

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

May 10, 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: SETH FLOYD, Director of Community Development; ERIC McCAMMOND, Senior Management Analyst; NICOLE EDDOWES, Community Development Coordinator; VICTOR BOLANOS, Senior Engineering Associate; SHERRI SHOUP, Fire Prevention Inspection Supervisor; JAMES LEWIS, Deputy City Attorney II; and ASHLEY FOSTER and BRIAN CARROLL, Deputy City Clerks

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

Minutes:

SETH FLOYD, Director of Community Development, acknowledged ERIC McCAMMOND, Senior Management Analyst, for his work with the City. MR. McCAMMOND will be leaving the City to pursue a teaching career, and NICOLE EDDOWES, Community Development Coordinator, has been promoted to provide support to the Planning Commission.

5. For Possible Action to Approve the Final Minutes for the Planning Commission Meeting of April 12, 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:

NICOLE EDDOWES, Community Development Coordinator, read the list of items requested for action: Item 10 be held in abeyance to the July 12, 2022 Planning Commission Meeting and Item 30 be held in abeyance to the June 21, 2022 Planning Commission Meeting, Items 29a and 29b be heard as scheduled, Item 35 be stricken, and Item 38a be withdrawn without prejudice. She noted it was the second abeyance request for Item 10.

COMMISSIONER ROGAN believed Item 10 should be held in abeyance to the August 9, 2022 Planning Commission Meeting to allow the applicant additional time to address concerns, and both CHAIR SCHLOTTMAN and COMMISSIONER WILLIAMS agreed.

Motion made by Jeff Rogan to Hold in Abeyance Item 10 to 8/9/2022 and Item 30 to 6/21/2022, Strike Item 35, and Withdraw without Prejudice Item 38a

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

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

CONSENT ITEMS:

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

7. 22-0102-TMP1 - TENTATIVE MAP - KYLE CANYON & OSO BLANCA - APPLICANT/OWNER: KYLE CANYON NEXT AND LAST FRONTIER, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED ONE-LOT COMMERCIAL SUBDIVISION 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.

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

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

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

8. 22-0123-TMP1 - TENTATIVE MAP - CHEYENNE AND TORREY PINES (A COMMERCIAL SUBDIVISION) - APPLICANT/OWNER: CHEYENNE PINES, LLC - For possible action on a Land Use Entitlement project request FOR A ONE-LOT COMMERCIAL SUBDIVISION on 0.88 acres at the northwest corner of Cheyenne Avenue and Torrey Pines Drive (APN 138-11-408-013), C-1 (Limited Commercial) Zone, Ward 5 (Crear). Staff recommends APPROVAL.

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

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

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

9. 22-0138-TMP1 - TENTATIVE MAP - SUMMERLIN VILLAGE 29 - APPLICANT/OWNER: THE HOWARD HUGHES COMPANY, LLC - For possible action on a Land Use Entitlement project request FOR A 22-LOT PARENT TENTATIVE MAP FOR SUMMERLIN WEST VILLAGE 29 on 324.39 acres on the southwest corner of Sandstone Rise Drive and Sky Vista Drive (APNs 137-27-101-004, 137-21-801-004 and 137-28-601-001), P-C (Planned Community) Zone, Ward 2 (Seaman). Staff recommends APPROVAL.

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

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

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

ONE MOTION - ONE VOTE

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

10. ABEYANCE - 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 (Cear). Staff recommends APPROVAL.

Minutes:

See Item 6 for related discussion.

Motion made by Jeff Rogan to Hold in Abeyance Item 10 to 8/9/2022 and Item 30 to 6/21/2022, Strike Item 35, and Withdraw without Prejudice Item 38a

Passed For: 7; Against: 0; Abstain: 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. 22-0090-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NULITE ENTERTAINMENT, LLC - OWNER: E A E PROPERTY, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 4,940 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE at 1510 South Main Street (APN 162-03-210-014), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open for Items 11-14 and 16-27.

NICOLE EDDOWES, Community Development Coordinator, reported that Condition 4 for Item 20 was deleted.

REBECCA BURR requested Item 15 to be heard, and the Chair advised that item would be pulled from the One Motion One Vote Agenda.

CHAIR SCHLOTTMAN declared the Public Hearing closed for Items 11-14 and 16-27.

Motion made by Jeff Rogan to Approve the One Motion One Vote Agenda subject to condition(s) except Items 10 and 15 and amended conditions for Item 20

NOTE: Commissioner Cherry disclosed that he has interests within the notification areas of Items 12, 19, 21,

25, and 27. However, as this does not affect him any greater or lesser, he would vote on these items. Additionally, Chair Schlottman disclosed that he worked for the applicant on Items 18-18c five or six years ago. However, as he has no ongoing relationship with the applicant, he would vote on these 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;

12. 22-0104 - PUBLIC HEARING - APPLICANT/OWNER: 900-932 CASINO CENTER, LLC - For possible action on the following Land Use Entitlement project requests on 0.64 acres at 904, 912 and 916 South Casino Center Boulevard (APNs 139-34-410-033 through 035), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

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

- 12a. 22-0104-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 28,000 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE

Minutes:

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

Motion made by Jeff Rogan to Approve the One Motion One Vote Agenda subject to condition(s) except Items 10 and 15 and amended conditions for Item 20

NOTE: Commissioner Cherry disclosed that he has interests within the notification areas of Items 12, 19, 21, 25, and 27. However, as this does not affect him any greater or lesser, he would vote on these 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;

- 12b. 22-0104-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 28,000 SQUARE-FOOT TEMPORARY COMMERCIAL RECREATION/AMUSEMENT (OUTDOOR) [MINI-GOLF COURSE] DEVELOPMENT CONCURRENT WITH A PREVIOUSLY APPROVED MIXED-USE DEVELOPMENT

Minutes:

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

Motion made by Jeff Rogan to Approve the One Motion One Vote Agenda subject to condition(s) except Items 10 and 15 and amended conditions for Item 20

NOTE: Commissioner Cherry disclosed that he has interests within the notification areas of Items 12, 19, 21, 25, and 27. However, as this does not affect him any greater or lesser, he would vote on these 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;

13. 22-0112-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JUAN CARLOS SANCHEZ - OWNER: Y & SH, INC. - For possible action on a Land Use Entitlement project request FOR A TATTOO PARLOR/ BODY PIERCING STUDIO USE at 1750 South Rainbow Boulevard, Suite #13 (APN 163-02-212-001), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.

