy City Attorney Rebecca Wolfson advised that Commissioner Walsh had accidentally abstained, and his vote should be reflected in the negative.

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

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

29a44. 22-0037-VAR44 - VARIANCE - TO ALLOW A FIVE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED [APN 138-09-326-015]

Minutes:

See Item 29 for related discussion and Items 29-29a58 for related backup.

Motion made by Donna Toussaint to Approve Items 29a1-29a58 subject to condition(s)

NOTE: The video does not reflect the vote accurately, in that during Items 30a-30b, Deputy City Attorney Rebecca Wolfson advised that Commissioner Walsh had accidentally abstained, and his vote should be reflected in the negative.

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

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

29a45. 22-0037-VAR45 - VARIANCE - TO ALLOW A FIVE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED [APN 138-09-326-016]

Minutes:

See Item 29 for related discussion and Items 29-29a58 for related backup.

Motion made by Donna Toussaint to Approve Items 29a1-29a58 subject to condition(s)

NOTE: The video does not reflect the vote accurately, in that during Items 30a-30b, Deputy City Attorney Rebecca Wolfson advised that Commissioner Walsh had accidentally abstained, and his vote should be reflected in the negative.

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

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

29a46. 22-0037-VAR46 - VARIANCE - TO ALLOW A FIVE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED [APN 138-09-326-017]

Minutes:

See Item 29 for related discussion and Items 29-29a58 for related backup.

Motion made by Donna Toussaint to Approve Items 29a1-29a58 subject to condition(s)

NOTE: The video does not reflect the vote accurately, in that during Items 30a-30b, Deputy City Attorney Rebecca Wolfson advised that Commissioner Walsh had accidentally abstained, and his vote should be reflected in the negative.

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

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

29a47. 22-0037-VAR47 - VARIANCE - TO ALLOW A FIVE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED [APN 138-09-326-018]

Minutes:

See Item 29 for related discussion and Items 29-29a58 for related backup.

Motion made by Donna Toussaint to Approve Items 29a1-29a58 subject to condition(s)

NOTE: The video does not reflect the vote accurately, in that during Items 30a-30b, Deputy City Attorney Rebecca Wolfson advised that Commissioner Walsh had accidentally abstained, and his vote should be reflected in the negative.

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

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

29a48. 22-0037-VAR48 - VARIANCE - TO ALLOW A FIVE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED [APN 138-09-326-019]

Minutes:

See Item 29 for related discussion and Items 29-29a58 for related backup.

Motion made by Donna Toussaint to Approve Items 29a1-29a58 subject to condition(s)

NOTE: The video does not reflect the vote accurately, in that during Items 30a-30b, Deputy City Attorney Rebecca Wolfson advised that Commissioner Walsh had accidentally abstained, and his vote should be reflected in the negative.

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

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

29a49. 22-0037-VAR49 - VARIANCE - TO ALLOW A FIVE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED [APN 138-09-326-020]

Minutes:

See Item 29 for related discussion and Items 29-29a58 for related backup.

Motion made by Donna Toussaint to Approve Items 29a1-29a58 subject to condition(s)

NOTE: The video does not reflect the vote accurately, in that during Items 30a-30b, Deputy City Attorney Rebecca Wolfson advised that Commissioner Walsh had accidentally abstained, and his vote should be reflected in the negative.

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

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

29a50. 22-0037-VAR50 - VARIANCE - TO ALLOW A FIVE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED [APN 138-09-326-021]

Minutes:

See Item 29 for related discussion and Items 29-29a58 for related backup.

Motion made by Donna Toussaint to Approve Items 29a1-29a58 subject to condition(s)

NOTE: The video does not reflect the vote accurately, in that during Items 30a-30b, Deputy City Attorney Rebecca Wolfson advised that Commissioner Walsh had accidentally abstained, and his vote should be reflected in the negative.

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

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

29a51. 22-0037-VAR51 - VARIANCE - TO ALLOW A FIVE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED [APN 138-09-326-022]

Minutes:

See Item 29 for related discussion and Items 29-29a58 for related backup.

Motion made by Donna Toussaint to Approve Items 29a1-29a58 subject to condition(s)

NOTE: The video does not reflect the vote accurately, in that during Items 30a-30b, Deputy City Attorney Rebecca Wolfson advised that Commissioner Walsh had accidentally abstained, and his vote should be reflected in the negative.

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

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

29a52. 22-0037-VAR52 - VARIANCE - TO ALLOW A FIVE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED [APN 138-09-326-023]

Minutes:

See Item 29 for related discussion and Items 29-29a58 for related backup.

Motion made by Donna Toussaint to Approve Items 29a1-29a58 subject to condition(s)

NOTE: The video does not reflect the vote accurately, in that during Items 30a-30b, Deputy City Attorney Rebecca Wolfson advised that Commissioner Walsh had accidentally abstained, and his vote should be reflected in the negative.

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

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

29a53. 22-0037-VAR53 - VARIANCE - TO ALLOW A FIVE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED [APN 138-09-326-024]

Minutes:

See Item 29 for related discussion and Items 29-29a58 for related backup.

Motion made by Donna Toussaint to Approve Items 29a1-29a58 subject to condition(s)

NOTE: The video does not reflect the vote accurately, in that during Items 30a-30b, Deputy City Attorney Rebecca Wolfson advised that Commissioner Walsh had accidentally abstained, and his vote should be reflected in the negative.

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

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

29a54. 22-0037-VAR54 - VARIANCE - TO ALLOW A FIVE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED [APN 138-09-326-025]

Minutes:

See Item 29 for related discussion and Items 29-29a58 for related backup.

