

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

Planning Commission Minutes

Council Chambers - 495 South Main Street - Phone 229-6011
City of Las Vegas Internet Address: www.lasvegasnevada.gov

May 11, 2021
6:00 PM

BUSINESS ITEMS:

1. Call to Order

Minutes:

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

2. Announcement: Compliance with Open Meeting Law

Minutes:

ANNOUNCEMENT MADE: This meeting has been properly noticed and posted at the following locations in accordance with the State of Nevada Executive Department Declaration of Emergency Directive 006: The City of Las Vegas website – www.lasvegasnevada.gov and The Nevada Public Notice Website – notice.nv.gov.

3. Roll Call

Minutes:

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

Also Present: SETH FLOYD, Community Development Director; ERIC McCAMMOND, Senior Management Analyst; JONATHAN BOYLES, Senior Planner; LUCIEN PAET, Engineering Project Manager; RICHARD ROZIER, Deputy Fire Marshal; JIM LEWIS, Deputy City Attorney; ASHLEY FOSTER, Deputy City Clerk, and GABRIELA PORTILLO-BRENNER, Deputy City Clerk

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

Minutes:

None.

5. For Possible Action to Approve the Final Minutes for the Planning Commission Meeting of April 13, 2021.

Motion made by Trinity Haven Schlottman to Approve

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

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

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:

COMMISSIONER WILLIAMS announced for 21-0168-SUP1 (Item 20) that he resides within the notification area; however, that does not affect him any greater or lesser than anyone else, so he would be voting.

ERIC McCAMMOND, Senior Management Analyst, said the applicant requested abeyance of Items 25a and 25b to July 13, 2021, and this was their second request.

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 25a and 25b to 7/13/2021

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

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

CONSENT ITEMS:

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

7. 21-0070-TMP1 - TENTATIVE MAP - VIREO-SUMMERLIN V22 PARCEL JK - APPLICANT: WOODSIDE HOMES OF NEVADA, LLC - OWNER: THE HOWARD HUGHES COMPANY, LLC - For possible action on a Land Use Entitlement project request FOR A 112-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 11.27 acres at the northwest corner of Desert Foothills Drive and Fleet Wing Avenue (APN 137-23-110-011), P-C (Planned Community) Zone [SFSD (Single Family Special Lot Development) Special Land Use Designation], Ward 2 (Seaman). Staff recommends APPROVAL.

Motion made by Trinity Haven Schlottman to Approve the Consent Agenda except Item(s) None

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

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

8. 21-0119-EOT1 - EXTENSION OF TIME - SPECIAL USE PERMIT - APPLICANT/OWNER: ELKHORN HUALAPAI, LLC - For possible action on a Land Use Entitlement project request for the first Extension of Time of an approved Special Use Permit (SUP-76152) FOR A PROPOSED 2,085 SQUARE-FOOT LIQUOR SALES [FOR OFF-PREMISE CONSUMPTION] USE at 7161 North Hualapai Way (APN 126-24-517-004), PD (Planned Development) Zone [VC (Village Commercial) Cliff's Edge Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL.

Motion made by Trinity Haven Schlottman to Approve the Consent Agenda except Item(s) None

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

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

9. 21-0158-TMP1 - TENTATIVE MAP - BLM 270 PARCEL E - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: CAT 5 INVESTMENT PARTNERS, LLC - For possible action on a Land Use Entitlement project request FOR A 256-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 60.71 acres generally located south of Centennial Parkway, north of Tropical Parkway and west of the Puli trail alignment (APNs Multiple), PD (Planned Development) Zone, Ward 6 (Fiore). Staff recommends APPROVAL.

Motion made by Trinity Haven Schlottman to Approve the Consent Agenda except Item(s) None

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

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

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. 21-0061-VAC1 - VACATION - PUBLIC HEARING - APPLICANT: D ROCK 3RD STREET, LLC - OWNER: D ROCK 3RD STREET, LLC, ET AL - For possible action on a Land Use Entitlement request for a Petition to Vacate 3rd Street between Carson Avenue and Bridger Avenue, Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open for Items 10-22.

ERIC McCAMMOND, Senior Management Analyst, read an added condition for Item 11. YVES GHIAI, the architect representing the owner, concurred with the added condition.

ASHLEY FOSTER, Deputy City Clerk, read e-comments submitted for the record for Items 15 and 18.