Minutes:

See Item 11 for related discussion.

Motion made by Jeff Rogan to Approve the One Motion One Vote Agenda subject to condition(s) except Items 10 and 15 and amended conditions for Item 20

Passed For: 7; Against: 0; Abstain: 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. 22-0115-VAR1- VARIANCE - PUBLIC HEARING - OWNER/APPLICANT: BOZIC AND BOJANA BRANISLAV - For possible action on a Land Use Entitlement project request TO ALLOW A 19-FOOT REAR YARD SETBACK WHERE 25 FEET IS REQUIRED FOR A PROPOSED BALCONY ADDITION TO AN EXISTING SINGLE FAMILY DWELLING on 0.29 acres at 8912 Canyon Springs Drive (APN 163-05-412-020), R-PD4 (Residential Planned Development - 4 Units Per Acre) Zone, Ward 2 (Seaman). Staff recommends APPROVAL.

Minutes:

See Item 11 for related discussion.

Motion made by Jeff Rogan to Approve the One Motion One Vote Agenda subject to condition(s) except Items 10 and 15 and amended conditions for Item 20

Passed For: 7; Against: 0; Abstain: 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. 22-0126 - PUBLIC HEARING - APPLICANT/OWNER: OSO BLANCO PB HOLDINGS, LLC - For possible action on the following Land Use Entitlement requests on 0.61 acres at 7530 Oso Blanca Road (APN 125-17-314-010), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 4 (Anthony). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

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

ERIC McCAMMOND, Senior Management Analyst, reported that staff determined the requested Special Use Permit and Site Development Plan Review for the proposed Restaurant with Drive-Through will have no negative impact to development in the surrounding area. Staff recommended approval of both applications.

GREG BORGEL explained that the proposed project is for a Pinkbox Doughnuts shop with a standard design and trade dress. He advised the project conforms to code, would be fully landscaped, and that the applicant accepted all conditions.

REBECCA BURR shared concerns from the community regarding increased traffic, limited entrances and exits, and overall development in the area. She believed noise abatement walls were needed in the community due to noise pollution from the highway and increased traffic on Oso Blanca Road.

MR. BORGEL stated there would not be a new driveway on Oso Blanca Road, and he thought the project was not an intense use.

COMMISSIONER TOUSSAINT believed the project was harmonious and compatible and agreed with staff's recommendation for approval.

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

CHAIR SCHLOTTMAN declared the Public Hearing closed for Items 15-15b.

- 15a. 22-0126-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED RESTAURANT WITH DRIVE-THROUGH USE

Minutes:

See Items 11 and 15 for related discussion and Items 15-15b for related backup.

Motion made by Donna Toussaint to Approve Items 15a and 15b 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;

- 15b. 22-0126-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 1,900 SQUARE-FOOT RESTAURANT DEVELOPMENT WITH WAIVERS OF TOWN CENTER DEVELOPMENT STANDARDS

Minutes:

See Items 11 and 15 for related discussion and Items 15-15b for related backup.

Motion made by Donna Toussaint to Approve Items 15a and 15b 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;

16. 22-0133 - PUBLIC HEARING - APPLICANT: AURA OUTDOOR, LLC - OWNER: FEM, LLC - For possible action on the following Land Use Entitlement project requests on 4.45 acres at the northwest corner of Sahara Avenue and Maryland Parkway (APNs 162-03-802-001 through 009), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

See Item 11 for related discussion and Items 16a and 16b for related backup.

- 16a. 22-0133-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR THE PROPOSED ADDITION OF DIGITAL (LED) ELECTRONIC MESSAGE BOARD ILLUMINATION TO THE EAST SIDE OF AN EXISTING OFF-PREMISE SIGN [SIGN A]

Minutes:

See Item 11 for related discussion and Items 16-16b for related backup.

Motion made by Jeff Rogan to Approve the One Motion One Vote Agenda subject to condition(s) except Items 10 and 15 and amended conditions for Item 20

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

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

- 16b. 22-0133-SDR2 - SITE DEVELOPMENT PLAN REVIEW - FOR THE PROPOSED ADDITION OF DIGITAL (LED) ELECTRONIC MESSAGE BOARD ILLUMINATION TO THE SOUTH SIDE OF AN EXISTING OFF-PREMISE SIGN [SIGN B]

Minutes:

See Item 11 for related discussion and Items 16-16b for related backup.

Motion made by Jeff Rogan to Approve the One Motion One Vote Agenda subject to condition(s) except Items 10 and 15 and amended conditions for Item 20

Passed For: 7; Against: 0; Abstain: 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. 22-0137-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: RED ROCK PIZZA - OWNER: ELBERT L. ADMAS CHARITABLE REMAINDER ANNUITY TRUST - For possible action on a Land Use Entitlement project request FOR A PROPOSED 1,512 SQUARE-FOOT PUBS, BARS & LOUNGES ESTABLISHMENT USE WITH 288 SQUARE FEET OF OUTDOOR PATIO AREA at 8455 West Lake Mead Boulevard (APN 138-20-614-004), P-C (Planned Community) Zone [VC (Village Commercial) Summerlin Special Land Use Designation], Ward 2 (Seaman). Staff recommends APPROVAL.