Motion made by Donna Toussaint to Approve Items 29a1-29a58 subject to condition(s)

NOTE: The video does not reflect the vote accurately, in that during Items 30a-30b, Deputy City Attorney Rebecca Wolfson advised that Commissioner Walsh had accidentally abstained, and his vote should be reflected in the negative.

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

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

29a55. 22-0037-VAR55 - VARIANCE - TO ALLOW A FIVE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED [APN 138-09-326-026]

Minutes:

See Item 29 for related discussion and Items 29-29a58 for related backup.

Motion made by Donna Toussaint to Approve Items 29a1-29a58 subject to condition(s)

NOTE: The video does not reflect the vote accurately, in that during Items 30a-30b, Deputy City Attorney Rebecca Wolfson advised that Commissioner Walsh had accidentally abstained, and his vote should be reflected in the negative.

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

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

29a56. 22-0037-VAR56 - VARIANCE - TO ALLOW A FIVE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED [APN 138-09-326-027]

Minutes:

See Item 29 for related discussion and Items 29-29a58 for related backup.

Motion made by Donna Toussaint to Approve Items 29a1-29a58 subject to condition(s)

NOTE: The video does not reflect the vote accurately, in that during Items 30a-30b, Deputy City Attorney Rebecca Wolfson advised that Commissioner Walsh had accidentally abstained, and his vote should be reflected in the negative.

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

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

29a57. 22-0037-VAR57 - VARIANCE - TO ALLOW A FIVE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED [APN 138-09-326-028]

Minutes:

See Item 29 for related discussion and Items 29-29a58 for related backup.

Motion made by Donna Toussaint to Approve Items 29a1-29a58 subject to condition(s)

NOTE: The video does not reflect the vote accurately, in that during Items 30a-30b, Deputy City Attorney Rebecca Wolfson advised that Commissioner Walsh had accidentally abstained, and his vote should be reflected in the negative.

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

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

29a58. 22-0037-VAR58 - VARIANCE - TO ALLOW A FIVE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED [APN 138-09-326-029]

Minutes:

See Item 29 for related discussion and Items 29-29a58 for related backup.

Motion made by Donna Toussaint to Approve Items 29a1-29a58 subject to condition(s)

NOTE: The video does not reflect the vote accurately, in that during Items 30a-30b, Deputy City Attorney Rebecca Wolfson advised that Commissioner Walsh had accidentally abstained, and his vote should be reflected in the negative.

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

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

30. 22-0042 - PUBLIC HEARING - APPLICANT/OWNER: CITI PROPERTIES, LLC - For possible action on the following Land Use Entitlement project requests on 0.79 acres on the south side of Lake Mead Boulevard approximately 395 feet east of Decatur Boulevard (APN 139-19-301-002), C-1 (Limited Commercial) Zone, Ward 5 (Crear). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open for Items 30-30b.

ERIC McCAMMOND, Senior Management Analyst, reported that staff found the proposed development with associated waivers to be harmonious and compatible with surrounding development and recommended approval of both applications. He noted an additional letter of support had been received since publication.

KHOSRO POURGHAREMAN appeared presenting the applicant/owner, and explained this is an infill project

that will not offer access on Coran Lane. They are also trying to maximize the landscape buffer along Lake Mead Boulevard. Lastly, the bays facing the roadway will only have two doors.

See Items 30a and 30b for related backup.

CHAIR SCHLOTTMAN declared the Public Hearing closed for Items 30-30b.

30a. 22-0042-SUP1 - SPECIAL USE PERMIT - FOR AN AUTO REPAIR GARAGE, MINOR USE

Minutes:

See Item 30 for related discussion and Items 30-30b for related backup.

Motion made by Anthony Williams to Approve Items 30a and 30b subject to condition(s)

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

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

30b. 22-0042-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 6,000 SQUARE-FOOT MINOR AUTO REPAIR GARAGE WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS AND TO ALLOW SERVICE BAYS TO FACE THE PUBLIC RIGHT-OF-WAY WHERE SUCH IS PROHIBITED

Minutes:

See Item 30 for related discussion and Items 30-30b for related backup.

Motion made by Anthony Williams to Approve Items 30a and 30b subject to condition(s)

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

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

31. 22-0050 - PUBLIC HEARING - APPLICANT: JON BRASSO - OWNER: PRE RANCHO JONES, LLC - For possible action on the following Land Use Entitlement project requests on 1.30 acres at the northeast corner of Rancho Drive and Jones Boulevard (APN 138-02-804-001), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

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

NICOLE EDDOWES, Senior Planner, explained the applicant is proposing to overdevelop the site and staff had reservations about the on-site circulation, as the only way to access the retail building is via a drive through. Additionally there are two-way vehicle travel lanes leading to a one-way travel lane, and the layout of the three drive through lanes is not coherent nor clear. Employees of the restaurants will not be able to park their vehicles unless they wait in a drive through lane to gain access to the parking lot. Due to the on-site circulation issues created by the overdevelopment of the site, staff recommended denial of all applications. She noted that additional letters of support had been received since publication.