ATTORNEY STEPHANIE ALLEN, 1980 Festival Plaza Drive, came forward and showed and submitted for the record revised elevations for Item 17a, given COUNCILWOMAN FIORE'S desire for a modern design.

CHAIR DE SALVIO declared the Public Hearing closed for Items 10-22.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) None with added condition for Item 11

NOTE: The video does not reflect the vote accurately, in that Commissioner Cherry abstained from voting on Item 13 as he owns the adjacent property and is working through some business issues with the applicant. Additionally, Commissioner Williams disclosed under Item 6 that he resides within the notification area for Item 20; however, that does not affect him any greater or lesser than anyone else, and he would be voting.

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

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

11. 21-0089-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: EJJJL FAMILY TRUST - For possible action on a Land Use Entitlement project request FOR A PROPOSED 10-UNIT, MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 0.32 acres at the southwest corner of Bonanza Road and 13th Street (APN 139-35-111-001), R-3 (Medium Density Residential) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:

See Item 10 for related discussion.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) None and adding the following condition as read for the record:

B. Prior to submittal for building permits, the applicant will submit to the Department of Planning for approval, a revised landscape plan depicting only non-palm tree species from the Southern Nevada Regional Planning Coalition Regional Plant List.

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

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

12. 21-0132-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: RICHIE LAATZ - For possible action on a Land Use Entitlement project request FOR A PROPOSED 25,160 SQUARE-FOOT WHOLESALE SHOWROOM FACILITY WITH A WAIVER TO ALLOW BLANK WALLS WHERE RELIEF BY VARIATIONS IN MASSING OR ARTICULATION OF FACADES IS REQUIRED on 1.63 acres at 4021 North Rancho Drive (APN 138-02-814-006), C-2 (General Commercial) Zone, Ward 4 (Anthony). Staff recommends APPROVAL.

Minutes:

See Item 10 for related discussion.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) None

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

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

13. 21-0139-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: STICKY 2, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED TWO-STORY, 14,765 SQUARE-FOOT COMMERCIAL DEVELOPMENT, INCLUDING AN 854 SQUARE-FOOT PLAZA AND 5,475 SQUARE FEET OF SECOND LEVEL OUTDOOR PATIO SPACE on 0.32 acres at 1301 South Main Street (APN 162-03-110-084), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:

See Item 10 for related discussion.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) None

NOTE: The video does not reflect the vote accurately, in that Commissioner Cherry abstained from voting on Item 13 as he owns the adjacent property and is working through some business issues with the applicant.

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

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

14. 21-0145-MOD1 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT: SHEA HOMES, INC. - OWNER: NORTHLAND, LLC - For possible action on a Land Use Entitlement project request TO INCORPORATE COMMUNITY SIGNAGE AND STREET LIGHTS SPECIFIC TO THE ACTIVE ADULT COMMUNITY on 159.75 acres generally located at the northeast corner of Log Cabin Way and Sky Pointe Drive (APNs Multiple), T-D (Traditional Development) Zone, Ward 6 (Fiore). Staff recommends APPROVAL.

Minutes:

See Item 10 for related discussion.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) None

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

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

15. 21-0149-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: TEAM FORD LINCOLN - OWNER: M E RYAN, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED AUTO SALES SHOWROOM USE on 13.03 acres at 5445 Drexel Road (APN 125-34-501-008), PD (Planned Development) Zone, Ward 4 (Anthony). Staff recommends APPROVAL.

Minutes:

See Item 10 for related discussion.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) None

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

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

16. 21-0160-VAC1 - VACATION - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: VEGAS CAPITAL VENTURES, LLC - For possible action on a Land Use Entitlement project request for a Petition to Vacate a portion of a U.S. Government Patent easement generally located on the southeast corner of Ann Road and Hualapai Way (APN 125-31-101-001), R-E (Residence Estates) Zone, Ward 6 (Fiore). Staff recommends APPROVAL.

Minutes:

See Item 10 for related discussion.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) None

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

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

17. 21-0163 - PUBLIC HEARING - APPLICANT: KB HOME - OWNER: KYLE NORTH HOLDINGS, LLC, ET AL - For possible action on the following Land Use Entitlement project requests on 31.33 acres at the southwest corner of Rocky Avenue and Oso Blanca Road (APNs Multiple), PD (Planned Development) Zone, Ward 6 (Fiore). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

See Item 10 for related discussion and Items 17a and 17b for related backup.