Minutes:

See Item 11 for related discussion.

Motion made by Jeff Rogan to Approve the One Motion One Vote Agenda subject to condition(s) except Items 10 and 15 and amended conditions for Item 20

Passed For: 7; Against: 0; Abstain: 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. 22-0139 - PUBLIC HEARING - APPLICANT: JOSEPH KENNEDY: J.A. DEVELOPMENT COMPANY - OWNER: DURANGO POINT CAPITAL MANAGEMENT, LLC - For possible action on the following Land Use Entitlement project requests on 2.91 acres on the southwest corner of Echelon Point Drive and Durango Drive (APN 125-20-319-001), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Town Center Special Land Use Designation], Ward 4 (Anthony). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

See Item 11 for related discussion and Items 18a-18c for related backup.

- 18a. 22-0139-SUP1 - SPECIAL USE PERMIT - FOR A RESTAURANT WITH DRIVE-THROUGH USE

Minutes:

See Item 11 for related discussion and Items 18-18c for related backup.

Motion made by Jeff Rogan to Approve the One Motion One Vote Agenda subject to condition(s) except Items 10 and 15 and amended conditions for Item 20

NOTE: Chair Schlottman disclosed that he worked for the applicant on Items 18-18c five or six years ago. However, as he has no ongoing relationship with the applicant, he would vote on these 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. 22-0139-SUP2 - SPECIAL USE PERMIT - FOR A RESTAURANT WITH DRIVE-THROUGH USE

Minutes:

See Item 11 for related discussion and Items 18-18c for related backup.

Motion made by Jeff Rogan to Approve the One Motion One Vote Agenda subject to condition(s) except Items 10 and 15 and amended conditions for Item 20

NOTE: Chair Schlottman disclosed that he worked for the applicant on Items 18-18c five or six years ago. However, as he has no ongoing relationship with the applicant, he would vote on these 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. 22-0139-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A MAJOR AMENDMENT TO A PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN REVIEW (20-0205-SDR1) FOR A PROPOSED 2,309 SQUARE-FOOT DRIVE-THROUGH RESTAURANT WITH A 245 SQUARE-FOOT OUTDOOR PATIO AREA; A 3,501 SQUARE-FOOT OFFICE BUILDING; A 2,004 SQUARE-FOOT RESTAURANT WITH A 350 SQUARE-FOOT OUTDOOR PATIO AREA; AND A 902 SQUARE-FOOT DRIVE-THROUGH RESTAURANT WITH A 690 SQUARE-FOOT OUTDOOR PATIO AREA WITH WAIVERS OF THE TOWN CENTER DEVELOPMENT STANDARDS

Minutes:

See Item 11 for related discussion and Items 18-18c for related backup.

Motion made by Jeff Rogan to Approve the One Motion One Vote Agenda subject to condition(s) except Items 10 and 15 and amended conditions for Item 20

NOTE: Chair Schlottman disclosed that he worked for the applicant on Items 18-18c five or six years ago. However, as he has no ongoing relationship with the applicant, he would vote on these 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. 22-0140-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: IMPERIAL TATTOO AND BARBERSHOP - OWNER: ATOMIC ARTS, INC. - For possible action on a Land Use Entitlement project request FOR A PROPOSED TATTOO PARLOR/BODY PIERCING STUDIO USE at 1404 South 3rd Street (APN 162-03-210-069), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:

See Item 11 for related discussion.

Motion made by Jeff Rogan to Approve the One Motion One Vote Agenda subject to condition(s) except Items 10 and 15 and amended conditions for Item 20

NOTE: Commissioner Cherry disclosed that he has interests within the notification areas of Items 12, 19, 21, 25, and 27. However, as this does not affect him any greater or lesser, he would vote on these 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;

20. 22-0142-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: Ten15 Huntridge, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 20,000 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE at 1110 East Charleston (APN 162-03-513-008), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:

See Item 11 for related discussion.

Motion made by Jeff Rogan to Approve the One Motion One Vote Agenda subject to condition(s) except Items 10 and 15 and deleting Condition 4 on Item 20

Passed For: 7; Against: 0; Abstain: 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. 22-0144-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: EFFIE LOVES - OWNER: 1060 BROADWAY, LLC - For possible action on a Land Use Entitlement project request for a PROPOSED TATTOO PARLOR/BODY PIERCING STUDIO USE at 107 East Charleston Boulevard, Suite #203 (APN 139-33-801-021), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:

See Item 11 for related discussion.

Motion made by Jeff Rogan to Approve the One Motion One Vote Agenda subject to condition(s) except Items 10 and 15 and amended conditions for Item 20

NOTE: Commissioner Cherry disclosed that he has interests within the notification areas of Items 12, 19, 21, 25, and 27. However, as this does not affect him any greater or lesser, he would vote on these 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;

22. 22-0155-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SOBER TESTING SERVICES, LLC - OWNER: 1018 SAHARA, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED FACILITY TO PROVIDE TESTING, TREATMENT OR COUNSELING FOR DRUG OR ALCOHOL ABUSE [TESTING LABORATORY] USE at 1018 East Sahara Avenue (APN 162-03-801-054), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:

See Item 11 for related discussion.

Motion made by Jeff Rogan to Approve the One Motion One Vote Agenda subject to condition(s) except Items 10 and 15 and amended conditions for Item 20

Passed For: 7; Against: 0; Abstain: 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. 22-0158-VAC1 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: LINDELL LIVING II, LLC - For possible action on a Land Use Entitlement project request for a Petition to Vacate U.S. Government Patent Easements on 2.70 acres at 1245 Lindell Road (APNs 163-01-103-027 and 028), Ward 1 (Knudsen). Staff recommends APPROVAL.

Minutes:

See Item 11 for related discussion.