ATTORNEY LIZ OLSON appeared with the applicant, JON BRASSO, who owns Snappy Burger, a drive-in movie concept with a drive through restaurant. His first location off of Decatur Boulevard and U.S. Highway 95 opened about two years ago, and it has been welcomed by the community. A similar concept is planned for this site, which is located on the corner of Rancho Drive and Jones Boulevard. This is an odd-shaped parcel, and it would otherwise likely be developed as a gas station. Two voluntary neighborhood meetings were held, one of which was with NARA (Northwest Area Residents Association), and all concerns were addressed. The movie screen would be mounted to the small retail building against Rancho Drive, and she confirmed it would not be facing the nearby residential. Four small, privately owned boutique restaurants that are similar to a food

truck will also be present, and the site plan had been updated to clear up concerns about circulation. MS. OLSON said there will be access on to the site from Rancho Drive, and everyone will exit on Jones Boulevard. The restaurants have three separate stacking lanes, with the exception of the first building which will only have a walk-up window. Based on the operations at the original Snappy Burger over the last two years, MR. BRASSO sees a maximum of four cars in line at any given time, and there is no clear path from the entry way to the parking lot because MR. BRASSO is not charging for the movie, and he wants customers to purchase a food item. MS. OLSON said if a customer wanted to visit the retail portion, there are four parking spaces on the site, and a hand gate can be accessed between buildings one and two. Attendants will take the food orders, and they will also assist with directing traffic. There is a small portion of the property where no landscaping will be provided, which is where the bus turnout is. Lastly, she noted that 52 trees could be provided, and their waiver request could be withdrawn without prejudice.

COMMISSIONER WILLIAMS said this is a unique sliver of property, and he liked the idea of the project.

COMMISSIONER TOUSSAINT recalled living near a drive-in theater, and she offered her support for the project.

Dialogue took place between COMMISSIONER ROGAN, MS. OLSON and MR. BRASSO about parking on the site if the lanes are full, which forces a multi-point turn. A potential solution of removing additional spaces to create a drive isle was discussed, but it was also noted that only about 25 percent of customers stay for the movie; therefore, the parking lot is not ever full.

COMMISSIONER WALSH asked if MR. BRASSO has ever seen a similar design utilized, to which MS. OLSON answered it is a new concept. They believe they have addressed the circulation issues, and MR. BRASSO pointed out that his previous location is much smaller. COMMISSIONER WALSH made reference to heavy traffic caused by a nearby area with McDonalds and Starbucks Coffee, but MS. OLSON said there will only be two to three menu items per restaurant, and customers will be moving through very quickly.

COMMISSIONER CHERRY pointed out that the other Snappy Burger location allows customers to circulate throughout, and this could be solved by removing some interior stalls.

MS. OLSON confirmed for the Chair that there will be signage that indicates no entry off of Jones Boulevard.

At the request of COMMISSIONER ROGAN, PETER LOWENSTEIN, Deputy Planning Director, advised the items could be held in abeyance, or the applicant could continue to work the plans out before their scheduled City Council hearing date.

COMMISSIONER WILLIAMS felt the concerns were valid, and he recommended an abeyance to allow time to revise the site plan, to which MR. BRASSO agreed.

COMMISSIONER WALSH had concerns about emergency vehicle access, and MS. OLSON said they have already worked with the Fire Department.

See Items 31a-31e for related backup.

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

31a. 22-0050-VAR1 - VARIANCE - TO ALLOW NO LOADING SPACE WHERE ONE IS REQUIRED

Minutes:

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

Motion made by Anthony Williams to Hold Items 31a-31e in Abeyance to 5/10/2022

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

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

31b. 22-0050-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED DRIVE THROUGH USE [B]

Minutes:

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

Motion made by Anthony Williams to Hold Items 31a-31e in Abeyance to 5/10/2022

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

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

31c. 22-0050-SUP2 - SPECIAL USE PERMIT - FOR A PROPOSED DRIVE THROUGH USE [C]

Minutes:

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

Motion made by Anthony Williams to Hold Items 31a-31e in Abeyance to 5/10/2022

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

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

31d. 22-0050-SUP3 - SPECIAL USE PERMIT - FOR A PROPOSED DRIVE THROUGH USE [D]

Minutes:

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

Motion made by Anthony Williams to Hold Items 31a-31e in Abeyance to 5/10/2022

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

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

31e. 22-0050-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED COMMERCIAL DEVELOPMENT CONSISTING OF A GENERAL RETAIL BUILDING FEATURING A 760 SQUARE-FOOT PROJECTION SCREEN; THREE DRIVE THROUGH ONLY RESTAURANTS AND A WALK-UP ONLY RESTAURANT WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER AND BUILDING ORIENTATION REQUIREMENTS

Minutes:

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

Motion made by Anthony Williams to Hold Items 31a-31e in Abeyance to 5/10/2022

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

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

32. 22-0051 - PUBLIC HEARING - APPLICANT/OWNER: MARX GLEN FAMILY TRUST - For possible action on the following Land Use Entitlement project requests on 1.05 acres at 5609 Ano Drive (APN 125-24-304-005), 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 32-32b.

NICOLE EDDOWES, Senior Planner, reported that the Special Use Permit request for a Vehicle Parking, Storage or Repair in Residential Zoning Districts use is not compatible with the existing single-family residential development in the surrounding area. Furthermore, staff found the Variance request to keep the existing greenhouse within required setback areas to be a self-imposed hardship and therefore recommended denial. She noted an additional letter of protest had been received since publication.

JANETTE HILL appeared with her uncle, applicant/owner GLEN MARX, and said most vehicles and trailers on the property are for personal use. The greenhouse is also for personal use, and neighbors were supportive of it as well.

BENJAMIN CADY said he has not had any problems with the vehicles. These are friendly people that allow others to use their greenhouse.

CAROL CADY fully supported the greenhouse, and it never caused any problems. She understood it would not be aesthetically pleasing, but greenhouses are not supposed to be. She spoke to other neighbors in the area, and they are all in support.

ROBERT CADY supported the variance for the greenhouse, but inquired if the special use permit would allow for commercial use. ERIC McCAMMOND, Senior Management Analyst, said this permit would not allow any auto repair business activity. MR. CADY indicated he would support the special use permit as well.

GARN CROSSMAN supported the greenhouse, as it has been an asset to the community.

COMMISSIONER DE SALVIO said he did not have any issue with Item 32a, but he could not support Item 32b. He inquired about the code enforcement issues that have existed since 2010, to which MR. McCAMMOND listed out the cases and their current status. COMMISSIONER DE SALVIO said he visited the property, and the use is too intense.