- 17a. 21-0163-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A 232-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

Minutes:

See Item 10 for related discussion and Items 17-17b for related backup.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) None

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

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

- 17b. 21-0163-TMP1 - TENTATIVE MAP - KYLE CANYON GATEWAY EAST - FOR A 232-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

Minutes:

See Item 10 for related discussion and Items 17-17b for related backup.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) None

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

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

18. 21-0166-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ADORN WEDDING AND EVENTS,

LLC - OWNER: 9555 DWB, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED WEDDING CHAPEL USE at 9555 Del Webb Boulevard (APN 138-18-812-003), P-C (Planned Community) Zone, Ward 4 (Anthony). Staff recommends APPROVAL.

Minutes:

See Item 10 for related discussion.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) None

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

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

19. 21-0167-MDR1 - DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: THE HOWARD HUGHES COMPANY, LLC - For possible action on a Land Use Entitlement project request 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.

Minutes:

See Item 10 for related discussion.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) None

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

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

20. 21-0168-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SAKURA YA, LLC - OWNER: REMINGTON SKYE, LLC - For possible action on a Land Use Entitlement request FOR A PROPOSED 1,500 SQUARE-FOOT BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE at 9750 W Skye Canyon Park Drive, Suite #110 (APN 125-07-210-029), T-D (Traditional Development) Zone, Ward 6 (Fiore). Staff recommends APPROVAL.

Minutes:

See Items 6 and 10 for related discussion.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) None

NOTE: Commissioner Williams disclosed under Item 6 that he resides within the notification area for Item 20; however, that does not affect him any greater or lesser than anyone else, and he would be voting.

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

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

21. 21-0172-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MICHELLE C. McDOUGALL - OWNER: TIMOTHY M. KAUFFMAN AND MICHELLE C. McDOUGALL - For possible action on a Land Use Entitlement project request FOR A PROPOSED ACCESSORY STRUCTURE CLASS I USE [CASITA] at 2117 West Oakey Boulevard (APN 162-04-310-039), R-1 (Single Family Residential) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.

Minutes:

See Item 10 for related discussion.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s)

except Item(s) None

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

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

22. 21-0180-VAC1 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: TOLL SOUTH LV, LLC - For possible action on the following Land Use Entitlement project request for a Petition to Vacate public drainage and sewer easements generally located at the south and southeast terminus of the Barga Court cul-de-sac (APNs 137-26-213-019 and 063), Ward 2 (Seaman). Staff recommends APPROVAL.

Minutes:

See Item 10 for related discussion.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) None

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

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

PUBLIC HEARING ITEMS

23. ABEYANCE - 20-0315 - PUBLIC HEARING - APPLICANT: ATLAS TOWER 1, LLC - OWNER: SUERTE SIETE, LLC - For possible action on the following Land Use Entitlement project requests on 0.66 acres at the northeast corner of Vegas Drive and Windchime Drive (APN 139-20-403-001), C-1 (Limited Commercial) Zone, Ward 5 (Crear). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

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

ERIC McCAMMOND, Senior Management Analyst, reported that no evidence of a unique or extraordinary circumstance was presented, in that the applicant created a self-imposed hardship by proposing to construct a wireless tower that fails to meet minimum Title 19 residential adjacency requirements. Staff recommended denial of both applications. He noted that additional protest letters were received since publication.

MICHAEL POWERS, representing the applicant, who was acting in conjunction with its partner, T-Mobile, explained that in February, they appeared before the Planning Commission to present their application. Their application has been held in abeyance several times, mainly to hold neighborhood meetings as requested by COMMISSIONER WILLIAMS, starting in February, again in March and in April. The meetings have not been very productive due to a lack of response from the residents. Only one person attended their meeting via Zoom in February, and they tried to address that resident's concerns to the best of their ability, given the involvement of the FCC (Federal Communications Commission). He reiterated and stressed that it has been very difficult to engage the residents and get them to provide input.

They also conferred with COMMISSIONER WILLIAMS and COUNCILMAN CREAR about having more neighborhood meetings and about the setback needed to move forward with installation of what they consider a necessary utility for the area to serve their current and growing customer base, who are increasingly using more data.

MR. POWERS placed a radius map on the overhead, and explained the color representations, noting that the location is critical to the project request. The black represents the site locations not considered for this project due to small property sizes. The blue includes a site owned by the Clark County School District, which has a very restrictive telecommunications policy. The area in blue represents the property owners who were sent multiple project proposal letters by Atlas Tower; however, the owners were not interested. The green represents the new proposed site selected, given the difficulties they went through.