Motion made by Jeff Rogan to Approve the One Motion One Vote Agenda subject to condition(s) except Items 10 and 15 and amended conditions for Item 20

Passed For: 7; Against: 0; Abstain: 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. 22-0160-SDR1 - SITE DEVELOPMENT REVIEW - PUBLIC HEARING - APPLICANT/OWNER: THOMAS MUELLER - For possible action on a Land Use Entitlement project request TO ALLOW AN EXISTING CORRUGATED METAL PERIMETER WALL WHERE SUCH MATERIAL IS NOT ALLOWED on 0.27 acres at 1800 Birch Street (APN 162-04-310-029), R-1 (Single Family Residential) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.

Minutes:

See Item 11 for related discussion.

Motion made by Jeff Rogan to Approve the One Motion One Vote Agenda subject to condition(s) except Items 10 and 15 and amended conditions for Item 20

Passed For: 7; Against: 0; Abstain: 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. 22-0163-VAC1 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: TGP DESERT MANOR, LP - For possible action on a Land Use Entitlement project request for a Petition to Vacate a public alley east of Main Street between Bonneville Avenue and Garces Avenue, and west of 1st Street, Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:

See Item 11 for related discussion.

Motion made by Jeff Rogan to Approve the One Motion One Vote Agenda subject to condition(s) except Items 10 and 15 and amended conditions for Item 20

NOTE: Commissioner Cherry disclosed that he has interests within the notification areas of Items 12, 19, 21, 25, and 27. However, as this does not affect him any greater or lesser, he would vote on these 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;

26. 22-0167-VAC1 - VACATION - PUBLIC HEARING - APPLICANT: WOODSIDE HOMES OF NEVADA, LLC - OWNER: NORTHLAND, LLC - For possible action on a Land Use Entitlement project request for a Petition to Vacate portions of public sewer and drainage easements located on a portion of 21.40 acres at the northwest corner of Sunstone Parkway and Sun Park Drive (APN 125-06-610-001), T-D (Traditional Development) Zone [L (Residential Low) Sunstone Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL.

Minutes:

See Item 11 for related discussion.

Motion made by Jeff Rogan to Approve the One Motion One Vote Agenda subject to condition(s) except Items 10 and 15 and amended conditions for Item 20

Passed For: 7; Against: 0; Abstain: 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. 22-0178-WVR1 - WAIVER - PUBLIC HEARING - APPLICANT/OWNER: 1228 MAIN STREET PARTNERS, LLC - For possible action on a Land Use Entitlement project request TO ALLOW MECHANICAL UTILITY EQUIPMENT WITHIN THE RIGHT-OF-WAY WHERE SUCH IS PROHIBITED BY APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS AT 1228 South Main Street (APN 162-03-110-097), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:

See Item 11 for related discussion.

Motion made by Jeff Rogan to Approve the One Motion One Vote Agenda subject to condition(s) except Items 10 and 15 and amended conditions for Item 20

NOTE: Commissioner Cherry disclosed that he has interests within the notification areas of Items 12, 19, 21, 25, and 27. However, as this does not affect him any greater or lesser, he would vote on these 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;

PUBLIC HEARING ITEMS

28. ABEYANCE - 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). [NOTE: This item is in Ward 5 (Cear).] Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open for Items 28-28e.

NICOLE EDDOWES, Community Development Coordinator, reported that staff found the proposed development for three drive-through restaurants is overdeveloped for the size and location of the lot. Staff is not able to support the development as proposed and recommended denial of all applications.

ATTORNEY LIZ OLSON appeared on behalf of the applicant, and explained the project's drive-in movie with a drive through restaurant concept. She believed the removal of four parking spaces would resolve the internal circulation concerns expressed at the last Planning Commission meeting.

COMMISSIONER WILLIAMS agreed that the new plans resolved the three-point-turn and circulation concerns, and MS. OLSON agreed to all conditions.

See Items 28a-28e for related backup.

CHAIR SCHLOTTMAN declared the Public Hearing closed for Items 28-28e.

- 28a. ABEYANCE - 22-0050-VAR1 - VARIANCE - TO ALLOW NO LOADING SPACE WHERE ONE IS REQUIRED

Minutes:

See Item 28 for related discussion and Items 28-28e for related backup.

Motion made by Anthony Williams to Approve Items 28a-28e 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;

- 28b. ABEYANCE - 22-0050-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED DRIVE THROUGH USE [B]

Minutes:

See Item 28 for related discussion and Items 28-28e for related backup.

Motion made by Anthony Williams to Approve Items 28a-28e 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;

28c. ABEYANCE - 22-0050-SUP2 - SPECIAL USE PERMIT - FOR A PROPOSED DRIVE THROUGH USE [C]

Minutes:

See Item 28 for related discussion and Items 28-28e for related backup.

Motion made by Anthony Williams to Approve Items 28a-28e 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;

28d. ABEYANCE - 22-0050-SUP3 - SPECIAL USE PERMIT - FOR A PROPOSED DRIVE THROUGH USE [D]

Minutes:

See Item 28 for related discussion and Items 28-28e for related backup.

Motion made by Anthony Williams to Approve Items 28a-28e 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;

28e. ABEYANCE - 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 28 for related discussion and Items 28-28e for related backup.

Motion made by Anthony Williams to Approve Items 28a-28e 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. ABEYANCE - 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:

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

NICOLE EDDOWES, Community Development Coordinator, reported the proposed tavern is located less than the required 1,500 feet from a childcare center located on the west side of Rainbow Boulevard; therefore, staff was not able to support the requested Special Use Permit and recommended denial of both applications. She noted there was an updated Staff Report within the backup materials that included a new floor plan date stamped 05/09/22.