COMMISSIONER WALSH agreed.

MR. MARX said all of the vehicles are for personal use. He is in a combined marriage with 13 children and 48 grandchildren, and he takes them all on trips which requires a lot of transportation. All vehicles are registered and operable except for one, and he is working on getting that resolved. MS. HILL added that the first code enforcement violation was due to a vehicle parked too close to the street. The only open violation is for the greenhouse, which is why they are requesting the variance. All violations related to wind turbines, noise and the power meter have been resolved.

COMMISSIONER ROGAN agreed with COMMISSIONER DE SALVIO'S comments, and added that the special use permit request is not an appropriate use of the property. MS. HILL reiterated that they are personal vehicles, and this would not be an issue if the vehicles were not parked on unimproved ground.

COMMISSIONER DE SALVIO said he is a car collector himself, but he stores them off site. He asked how long would be needed to rectify the code enforcement issues, and MS. HILL replied six months.

See Items 32a and 32b for related backup.

Subsequent to the motion and vote, PETER LOWENSTEIN, Deputy Planning Director, advised MS. HILL of the appeal process.

CHAIR SCHLOTTMAN declared the Public Hearing closed for Items 32-32b.

- 32a. 22-0051-VAR1 - VARIANCE - TO ALLOW A THREE-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED; A THREE-FOOT SEPARATION FROM THE MAIN BUILDING WHERE SIX FEET IS REQUIRED AND AN ACCESSORY STRUCTURE THAT IS NOT AESTHETICALLY COMPATIBLE WITH THE PRINCIPAL DWELLING WHERE SUCH IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [GREENHOUSE]

Minutes:

See Item 32 for related discussion and Items 32-32b for related backup.

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

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

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

- 32b. 22-0051-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED VEHICLE PARKING, STORAGE OR REPAIR IN RESIDENTIAL ZONING USE

Minutes:

See Item 32 for related discussion and Items 32-32b for related backup.

Motion made by Louis De Salvio to Deny with direction to the applicant to rectify all Code Enforcement cases within six months

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

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

33. 22-0056-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ROBERTO CAMACHO - For possible action on a Land Use Entitlement project request TO ALLOW AN EXISTING ACCESSORY STRUCTURE (CLASS II) [CARPORT] TO NOT BE AESTHETICALLY COMPATIBLE WITH THE PRINCIPAL DWELLING WHERE SUCH IS REQUIRED AND A ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED; AN EXISTING ACCESSORY STRUCTURE (CLASS II) [CABANA] ONE-FOOT FROM THE FRONT PROPERTY LINE WHERE 20 FEET IS REQUIRED, ZERO FEET FROM THE SIDE PROPERTY LINE WHERE FIVE FEET IS REQUIRED AND TO BE LOCATED IN THE FRONT YARD SETBACK AREA WHERE SUCH IS PROHIBITED; AND A SEVEN-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED AND A 10-FOOT SIDE YARD SETBACK WHERE 5 FEET IS REQUIRED FOR AN EXISTING ADDITION TO THE PRINCIPLE DWELLING on 0.27 acres at 409 North Bruce Street (APN 139-35-111-162), R-1 (Single Family Residential) Zone, Ward 5 (Crear). Staff recommends DENIAL.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open.

NICOLE EDDOWES, Senior Planner, reported that the subject accessory structures were constructed without a building permit and staff found the requested Variance to be a self-imposed hardship and recommended denial of the request. She noted additional letters of support had been received since publication.

SCOTT GAUGHAN appeared with applicant/owner ROBERT CAMACHO, and said MR. CAMACHO has lived in the property for 23 years and it is always well-maintained. During the pandemic, he constructed a cabana to beautify his home and complete his rear yard in addition to a shaded area to keep his dog cool in the summer. The carport in the front was there when MR. CAMACHO purchased the property, and they agreed it was not aesthetically compatible, but it has been used to shade MR. CAMACHO'S taco stand. MR. GAUGHAN submitted letters of support for the record, which were attached as backup.

MERLE JENSEN said MR. CAMACHO looks after her 98-year-old father, and they were supportive of anything he needed.

MARIA and PEDRO BECERRA said MR. CAMACHO is a great neighbor, and he has beautified the area.

CRISALDO MALDONADO (phonetic) felt MR. CAMACHO was beautifying the neighborhood, and she supported the request.

MR. CAMACHO apologized for his mistakes. He said everyone is trying to beautify their homes lately, and he looked forward for a resolution.

COMMISSIONER WILLIAMS said the carport is not compatible, and would need to be removed. He felt the cabana was compatible, but MR. CAMACHO would need to get it permitted. MR. GAUGHAN said he would need 60 days to remove the carport and shade structure, and he agreed to obtaining a permit for the cabana within 180 days

Subsequent to the motion and vote, COMMISSIONER CHERRY asked MR. CAMACHO to kindly advise his neighbors of the permitting process if he sees them constructing anything.

CHAIR SCHLOTTMAN declared the Public Hearing closed.

Motion made by Anthony Williams Motion to Approve subject to condition(s), amending Conditions 1 and 3 as read for the record and directing the applicant to remove the denied structures within 60 days and obtain permits for the approved structure within 180 days.

1. A Variance is hereby denied to allow a zero-foot side yard setback where five feet is required for an accessory structure (class II) that is being used as a carport and is not aesthetically compatible with the principal dwelling.

3. A Variance is hereby denied to allow a seven-foot rear yard setback where 15 feet is required and a 10-foot side yard setback where 5 feet is required for an existing addition to the principal dwelling.