He explained that without the requested waiver, they would not be able to move forward, as the residents have not

responded for them to be able to make revisions. Despite staff's determination that they have not demonstrated any hardship, he countered that the Las Vegas community needs telecommunications, even if not considered a traditional utility by the FCC. He insisted that T-Mobile has a legal right to operate its business in this area, noting that there have been numerous lawsuits about this type of issue. Although local jurisdictions have control over the aesthetics, the nature of telecom development and integration into the community, and the Planning Commission could be subjective, he felt an arbitrary distinction was made in this case between their structure and the adjacent telephone poles.

MR. POWERS requested approval of the proposed waiver, unless the Planning Commission had another suggestion, and he assured the Commissioners the applicant would be amenable to another abeyance in order to try and meet with the residents and address their concerns. He asked for approval in consideration of the hardships.

ASHLEY FOSTER, Deputy City Clerk, read an e-comment submitted for the record.

COMMISSIONER WILLIAMS conceded that he had several conversations with the applicant about efforts to reach out to the neighborhood residents but noted that the true challenge is the location of the lot and the creation of a significant obstruction for the homeowners. He suggested finding a different location and added that he is in support of the homeowners.

As a matter of record in response to MR. POWERS' comment implying a violation of the FCC Act of 1986 if the Planning Commission were to deny this location, DEPUTY CITY ATTORNEY JAMES LEWIS stated there is a general idea that if a telecommunications carrier needs to find a site to provide services to their customers, the overseeing jurisdiction needs to do what is necessary to make accommodations. However, the fact is that the applicant provided no evidence that they have done everything possible to find a property that would not require a waiver. The claim is that within a radius of half a mile, there is no other property, but perhaps the applicant has not offered enough money to another property owner. MR. LEWIS conceded the applicant could file a lawsuit, but he opined that the applicant had not proved its burden and the Planning Commission should move forward at their discretion.

See Items 23a and 23b for related backup.

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

- 23a. ABEYANCE - 20-0315-VAR1 - VARIANCE - TO ALLOW A 32-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 210 FEET IS REQUIRED.

Minutes:

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

Motion made by Anthony Williams to Deny Items 23a and 23b

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

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

- 23b. ABEYANCE - 20-0315-SUP2 - SPECIAL USE PERMIT - FOR A PROPOSED WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN [MONOPINE]USE.

Minutes:

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

Motion made by Anthony Williams to Deny Items 23a and 23b

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

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

24. ABEYANCE - 20-0383 - PUBLIC HEARING - APPLICANT: JOHN NGUYEN - OWNER: VEGAS VENTURE, LLC -

For possible action on the following Land Use Entitlement project requests on 0.50 acres at the southeast corner of Del Monte Avenue and Arville Street (APN 162-06-601-027), R-E (Residence Estates) Zone, Ward 1 (Knudsen). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

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

ERIC McCAMMOND, Senior Management Analyst, stated that on April 13, 2021, revised drawings were provided that indicate a 54-foot rear yard setback where 35 feet is required and a 47-foot residential adjacency setback where 75 feet is required. The portion of the requested Variance pertaining to the rear yard setback can now be eliminated. Staff finds that the requested Variance, Waivers, and Exceptions illustrate the incompatibility of the proposed site with the surrounding existing single-family, detached dwellings. Staff recommended denial of all applications.

JAN NGUYEN, representing Church of Living Waters, said that on March 15, 2021, they were advised that the setbacks were not met and that they were parking impaired. On the advice of COMMISSIONER ROGAN, they held a neighborhood meeting on April 6, 2021 at the West Charleston Library, including a Zoom session. They addressed the concerns received from the participants who attended and from e-mails to their best ability, because they want to be good neighbors and be available to provide support and spiritual guidance through their place of worship. They would hope that the neighbors would come forward to voice their concerns.

RAVIN NATHAN said that based on comments received, they revised the site plan, expanding the setback from the residents as much as possible, 47 feet along the east and 54'8" along the south. He noted that they met all other requirements regarding parking. They do need a waiver for the landscaping, and they revised the color scheme and materials to better fit the neighborhood character. He stated that they submitted the revisions.

MS. NGUYEN said the residents were concerned about the commercial likeness of the building, but she offered to receive suggestions from the residents if they would be willing to come forward and give their input.