ATTORNEY DAVID BROWN appeared on behalf of the applicant and introduced JOHN CARROLL as the project's architect. MR. BROWN explained the site's surroundings and advised that a tavern was a permitted use for the existing C-1 (Limited Commercial) Zone. He noted the proposed Dotty's would be low-impact compared to other taverns, and listed their top three drinks ordered from 2019-2021 as bottled water, soda and

coffee. The updated floor plan is unique to Dotty's, and MR. BROWN was willing to make it a condition of approval.

DEBRA ADIMEY believed a 24-hour tavern with alcohol and gambling was not a good fit for the community. Further, she was concerned for a nearby school not being able to operate near a liquor establishment.

DEVONE BITSEEDY expressed concern regarding impaired driving. He read DUI (driving under the influence) statistics for the city of Las Vegas and information regarding distance separation requirements for liquor establishments.

MARIA KRISHER displayed photos, which were not provided for the record, of individuals suspected of armed robbery at Dotty's locations. She opined that Dotty's was not safe for children or the surrounding community.

EVAN HARPER, student at Innovation Academy, asked the Commissioners to keep his school.

MAGGIE BRAY stated there were five schools within walking distance of the proposed tavern. She had collected 548 votes in opposition of a liquor and gaming establishment next to schools. She described how she established her non-profit, Montessori-learning elementary school, and explained that the school is specialized to teach children with various diagnosis. MS. BRAY noted the school could not be built next to a liquor establishment, and she worried that the Dotty's liquor license would put her license at risk.

STEPHANIE RYNE, owner of Dawn of Education preschool, explained that she was not able to keep the established accreditations when she purchased the preschool. She worried that MS. BRAY would have the same issue if she were to ever sell her school.

MR. BROWN believed the school's license would be grandfathered in since they were established before the proposed project.

COMMISSIONER DE SALVIO said there was nothing in NRS (Nevada Revised Statutes) 391A, NRS 394, Chapter 82.450, or State of Nevada Department of Education Application Licensing that required a school to acquire a waiver from gaming or alcohol establishments. Further, gaming and alcohol establishments need the waiver to be near a school. He explained to the 34 people at the neighborhood meeting that a more intense-use could be built at the site.

COMMISSIONER CHERRY advised that a banquet hall could be built at the site by right, and that use could allow parties with alcohol three times per day. He expressed support for the application.

COMMISSIONER ROGAN shared DUI concerns presented by MR. BITSEEDY, but he did not find the concern unique to this applicant. He expressed support for the application.

COMMISSIONER TOUSSAINT believed Dotty's would be the best use and expressed support for the application.

COMMISSIONER WALSH confirmed with MS. BRAY that she has 73 students enrolled with 26 students either with an IEP (Individualized Education Program) or a medical diagnosis. He previously served as a surrogate parent and represented children in special needs homes. He believed the laws were written for a reason and expressed opposition to the application.

COMMISSIONER CHERRY clarified with DEPUTY CITY ATTORNEY JAMES LEWIS that they could not add a condition that the building must be a Dotty's. MR. BROWN suggested the floor plan be a condition of approval since it is unique to Dotty's use, and MR. LEWIS opined that could be enforced and any future remodel would require Planning Commission approval. ERIC McCAMMOND, Senior Management Analyst, reported that the updated floor plan was already a condition of approval.

COMMISSIONER WILLIAMS expressed opposition to the application due to the 444-foot distance separation where 1,500 feet is required.

After the vote to Approve, COMMISSIONER WALSH requested his vote be reflected as a No.

See Items 29a and 29b for related backup.

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

- 29a. ABEYANCE - 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 29 for related discussion and Items 29-29b for related backup.

Motion made by Jeff Rogan to Approve Items 29a and 29b subject to condition(s)

NOTE: An initial motion by Commissioner De Salvio to Deny failed with Chair Schlottman and Commissioners Rogan, Cherry, and Toussaint voting No. The video does not reflect the vote to Approve accurately, in that Commissioner Walsh requested his vote be reflected as No.

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

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

- 29b. ABEYANCE - 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 29 for related discussion and Items 29-29b for related backup.

Motion made by Jeff Rogan to Approve Items 29a and 29b subject to condition(s)

NOTE: An initial motion by Commissioner De Salvio to Deny failed with Chair Schlottman and Commissioners Rogan, Cherry, and Toussaint voting No. The video does not reflect the vote to Approve accurately, in that Commissioner Walsh requested his vote be reflected as No.

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

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

30. 22-0023-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DANIEL LIBONATI - For possible action on a Land Use Entitlement project request TO ALLOW A ZERO-FOOT SIDE YARD SETBACK FOR AN EXISTING PATIO COVER WHERE FIVE FEET IS REQUIRED on 0.19 acres at 6104 Tamar Court (APN 125-26-811-014), R-1 (Single Family Residential) Zone, Ward 6 (Fiore). Staff recommends DENIAL.

Minutes:

See Item 6 for relevant discussion.

Motion made by Jeff Rogan to Hold in Abeyance Item 10 to 8/9/2022 and Item 30 to 6/21/2022, Strike Item 35, and Withdraw without Prejudice Item 38a

Passed For: 7; Against: 0; Abstain: 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. 22-0045-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT: JOSE PEREZ - OWNER: ABIHAIL PEREZ - For possible action on a Land Use Entitlement project request TO ALLOW AN EXISTING 200 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS II) [SHED OFFICE] WITH A TWO-FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED AND A 14-FOOT BUILDING HEIGHT WHERE 11 FEET IS ALLOWED; AND TO ALLOW AN EXISTING PATIO COVER [CARPORT] WITH A ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED on 0.15 acres at 2005 Poplar Avenue (APN 139-35-610-030), R-1 (Single Family Residential) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open.

NICOLE EDDOWES, Community Development Coordinator, reported that staff found the applicant created a self-imposed hardship by building a patio cover and shed without a building permit that does not meet the minimum Title 19 setback requirements; therefore, staff recommended denial of the Variance application.