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

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

34. 22-0065-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CRAIG CURTIS HAMILTON AND CINDY ANN HAMILTON - For possible action on a Land Use Entitlement project request TO ALLOW A 30-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR A PROPOSED SINGLE-FAMILY DWELLING on 0.49 acres on the west side of Maverick Street approximately 150 feet north of the Northwest corner of Tropical Parkway and Maverick Street (APN 125-26-603-016), R-E (Residence Estates) Zone, Ward 6 (Fiore). Staff recommends DENIAL.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open.

NICOLE EDDOWES, Senior Planner, explained staff found the requested Variance to be a self-imposed hardship, as the subject lot is not an irregular shape and the prescribed setbacks are able to be met; therefore, staff recommended denial of the request. She noted an additional letter of support had been received since publication.

TOMMY HUGGINS appeared representing the applicants, and said this proposal is for a modern single-story home, and the highest roof line is at 17 feet. Their request is for a portion of the garage and guest bedroom to extend beyond the required 50-foot setback. The HAMILTONS have been good stewards of the neighborhood, and they have not received any negative feedback. They also received letters of support from the neighbors to the north and south. MR. HUGGINS said Maverick Street has eight homes, and they believe this request is modest and appropriate for the neighborhood.

COMMISSIONER DE SALVIO felt the proposal was harmonious and compatible with the area, but asked why this request was made. MR. HUGGINS said the goal is to have a front and rear courtyard to allow for more outdoor living.

CHAIR SCHLOTTMAN declared the Public Hearing closed.

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

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

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

35. 22-0070 - PUBLIC HEARING - APPLICANT: CLEVELAND WELTER, LLC - OWNER: DEBRA J. REOCH - For possible action on the following Land Use Entitlement project requests on 0.79 acres at 5640 North Rainbow Boulevard (APN 125-26-410-006), C-1 (Limited Commercial) Zone, Ward 6 (Fiore). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

See Item 4 for related discussion and Items 35a and 35b for related backup.

- 35a. 22-0070-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 3,900 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) USE WITH A WAIVER TO ALLOW A 444-FOOT DISTANCE SEPARATION FROM A SCHOOL / INDIVIDUAL CARE CENTER LICENSED FOR MORE THAN 12 CHILDREN WHERE 1,500 FEET IS REQUIRED

Minutes:

See Item 4 for related discussion and Items 35a and 35b for related backup.

Motion made by Jeff Rogan to Hold in Abeyance Items 16 and 35a-35b to 5/10/2022

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

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

- 35b. 22-0070-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 3,900 SQUARE-FOOT TAVERN DEVELOPMENT WITH A WAIVER OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS

Minutes:

See Item 4 for related discussion and Items 35a and 35b for related backup.

Motion made by Jeff Rogan to Hold in Abeyance Items 16 and 35a-35b to 5/10/2022

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

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

36. 22-0078 - PUBLIC HEARING - APPLICANT/OWNER: RAINY DAY INVESTMENTS, LLC - For possible action on the following Land Entitlement project requests on 1.91 acres located on the northeast corner of Hammer Lane and Rainbow Boulevard (APNs 125-35-103-014 and 016), Ward 6 (Fiore). Staff recommends APPROVAL on 22-0078-GPA1 and 22-0078-ZON1. Staff recommends DENIAL on 22-0078-VAR1 and 22-0078-TMP1.

Minutes:

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

NICOLE EDDOWES, Senior Planner, explained staff found the proposed General Plan Amendment (GPA) and Rezoning to be compatible with the existing zoning districts that surround the subject site and recommended approval. The proposed design of the associated residential subdivision includes stub streets where cul-de-sacs are required, reduced street widths that do not meet minimum standards and a reduced connectivity ratio that staff could not support and therefore, recommended denial of the Variance and Tentative Map applications. She noted additional letters of support and protest had been received since publication.

JEREMIAH JOHNSON, Taney Engineering, explained the proposal is for a single family residential subdivision on 1.91 acres with a proposed density of 5.24 lots per acre. The lots will vary from 6,501 to 8,240 square feet, and perimeter landscaping totaling 3,040 square feet. Speaking to the Rezoning and GPA, the applicant is asking to go from R (Rural Density Residential) to L (Low Density Residential), and R-E (Residence Estates) to R-1 (Single Family Residential), which is compatible with the surrounding community. MR. JOHNSON said substandard streets and hammerheads were proposed in order to accommodate the lot sizes; however, the Public Works and Fire Departments do not have any issue with it nor will it hinder their access. Lastly, he reiterated that other communities in the area have similar configurations, and they are hoping to add much needed housing to the community.

COMMISSIONER DE SALVIO recalled a similar project that was approved nearby, and he felt this was harmonious and compatible. He inquired if any support from the neighborhood was received, to which MR. JOHNSON said they have received support following their neighborhood meeting.

CHAIR SCHLOTTMAN asked when the Fire Department has an issue with hammerhead streets. DEPUTY FIRE CHIEF ROBERT NOLAN said it is traditionally at 150 feet if it is a true fire lane. However, in return for residential fire sprinklers, the Fire Department in conjunction with the southern Nevada home builders accepted this type of turnaround for developments less than 200 homes.

See Items 36a-36d for related backup.

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

36a. 22-0078-GPA1 - GENERAL PLAN AMENDMENT - FROM: R (RURAL DENSITY RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL)

Minutes:

See Item 36 for related discussion and Items 36a-36d for related backup.

Motion made by Louis De Salvio to Approve Items 36a-36d subject to condition(s)

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

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

36b. 22-0078-ZON1 - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: R-1 (SINGLE FAMILY RESIDENTIAL)

Minutes:

See Item 36 for related discussion and Items 36a-36d for related backup.