ALISA LeSUEUR and MARCO HENRY, area residents, were opposed to the church because they felt the use would be too intense for the neighborhood, which is a rural conservation area. MS. LeSUEUR added that the residents want a house, not a house of worship, which is more like a business because people come and go. MR. HENRY commented that he would love to have a conversation with the applicant, but pointed out that significant changes would have to be made, given the modern design with aluminum and glass on the two-story structure, which will be visible to all the residents who have one-story homes.

ASHLEY FOSTER, Deputy City Clerk, and DEPUTY CITY ATTORNEY JAMES LEWIS shared in reading e-comments submitted for the record.

MS. NGUYEN said they have a very small congregation and have plenty of parking spaces, but they would be willing to limit the parking areas if the neighbors are concerned about traffic. She strongly reiterated that they want to be a good neighbor.

COMMISSIONER ROGAN appreciated the neighbors for meeting with him and for attending this evening, as well as for the site meeting. He also appreciated the church being accommodating to the residents. Given that there are several churches along Arville Street, he did not necessarily think a church use is not harmonious and compatible for the site. However, he cannot support the architectural design of the church for the neighborhood, because it does not fit well in the neighborhood, noting that the Iglesia Church, which looks like a house, is a perfect example of how a church can work in a residential neighborhood. He agreed with MR. HENRY that residents do not want to look at an office-type building in a neighborhood, and was not concerned at all about traffic or parking. He felt the site plan could be revised to add landscape buffers and to change the building design to a more residential look. He noted that the flat-style roof does not fit with the existing homes in the area.

COMMISSIONER CHERRY agreed that the architecture could be redesigned to be more compatible with the residences in the area. His biggest concern is how parking will be handled given the expectation that popular churches grow. He does not want it spilling over into the neighborhood.

COMMISSIONER SCHLOTTMAN thought scaling back on the number of windows would help the design for the

neighborhood.

See Items 24a-24c for related backup.

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

- 24a. ABEYANCE - 20-0383-VAR1 - VARIANCE - TO ALLOW A 30-FOOT REAR YARD SETBACK WHERE 35 FEET IS THE MINIMUM REQUIRED AND TO ALLOW A 10-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 75 FEET IS REQUIRED

Minutes:

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

Motion made by Jeff Rogan to Deny

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

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

- 24b. ABEYANCE - 20-0383-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED CHURCH/HOUSE OF WORSHIP USE

Minutes:

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

Motion made by Jeff Rogan to Approve subject to conditions

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

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

- 24c. ABEYANCE - 20-0383-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 4,400 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER DEVELOPMENT STANDARDS

Minutes:

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

Motion made by to Deny

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

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

25. ABEYANCE - 21-0034 - PUBLIC HEARING - APPLICANT/OWNER: BONANZA AUTO PLAZA, LLC - For possible action on the following Land Use Entitlement project requests on 2.09 acres at 4565 East Bonanza Road (APN 140-32-101-016), Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

See Item 6 for related discussion and Items 25a and 25b for related backup.

- 25a. ABEYANCE - 21-0034-GPA1 - GENERAL PLAN AMENDMENT - FROM: SC (SERVICE COMMERCIAL) TO: GC (GENERAL COMMERCIAL).

Minutes:

See Item 6 for related discussion and Items 25-25b for related backup.

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 25a and 25b to 7/13/2021

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

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna

Toussaint, Jeff Rogan;

- 25b. ABEYANCE - 21-0034-ZON1 - REZONING - FROM: C-1 (LIMITED COMMERCIAL) TO: C-2 (GENERAL COMMERCIAL).

Minutes:

See Item 6 for related discussion and Items 25-25b for related backup.

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 25a and 25b to 7/13/2021

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

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

26. 21-0043 - PUBLIC HEARING - APPLICANT/OWNER: BAIGS CONSTRUCTION, INC. - For possible action on the following Land Use Entitlement project requests on 0.20 acres at 5313 Redberry Street (APN 138-13-510-022), R-3 (Medium Density Residential) Zone, Ward 5 (Crear). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open for Items 26-26b.

ERIC McCAMMOND, Senior Management Analyst, said no evidence of a unique or extraordinary circumstance was presented, in that the applicant created a self-imposed hardship by proposing to overdevelop the subject site. An alternative site design would allow conformance to the Title 19 requirements. Staff recommended denial of both applications.