JOSE PEREZ advised that the shed was used as office space for a work-from-home environment, and that it was built by Tuff Shed. He noted that the patio's zero setback was already there when the house was purchased, and it passed inspection and appraisal. He provided the shed's dimensions and believed the theme matched the house. MR. PEREZ conceded that he did not realize the shed's overhang counted towards the setback requirements.

CHAIR SCHLOTTMAN said this was in the same area as the City's beautification project, and the Commission has seen several similar applications. He found the shed to be compatible with the neighborhood and expressed support for the application.

CHAIR SCHLOTTMAN declared the Public Hearing closed.

Motion made by Sam Cherry 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;

32. 22-0085-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT: DENNIS L. ADAMS AND LEIGH ANN ANDERS - OWNER: DENNIS L. ADAMS - For possible action on a Land Use Entitlement project request TO ALLOW ACCESORY STRUCTURES THAT DO NOT AESTHETICALLY MATCH THE PRIMARY DWELLING WHERE SUCH IS REQUIRED AND TO ALLOW ZERO-FOOT REAR YARD SETBACK AND FOUR-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR TWO EXISTING ACCESSORY STRUCTURES (CLASS II) [GARAGE AND CARPORT] on 0.49 acres at 5017 Royer Ranch Road (APN 125-33-305-003), R-E (Residence Estates) Zone, Ward 4 (Anthony). Staff recommends DENIAL.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open.

NICOLE EDDOWES, Community Development Coordinator, reported that staff found the applicant has created a self-imposed hardship by constructing accessory structures that do not meet the minimum requirements for setbacks or aesthetic compatibility as required by Title 19.06; therefore, staff recommended denial of the requested Variance. She noted additional letters of support and protest were received after publication.

Applicants DENNIS ADAMS and LEIGH ANN ANDERS advised that the carports were installed by One Day Shade, and they were told permits were not required since the carports were not a permanent structure. MR. ADAMS said the carports were used to keep their RV (Recreational Vehicle) and extra cars out of the sun, and that he would get them permitted. He noted 19 neighbors have approved the structures and that Lot 4 has a similar building used for hay.

COMMISSIONER TOUSSAINT believed the garage was aesthetically pleasing, but the two structures were not. She expressed concern that they were right on the property line, and she could not support these structures. MS. ANDERS explained that their lot was smaller than their neighbors, and that the structures were far from any residents or houses. She said the Building Department would let them keep the structures against the fence line as long as they built a fire-rated wall. CHAIR SCHLOTTMAN clarified with MS. EDDOWES that the fire-rated wall was a condition of approval since the structures were on the property line.

COMMISSIONER ROGAN expressed opposition to the application due to the setbacks.

During the motion, COMMISSIONER TOUSSAINT requested the applicants correct the problem within 60 days. After the motion, CHAIR SCHLOTTMAN recommended they contact their Councilmember prior to the City Council meeting.

CHAIR SCHLOTTMAN declared the Public Hearing closed.

Motion made by Donna Toussaint to Deny

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

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

33. 22-0108-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CHURCH MOUNT SINAI MISSIONARY, ET AL - For possible action on a Land Use Entitlement project request FOR A PROPOSED 5,279 SQUARE-FOOT MULTIPURPOSE FACILITY ADDITION TO AN EXISTING 2,803 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 0.79 acres at 989, 1013 and 1025 Balzar Avenue (APNs 139-21-610-012 through 014), C-V (Civic) Zone, Ward 5 (Crear). Staff recommends APPROVAL.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open.

NICOLE EDDOWES, Community Development Coordinator, reported that staff found the proposed multipurpose building addition and onsite improvements meet the minimum standards for the Civic zoning district; therefore, staff recommended approval of the Site Development Plan Review. She noted additional letters of support were received after publication.

PASTOR DOCTOR SYLVESTER ROGERS advised there were constituents in the audience in support of the application, including his wife of 61 years. MEL GREEN, Principal at KME Architects, agreed to all conditions and requested approval from the Commission.

CHAIR SCHLOTTMAN declared the Public Hearing closed.

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

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

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

34. 22-0109-SUP1- SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MURGUIA REESA - OWNER: GILROY 8425, LLC - For possible action on a Land Use Entitlement project request for a PROPOSED TATTOO PARLOR/ BODY PIERCING STUDIO USE at 6044 Smoke Ranch Road, Suites #6004 and #6006 (APN 138-13-401-003), C-1 (Limited Commercial) Zone, Ward 5 (Crear). Staff recommends APPROVAL.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open.

ERIC McCAMMOND, Senior Management Analyst, reported that staff found the proposed Tattoo Parlor/Body Piercing Studio can be conducted in a compatible and harmonious manner with existing uses in the surrounding area; therefore, staff recommended approval of the request. He noted additional letters of protest were received after publication.

REESA MURGUIA, Owner of Antidote Tattoo, explained they are primarily female owned and specialize in fine-line tattoos.

DEPUTY CITY ATTORNEY JAMES LEWIS confirmed with CHAIR SCHLOTTMAN and MS. MURGUIA that she agreed to all conditions.

CHAIR SCHLOTTMAN declared the Public Hearing closed.

Motion made by Anthony Williams 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. 22-0122-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: TOWER INDUSTRIES, LLC - OWNER: PACIFIC CLASSIC, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 5,333 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) USE on 16.63 acres on the northwest corner of Grand Canyon Drive and Skye Village Road (APNs 126-01-801-005, 006, 009, 017, 018 and 019), C-1 (Limited Commercial) Zone, Ward 6 (Fiore). Staff has NO RECOMMENDATION.

Minutes:

See Item 6 for relevant discussion.