Motion made by Louis De Salvio to Approve Items 36a-36d subject to condition(s)

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

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

36c. 22-0078-VAR1 - VARIANCE - TO ALLOW A 1.00 CONNECTIVITY RATIO WHERE 1.30 IS THE MINIMUM REQUIRED, TO ALLOW A HAMMERHEAD STREET TERMINATION ON AN UN-GATED

PRIVATE STREET WHERE A CUL-DE-SAC IS REQUIRED AND TO ALLOW AN UN-GATED PRIVATE STREET THAT DOES NOT MEET PUBLIC STREET DEVELOPMENT STANDARDS

Minutes:

See Item 36 for related discussion and Items 36a-36d for related backup.

Motion made by Louis De Salvio to Approve Items 36a-36d subject to condition(s)

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

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

36d. 22-0078-TMP1 - TENTATIVE MAP - RAINBOW & HAMMER - FOR A PROPOSED 10-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

Minutes:

See Item 36 for related discussion and Items 36a-36d for related backup.

Motion made by Louis De Salvio to Approve Items 36a-36d subject to condition(s)

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

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

37. 22-0083 - PUBLIC HEARING - APPLICANT: ALBERTO DE LA PAZ - OWNER: ADKD HOLDINGS, LLC, VEGAS DRIVE SERIES - For possible action on the following Land Use Entitlement project requests on 0.94 acres on the south side of Vegas Drive, approximately 605 feet west of Pyramid Drive (APN 139-30-501-001), C-1 (Limited Commercial) Zone, Ward 5 (Crear). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open for Items 37-37c.

NICOLE EDDOWES, Senior Planner, explained the applicant is proposing to overdevelop the site with an office and banquet facility that does not provide sufficient parking for a banquet facility use. The lack of available street parking and parking facilities in the area will cause overflow parking into surrounding residential neighborhoods and result in undesired pedestrian traffic on Vegas Drive. In addition, the proposed structure is two-stories with an outdoor balcony and patio area that do not meet residential adjacency setback requirements and the facility is not able to operate in a manner that is harmonious or compatible with the adjacent residential neighborhoods. Therefore staff recommended denial of both Variances and the associated Site Development Plan Review. She noted that additional letters of protest had been received since publication.

DANTE AMATO and STEPHANIE ECHOLS, Encompass Studio, appeared representing the applicant, and explained the proposal entails a 15,000 square-foot structure on .94 acres. The project will entail dual functions: a corporate office for DLP Janitorial with 13 full-time employees Monday through Thursday, and a banquet facility for birthdays, graduations, etc. available Friday through Sunday. MR. AMATO said the neighborhood is in transition, and residents are looking forward to the lot being developed. Speaking to the parking variance, MS. ECHOLS said the spaces would only be needed on the weekends for events. The fencing variance was requested because they would like to align with the adjacent golf course, which has an eight-foot tall fence. Lastly, they believed all landscaping requirements were met, but they are happy to add more if needed.

Applicant ALBERTO DE LA PAZ said he has owned the property for years, and he has struggled with vagrants. He felt the dual function use of the building was suitable in order to develop the property and keep construction costs at a moderate level. He designed the property like a hacienda to make it aesthetically pleasing to the community and attract events.

COMMISSIONER WILLIAMS said although it is a nice building, he could not support the parking variance. He asked what the building occupancy was, and MR. DE LA PAZ said 150. The Commissioner said only 46 parking spaces would be provided, and he asked where everybody else would park. MR. DE LA PAZ said the corporate offices were included in that count; therefore, he would need less parking.

See Items 37a-37c for related backup.

CHAIR SCHLOTTMAN declared the Public Hearing closed for Items 37-37c.

37a. 21-0083-VAR1 - VARIANCE - TO ALLOW 46 PARKING SPACES WHERE 150 ARE REQUIRED

Minutes:

See Item 37 for related discussion and Items 37-37c for related backup.

Motion made by Anthony Williams to Deny Items 37a-37c

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

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

37b. 21-0083-VAR2 - VARIANCE - TO ALLOW AN EIGHT-FOOT TALL FENCE WHERE FIVE FEET IS ALLOWED IN THE FRONT YARD SETBACK AREA AND A 75-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 105 FEET IS REQUIRED

Minutes:

See Item 37 for related discussion and Items 37-37c for related backup.

Motion made by Anthony Williams to Deny Items 37a-37c

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

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

37c. 21-0083-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED TWO-STORY, 14,973 SQUARE-FOOT OFFICE AND BANQUET FACILITY DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS

Minutes:

See Item 37 for related discussion and Items 37-37c for related backup.

Motion made by Anthony Williams to Deny Items 37a-37c

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

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

38. 22-0084 - PUBLIC HEARING - APPLICANT: CENTURY COMMUNITIES OF NEVADA - OWNER: LAWRENCE BRANDON WONG AND TRACEY WONG BRIGGS - For possible action on the following Land Entitlement project requests on 5.08 acres located on the north side of Deer Springs Way, approximately 300 feet east of Hualapai Way (APN 125-19-202-007), Ward 4 (Anthony). Staff recommends APPROVAL on 22-0084-VAC1. Staff recommends DENIAL on 22-0084-GPA1, 22-0084-ZON1, 22-0084-VAR1 and 22-0084-TMP1.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open for Items 38-38e.

NICOLE EDDOWES, Senior Planner, reported that the subject site is within Planning Area B of the interlocal

agreement and the proposed lot sizes do not meet the minimum lot size requirement of 10,000 square feet. As a result staff found the proposed residential subdivision would not be compatible with the existing surrounding residential neighborhoods and recommended denial of the General Plan Amendment (GPA), Rezoning, Variance and Tentative map. Staff did not object to the Vacation request for the United States Government Patent Easements and recommended approval of the Petition to Vacate. She noted that additional letters of protest had been received since publication.