MAJED KHATER, the architect representing the owner, stated that the proposal is to add a similar building to what exists in the neighborhood. He explained that based on having to comply with the American with Disabilities Act (ADA), they lost one parking space, but they have three on-street parking spaces. He noted they would be matching the landscaping in the area.

To obtain a better understanding of the landscaping requirements and parking challenges for the site, COMMISSIONER WILLIAMS expressed his preference for a 30-day abeyance, with which MR. KHATER agreed.

See Items 26a and 26b for related backup.

CHAIR DE SALVIO declared the Public Hearing closed for Items 26-26b.

- 26a. 21-0043-VAR1 - VARIANCE - TO ALLOW FIVE PARKING SPACES WHERE EIGHT ARE REQUIRED

Minutes:

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

Motion made by Anthony Williams to Hold in Abeyance Items 26a and 26b to 6/8/2021

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

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

- 26b. 21-0043-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED FOUR-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS

Minutes:

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

Motion made by Anthony Williams to Hold in Abeyance Items 26a and 26b to 6/8/2021

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
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27. 21-0044-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JOSEPH BRODSKY - For possible action on a Land Use Entitlement request TO ALLOW A 10-FOOT REAR YARD SETBACK WHERE 50 FEET IS REQUIRED FOR A PROPOSED HOUSE ADDITION on 0.52 acres at 7436 Oak Grove Avenue (APN 163-03-210-012), R-PD2 (Residential Planned Development - 2 Units per Acre), Ward 1 (Knudsen). Staff recommends DENIAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open.

ERIC McCAMMOND, Senior Management Analyst, reported that a building permit was issued in December of 2020 for the existing accessory structure, which is connected to the main structure through a breezeway. The applicant is proposing to eliminate the breezeway, effectively converting the accessory structure to an extension of the primary structure. As proposed, the primary structure would no longer meet required setbacks. No evidence of a unique or extraordinary circumstance has been presented to support this request. Therefore, staff recommended denial. He added that the supplemental information package includes updated plans.

JOSEPH BRODSKY, the applicant and owner, and DAVE MILLS, the contractor, were present. MR. BRODSKY said the structure was built because his elderly mother is experiencing balance issues. He initially started the project as a casita, but then he realized that any slope would cause his mother's feet to start shuffling because she could not judge the transition. Consequently, MR. MILLS recommended attaching the structure to have a flat, even surface. He assured the Commissioners that the need is real. His mother cannot walk outside and go around, which is why he decided to turn it into an attached addition to the main house.

COMMISSIONER ROGAN said he spoke with MR. BRODSKY about his concerns. However, when he viewed the area, he observed that other homes in the area have the same type of additions, and he would prefer MR. BRODSKY being the last homeowner in the neighborhood to make such a change. The Commissioner asked MR. BRODSKY to advise the neighborhood homeowners association about the need to revise their standards to prohibit such changes. COMMISSIONER ROGAN reluctantly supported the application.

CHAIR DE SALVIO declared the Public Hearing closed.

Motion made by Jeff Rogan to Approve subject to conditions

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

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

28. 21-0069 - PUBLIC HEARING - APPLICANT: S.T. ENTERPRISES, LLC - OWNER: M D M PROPERTIES, LLC - For possible action on the following Land Use Entitlement project requests on 3.34 acres at 6755 North Durango Drive (APN 125-20-301-019), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open for Items 28-28b.

ERIC McCAMMOND, Senior Management Analyst, reported that the proposed project includes multiple Waiver requests for multiple signs. With the associated Waiver requests, staff finds the requested Master Sign Plan incompatible with the overall aesthetic intent of the Town Center Development Standards. As such, staff recommended denial of all applications. He noted that the supplemental information package included updated plans, staff report and condition changes for 28a (Conditions 4, 5 and 9) and 28b (Condition 3), which he read. There was an additional protest letter received since publication.

ATTORNEY ROBERT GRONAUER, 1980 Festival Plaza Drive, representing Wow Car Wash, described the streets and highways surrounding the site. He stated that as part of the signage plan, they are requesting a monument sign

at the corner of the property at Echelon Point and Durango Drive. They were initially asking for a height of 28 feet and 451 square feet in maximum size, exceeding the code provisions for Town Center. However, they worked with staff and submitted revisions with conditions of approval to allow requesting a 10-foot-high, 80-square-foot-sized monument sign. He noted the revised plans they submitted include proposed wall signage as well as directional signage that is typical for car wash operations. The car wash will be located between the Durango Drive commercial and residential uses; therefore, it will be somewhat isolated. The signage is adequate for people driving up and down Durango Drive. He requested approval and appreciated staff working with them.