Motion made by Jeff Rogan to Hold in Abeyance Item 10 to 8/9/2022 and Item 30 to 6/21/2022, Strike Item 35, and Withdraw without Prejudice Item 38a

Passed For: 7; Against: 0; Abstain: 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. 22-0143-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ARISTOTLE HOLDING LIMITED PARTNERSHIP - For possible action on a Land Use Entitlement project request TO ALLOW A 54 PERCENT CANOPY SIGN AREA WHERE 25 PERCENT IS THE MAXIMUM COVERAGE ALLOWED on 1.81 acres at 1531 South Las Vegas Boulevard (APN 162-03-210-090), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open.

ERIC McCAMMOND, Senior Management Analyst, reported that no evidence of a unique or extraordinary circumstance had been presented, in that the applicant created a self-imposed hardship by constructing a canopy sign without building permits that does not adhere to minimum Title 19 development standards; therefore, staff found the applicant's hardship to be preferential in nature and recommended denial of the application. He noted additional letters of support were received after publication.

MARK WHITEHOUSE appeared on behalf of the applicant and reported that the Olympic Garden site has been refurbished and reopened. He explained the proposed sign complies with the scenic byway by using 100 percent neon, and it utilizes most of the area of the old signage. The west-facing entryway sign above the porte-cochere is designed as an entry statement sign that is not meant for advertising due to limited visibility. Further, the canopy is approximately 180 square-feet, and MR. WHITEHOUSE believed the sign was a standard size.

CHAIR SCHLOTTMAN appreciated that the sign was 100 percent neon, and he did not believe it was any larger than other signs in the area.

COMMISSIONER ROGAN confirmed with MR. WHITEHOUSE that he agreed to all conditions.

CHAIR SCHLOTTMAN declared the Public Hearing closed.

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

NOTE: Commissioner Cherry disclosed that he owns property within the notification area and has a connection with someone employed by the applicant; therefore, out of an abundance of caution, he abstained from discussion and voting on this item. Additionally, Chair Schlottman disclosed that he contracted with the applicant's representative 11 years ago for a sign. However, as he has no ongoing relationship with the representative, he would vote on these items.

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

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

37. 22-0164 - PUBLIC HEARING - APPLICANT/OWNER: KAVISON HOMES, LLC - For possible action on the following Land Use Entitlement project requests on 0.69 acres at the southeast corner of Franklin Avenue and 8th Street (APNs 162-03-616-002, 004, 006 and 007), R-1 (Single Family Residential) Zone, Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open for Items 37-37d.

ERIC McCAMMOND, Senior Management Analyst, reported that the applicant was seeking variances to allow proposed detached garages on four single-family residential lots to exceed the height of the main dwelling on those lots. Staff found the applicant created a self-imposed hardship by proposing accessory structures that do not meet Title 19 requirements. As such, staff found the applicant's hardship to be preferential in nature and recommended denial of all applications. He noted an additional letter of support and an additional letter of protest were received after publication.

ATTORNEY BOB GRONAUER appeared representing the applicant and introduced TODD STRATTON, owner of Kavison Homes. MR. GRONAUER described the site and the surrounding area, and he explained that the back alley would have detached garages that were one- or two-story. He noted the item was previously heard and approved at the January, 2021 Planning Commission meeting, but he conceded an oversight was made in that the 23-foot-tall two-story garages would be taller than the 13-foot-tall single-story homes on Lots 2, 4, 6, and 7. MR. GRONAUER provided pricing for the mid-modern century homes, and he reported a 30 percent increase in property values for the vicinity.

JEANNE ASMUSSEN expressed concern regarding the condensed area and height of the proposed homes. She did not believe additional Variances should be approved since over 20 were previously approved.

ROBERT ALLAN asked the Commission to consider that these homes were being built in a historic district.

COMMISSIONER CHERRY thought the type of architecture would work for the neighborhood, and COMMISSIONER TOUISSANT believed it was harmonious and compatible.

COMMISSIONER ROGAN said the accessory dwelling units were consistent with the master plan which specifically called for them in traditional neighborhoods. He confirmed with MR. GRONAUER that he agreed to all conditions.

See Items 37a-37d for related backup.

CHAIR SCHLOTTMAN declared the Public Hearing closed for Items 37-37d.

- 37a. 22-0164-VAR1 - VARIANCE - TO ALLOW A PROPOSED 23-FOOT TALL ACCESSORY STRUCTURE (CLASS II) [GARAGE] WHERE 13 FEET IS THE MAXIMUM ALLOWED AT 1307 SOUTH 8TH STREET

Minutes:

See Item 37 for related discussion and Items 37-37d for related backup.

Motion made by Jeff Rogan to Approve Items 37a-37d subject to condition(s)

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

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

- 37b. 22-0164-VAR2 - VARIANCE - TO ALLOW A PROPOSED 23-FOOT TALL ACCESSORY STRUCTURE (CLASS II) [GARAGE] WHERE 13 FEET IS THE MAXIMUM ALLOWED AT 1315 SOUTH 8TH STREET

Minutes:

See Item 37 for related discussion and Items 37-37d for related backup.

Motion made by Jeff Rogan to Approve Items 37a-37d subject to condition(s)

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

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

- 37c. 22-0164-VAR3 - VARIANCE - TO ALLOW A PROPOSED 23-FOOT TALL ACCESSORY STRUCTURE (CLASS II) [GARAGE] WHERE 13 FEET IS THE MAXIMUM ALLOWED AT 1323 SOUTH 8TH STREET

Minutes:

See Item 37 for related discussion and Items 37-37d for related backup.

Motion made by Jeff Rogan to Approve Items 37a-37d 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;

- 37d. 22-0164-VAR4 - VARIANCE - TO ALLOW A PROPOSED 23-FOOT TALL ACCESSORY STRUCTURE (CLASS II) [GARAGE] WHERE 13 FEET IS THE MAXIMUM ALLOWED AT 1327 SOUTH 8TH STREET

Minutes:

See Item 37 for related discussion and Items 37-37d for related backup.