ATTORNEY JOHN SULLIVAN explained the site's surroundings, which included commercial and single family residential developments. The application requests a GPA to ML (Medium Low Density Residential), but he noted the density could be reduced to L (Low Density Residential) because there will be only 4.52 units to the acre. He said the cul-de-sacs are compatible with others that are in the area. The Variance is for connectivity, and he explained there is a single entrance to the cul-de-sac along with pedestrian walking access onto Deer Springs Way. Some neighbors were concerned about lighting as part of the off sites, and MR. SULLIVAN said the applicant is willing to do whatever the City would like. The properties will range from 1,870 to 2,307 square feet, and they will all be single-story homes complete with patios and garages. Pricing is expected to be anywhere between \$550,000 and \$600,000.

COMMISSIONER TOUSSAINT attended the town hall and those in attendance wanted to see less than 23 lots. She asked if the density could be changed to L, to which MR. SULLIVAN agreed to. He was not in favor of reducing the number of lots, as more than half of them are backing up to either commercial property or Deer Springs Way. He felt the neighbors were cooperative overall, and this is a good transition for the area. COMMISSIONER TOUSSAINT requested to hear from the other Commissioners, as she wanted to make sure they were doing their due diligence.

COMMISSIONER DE SALVIO supported the project, as most lots back up to commercial property. CHAIR SCHLOTTMAN and COMMISSIONER WALSH agreed.

See Items 38a-38e for related backup.

CHAIR SCHLOTTMAN declared the Public Hearing closed for Items 38-38e.

38a. 22-0084-GPA1 - GENERAL PLAN AMENDMENT - FROM: R (RURAL DENSITY RESIDENTIAL) TO: ML (MEDIUM LOW DENSITY RESIDENTIAL)

Minutes:

See Item 38 for related discussion and Items 38-38e for related backup.

Motion made by Donna Toussaint to Approve Items 38a-38e subject to condition(s) with the change to L (Low Density Residential) for Item 38a

NOTE: Commissioner Rogan abstained from voting on Items 38a-38e as he is an attorney for Clark County, and this application falls within the interlocal agreement between the City of Las Vegas and Clark County.

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

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

38b. 22-0084-ZON1 - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: R-SL (RESIDENTIAL SMALL LOT)

Minutes:

See Item 38 for related discussion and Items 38-38e for related backup.

Motion made by Donna Toussaint to Approve Items 38a-38e subject to condition(s) with the change to L (Low Density Residential) for Item 38a

NOTE: Commissioner Rogan abstained from voting on Items 38a-38e as he is an attorney for Clark County, and this application falls within the interlocal agreement between the City of Las Vegas and Clark County.

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

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

38c. 22-0084-VAR1 - VARIANCE - TO ALLOW A 1.16 CONNECTIVITY RATIO WHERE 1.30 IS THE MINIMUM REQUIRED

Minutes:

See Item 38 for related discussion and Items 38-38e for related backup.

Motion made by Donna Toussaint to Approve Items 38a-38e subject to condition(s) with the change to L (Low Density Residential) for Item 38a

NOTE: Commissioner Rogan abstained from voting on Items 38a-38e as he is an attorney for Clark County, and this application falls within the interlocal agreement between the City of Las Vegas and Clark County.

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

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

38d. 22-0084-VAC1 - VACATION - TO VACATE U.S. GOVERNMENT PATENT EASEMENTS

Minutes:

See Item 38 for related discussion and Items 38-38e for related backup.

Motion made by Donna Toussaint to Approve Items 38a-38e subject to condition(s) with the change to L (Low Density Residential) for Item 38a

NOTE: Commissioner Rogan abstained from voting on Items 38a-38e as he is an attorney for Clark County, and this application falls within the interlocal agreement between the City of Las Vegas and Clark County.

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

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

38e. 22-0084-TMP1 - TENTATIVE MAP - DEER SPRINGS EULA - FOR A PROPOSED 23-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

Minutes:

See Item 38 for related discussion and Items 38-38e for related backup.

Motion made by Donna Toussaint to Approve Items 38a-38e subject to condition(s) with the change to L (Low Density Residential) for Item 38a

NOTE: Commissioner Rogan abstained from voting on Items 38a-38e as he is an attorney for Clark County, and this application falls within the interlocal agreement between the City of Las Vegas and Clark County.

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

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

39. 22-0091-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: MARIA ROMO AND GEORGE R. RENTERIA - For possible action on a Land Use Entitlement project request TO ALLOW A ZERO-FOOT CORNER SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED FOR AN EXISTING CARPORT on 0.14 acres at 3612 Guinevere Avenue (APN 140-30-113-009), R-1 (Single Family Residential) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

Minutes:

This item was heard subsequent to Items 20a-20e.

CHAIR SCHLOTTMAN declared the Public Hearing open.

NICOLE EDDOWES, Senior Planner, reported that staff found this Variance request to be a self-imposed hardship as the carport was constructed without a building permit. Staff recommended denial of the request.

Applicant/owner MARIA ROMO requested to keep the carport in place, as it helps with her son who is in a wheelchair.

CHAIR SCHLOTTMAN said he did not see a lot of protest from the neighborhood, and the carport looked constructed fairly well. He advised that a permit would need to be obtained if approved, to which MS. ROMO agreed.

CHAIR SCHLOTTMAN declared the Public Hearing closed.

Motion made by Sam Cherry to Approve

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

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

40. 22-0099-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ASHLEY GUERRERO - For possible action on a Land Use Entitlement project request TO ALLOW AN EXISTING ACCESSORY STRUCTURE (CLASS II) [CARPORT] THAT IS NOT AESTHETICALLY COMPATIBLE WITH THE PRIMARY DWELLING on 0.65 acres at 7185 West Regena Avenue (APN 125-27-503-001), R-E (Residence Estates) Zone, Ward 6 (Fiore). Staff recommends DENIAL.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open.

NICOLE EDDOWES, Senior Planner, explained staff found the Variance request to be a self-imposed hardship as the accessory structure was constructed without a building permit. Staff recommended denial of the request, and she noted that additional letters of support had been received since publication.

AARON GUERRERO explained he used steel on the carport because it was more budget friendly, but he would like to keep it in place. He was originally told carports did not require permits, but he is now in the process of obtaining one pending the approval of this variance.

COMMISSIONER DE SALVIO said he has not received any complaints, but he asked if any support was received. MR. GUERRERO said the 11 nearby properties all support his request.

CHAIR SCHLOTTMAN declared the Public Hearing closed.

Motion made by Louis De Salvio to Approve

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

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

41. 22-0101 - PUBLIC HEARING - APPLICANT/OWNER: BLACK DIAMOND HOLDINGS, LLC - For possible action on the following Land Use Entitlement project requests on 0.46 acres at the southeast corner of Alexander Road and Buffalo Drive (APN 138-10-101-001), Ward 4 (Anthony). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

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

NICOLE EDDOWES, Senior Planner, explained the proposed office general plan designation and zoning district are appropriate for the location on the corner of two Primary Arterials as designated by the City's Master Plan of Streets and Highways. This parcel of land is not appropriate for residential development, as residential access from primary streets is prohibited under Title 19.02.290, and due to the parcel's small size, there is no way to provide access other than from these streets. Staff therefore recommended approval of both the General Plan Amendment (GPA) and Rezoning. She noted that additional letters of support had been received since publication.

JEREMIAH JOHNSON, Taney Engineering, advised that the applicant intends to build an office for him and his wife that is harmonious with the nearby properties.

COMMISSIONER TOUSSAINT attended the neighborhood meeting and heard the concerns from the residents, but she understood a residence could not be placed on this lot. This is a perfect fit for the area, and she offered her support for the project.

See Items 41a and 41b for related backup.

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

- 41a. 22-0101-GPA1 - GENERAL PLAN AMENDMENT - FROM: R (RURAL DENSITY RESIDENTIAL) TO: O (OFFICE)

Minutes:

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

Motion made by Donna Toussaint to Approve Items 41a and 41b

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

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

- 41b. 22-0101-ZON1 - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: P-O (PROFESSIONAL OFFICE)

Minutes:

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

Motion made by Donna Toussaint to Approve Items 41a and 41b

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

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

42. 22-0120-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a Land Use Entitlement project request FOR TWO, 320 SQUARE-FOOT ACCESSORY STRUCTURES (URBAN FARM CONTAINERS) WITH A WAIVER OF TITLE 19.09 FORM BASED CODE DEVELOPMENT STANDARDS on 4.59 acres generally located 100 feet southeast of the Jackson Avenue and B Street intersection (APN 139-27-101-002), T4-M (T4 Maker) Zone, Ward 5 (Crear). Staff recommends APPROVAL.

Minutes:

This item was heard subsequent to Item 44.

CHAIR SCHLOTTMAN declared the Public Hearing open.

NICOLE EDDOWES, Senior Planner, reported the proposed Urban Farm within James Gay Park supports the goals and policies identified in the 2050 Master Plan, Vision 2045 Downtown Master Plan, The Hundred Plan, and the West Las Vegas Plan for a sustainable community, and staff recommended approval of this Site Development Plan Review. She noted additional letters of support had been received since publication.

CHAIR SCHLOTTMAN declared the Public Hearing closed.

Motion made by Jeff Rogan to Approve

NOTE: Commissioner Williams abstained from voting on Item 42 as his company is under partnership with this project. Commissioner Cherry disclosed that his company is in a negotiation with a parcel located within the notification area but as this would not affect him any greater or lesser, he would vote on the matter.

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

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

DIRECTOR'S BUSINESS:

43. 22-0117-DIR1 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: MESQUITEWOOD, LLC - For possible action on a Land Use Entitlement project request to designate the property known as Mesquitewood, LLC as a Historic Site on the City of Las Vegas Historic Property Register as approved by the Historic Preservation Commission (22-0080-HPC1) at 418 West Mesquite Avenue (APN 139-27-401-039), T5-M (Maker) Zone, Ward 5 (Crear). Staff recommends APPROVAL.

Minutes:

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

CHAIR SCHLOTTMAN declared the Public Hearing open.

ERIC McCAMMOND, Senior Management Analyst, reported that the subject building is eligible for listing on the City of Las Vegas Historic Property Register, and both the City of Las Vegas Historic Preservation Commission and Planning staff recommended approval. DR. DIANE SIEBRANDT, Historic Preservation Officer, was present for any questions.

CHAIR SCHLOTTMAN declared the Public Hearing closed.

Motion made by Anthony Williams to Approve

NOTE: Commissioner Cherry disclosed that his company is in a negotiation with a parcel located within the notification area but as this would not affect him any greater or lesser, he would vote on the matter.

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

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

44. 22-0157-TXT1 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to amend LVMC 19.12 regarding the Blood Plasma Donor Center use, and to provide for other related matters. Staff recommends APPROVAL.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open.

ERIC McCAMMOND, Senior Management Analyst, reported that this amendment would allow the Blood Plasma Donor Center use to be permitted within the C-1 zoning district via the approval of a Special Use Permit, and staff recommended approval.

COMMISSIONER CHERRY was happy this item was brought forward.

CHAIR SCHLOTTMAN declared the Public Hearing closed.

Motion made by Sam Cherry to Approve

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

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

Citizens Participation:

45. 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 9:50 p.m.

Respectfully submitted:

Cheyenne LaRance, Deputy City Clerk

Brian Carroll, 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