Motion made by Jeff Rogan to Approve Items 37a-37d subject to condition(s)

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

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

38. 22-0168 - PUBLIC HEARING - APPLICANT: GOLD ROSE CONSTRUCTION, LLC - OWNER: FALCON CREST PROPERTIES, LLC - For possible action on the following Land Use Entitlement project requests on 5.03 acres on the south side of Mello Avenue, approximately 615 feet east of Jones Boulevard (APN 125-24-

302-005), 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 38-38b.

ERIC McCAMMOND, Senior Management Analyst, reported that the supplemental items packet included a revised Tentative Map and wall elevation drawings that meet Title 19 development standards. As such, 22-0168-VAR1 was no longer required and was withdrawn. The proposed Tentative Map conforms to Nevada Revised Statutes and Title 19 development standards; therefore, staff recommended approval of the Tentative Map. He noted additional letters of protest were received after publication.

MARK FAKLER agreed to all conditions with the exception of the full off-site improvements on Condition 7. He said they plan to build full off-sites, including the infrastructure, but they would not stand the streetlights. NICOLE EDDOWES, Community Development Coordinator, explained that the applicant would need to submit for an Administrative Deferral to defer the off-sites to a later date, and MR. FAKLER agreed to do so.

BRIANNE and DAVID POOLE believed the proposed gated community was incongruent with the rural neighborhood. MR. POOLE stated only one neighbor supported the project, and he expressed concern regarding the height of the proposed walls, high-speed motor travel, and removal of horse trails.

JEFF GOLTRA and EDWARD ROMERO expressed concern regarding the horse trails and streetlights, and they noted all other homes face Mello Avenue. MR. ROMERO did not believe the two-story homes were in conformity with the rural neighborhood. Further, 10 residents attended the neighborhood meeting, and they did not support the gated cul-de-sac community design.

JOHN GREEN confirmed with MS. EDDOWES and MR. FAKLER that the development would be required to connect to the City's water and sewage system.

MR. FAKLER noted there would be a six-foot-tall wall on Mello Avenue with six feet of landscaping, and that the gate is designed to meet regional standards.

COMMISSIONER DE SALVIO shared light and wall height concerns that he heard from the neighbors, and he stated these were addressed by MR. FAKLER. He noted most houses in the community had walls with a gate, which makes the applicant's gate harmonious and compatible. Further, the gates are allowed based on street standards. COMMISSIONER DE SALVIO confirmed with MR. FALKER that all homes would be single-story homes on between 4,100 to 5,000 square-foot lots.

MS. EDDOWES clarified with COMMISSIONER DE SALVIO that he wanted to add a condition to make all homes single-story, and MR. FALKER agreed to this added condition.

See Item 6 for related discussion and Items 38a and 38b for related backup.

CHAIR SCHLOTTMAN declared the Public Hearing closed for Items 38-38b.

- 38a. 22-0168-VAR1 - VARIANCE - TO ALLOW A FIVE-FOOT RETAINING WALL WHERE FOUR FEET IS THE MAXIMUM ALLOWED AND AN 11-FOOT OVERALL WALL HEIGHT WHERE 10 FEET IS THE MAXIMUM ALLOWED ON LESS THAN A TWO PERCENT SLOPE

Minutes:

See Items 6 and 38 for related discussion and Items 38-38b for related backup.

Motion made by Jeff Rogan to Hold in Abeyance Item 10 to 8/9/2022 and Item 30 to 6/21/2022, Strike Item 35, and Withdraw without Prejudice Item 38a

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

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

38b. 22-0168-TMP1 - TENTATIVE MAP - SANDRINGHAM MANOR - FOR AN EIGHT-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

Minutes:

See Items 6 and 38 for related discussion and Items 38-38b for related backup.

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

A. All homes shall be single story.

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

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

DIRECTOR'S BUSINESS:

39. 22-0194-TXT1 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to amend LVMC 19.12 regarding the Short-Term Residential Rental 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 this amendment was intended to bring Title 19.12 into compliance with the latest changes made to NRS (Nevada Revised Statutes) by the Nevada legislature, with regard to the Short-Term Residential Rental use. It adds the required distance separation of 2,500 feet from a resort hotel, clarifies what constitutes ownership for purposes of defining owner-occupied, and adds the prohibition against approving the rental of a room or residential unit within an apartment building. He noted no other changes were being proposed, and staff recommended approval.

CHAIR SCHLOTTMAN declared the Public Hearing closed.

Motion made by Louis De Salvio 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. 22-0217-TXT1 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to amend LVMC 19.18.020 regarding the definition for a Regional Mall, and to provide for other related matters. Staff has NO RECOMMENDATION.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open.

ERIC McCAMMOND, Senior Management Analyst, reported this amendment would update the definition of a Regional Mall to include and allow more contemporary designs that include outdoor plazas and open spaces, rather than just the traditional enclosed mall structure. The proposed definition would include minimum requirements for both the acreage of the land and the building area required to qualify as a Regional Mall. He noted staff had no recommendation.

CHAIR SCHLOTTMAN declared the Public Hearing closed.

Motion made by Louis De Salvio 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:

41. Citizens Participation: Public comment during this portion of the agenda must be limited to matters within the jurisdiction of the Planning Commission. No subject may be acted upon by the Planning Commission unless that subject is on the agenda and is scheduled for action. If you wish to be heard, come to the podium and give your name for the record. The amount of discussion on any single subject, as well as the amount of time any single speaker is allowed, may be limited.

Minutes:

The meeting was adjourned at 7:55 p.m.

Respectfully submitted:

Brian Carroll, Deputy City Clerk

Ashley Foster, CMC, 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