CHAIR DE SALVIO was pleased with the revisions, as he had a serious problem with the proposed 28-foot-high sign. He questioned the square footage on the animation and luminous control, to which MR. GRONAUER replied that the animation area was calculated at approximately 15 square feet, and the luminous will be within code requirements. Referring to the signage plan, the Chair explained that the three dots represent static signs that are not backlit. Given all the revisions, the Chair felt satisfied the applicant did everything possible to make the project harmonious and compatible.

COMMISSIONER SCHLOTTMAN verified with MR. GRONAUER that the signs would have sensors for automatic adjustments.

See Items 28a and 28b for related backup.

CHAIR DE SALVIO declared the Public Hearing closed for Items 28-28b.

- 28a. 21-0069-WVR1 - WAIVER - TO ALLOW SIGNAGE THAT DOES NOT MEET MINIMUM TOWN CENTER DEVELOPMENT STANDARDS AND A ONE-FOOT SETBACK FOR A PROPOSED PAY STATION CANOPY

Minutes:

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

Motion made by Louis De Salvio to Approve Items 28a and 28b subject to condition(s) and amending Conditions 4, 5 and 9 as read for the record:

4. A Waiver of the Town Center Development Standards Manual is hereby approved to allow a 10-foot tall monument sign where eight feet is the maximum height allowed.

5. A Waiver of the Town Center Development Standards Manual is hereby approved to allow an 80 square-foot monument sign where 75 square feet is the maximum size allowed.

9. A Waiver of the Town Center Development Standards Manual is hereby approved to allow a total of 150 square feet of ground signage where 36 square feet is the maximum allowed.

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

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

- 28b. 21-0069-MSP1 - MASTER SIGN PLAN - FOR PROPOSED READERBOARD/ANIMATED SIGNAGE FOR A PROPOSED CAR WASH DEVELOPMENT IN TOWN CENTER

Minutes:

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

Motion made by Louis De Salvio to Approve Items 28a and 28b subject to condition(s) and amending Condition 3 as read for the record:

3. All development shall be in conformance with the site plan, date stamped 02/17/21 and sign elevations date stamped 05/10/21.

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

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

29. 21-0079 - PUBLIC HEARING - APPLICANT: GREEN WAGON LAS VEGAS, LLC - OWNER: RANCH HOUSE ROAD, LLC - For possible action on the following Land Use Entitlement project requests on 0.79 acres at 6000 and 6050 Sky Pointe Drive (APNs 125-27-223-002 and 003), C-1 (Limited Commercial) Zone, Ward 6 (Fiore). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open for Items 29-29e.

ERIC McCAMMOND, Senior Management Analyst, stated that while the proposed Cannabis Dispensary meets all minimum Special Use Permit requirements, staff finds the development as proposed will not provide an adequate amount of stacking for the Drive Through use. With only five stacking spaces proposed, when more than five cars utilize the Drive Through, access to the rear of the property and parking spaces located along the west property line will be blocked off. As such, staff recommended denial of all applications. He indicated the supplemental information package includes updated plans, staff report and an amendment, which he read, to Condition 3 of Item 29e. Additional protest letters were received since publication.

MICHAEL CRISTALLI, Green Wagon Las Vegas, LLC, and TODD VEDELAGO, Vedelago Petsch Architects, Inc., appeared representing the applicant. MR. CRISTALLI stated that staff had a number of concerns, which MR. VEDELAGO subsequently addressed and submitted revisions to staff, particularly regarding the landscaping.

MR. VEDELAGO explained that they initially did not delineate all the landscaping intended for the project. Staff received a revised landscape plan with trees and screening that adequately addresses landscape requirements. With respect to the drive-through component and stacking of vehicles, he pointed out they are providing five stacking stalls where the code requires six, which is a compatible ratio given there are no existing properties to serve as a basis for the public's behavior for drive-throughs. With respect to the building addition, he felt they were in compliance with requirements for coverage, distance separation for like uses and public facilities and actual use for the zoning category. He added the project is compliant with Title 19.

MR. CRISTALLI stated that when the project was contemplated, the dual use for gaming and cannabis was not considered due to the uncertainty of the regulatory requirements. However, they consulted with gaming counsel and found that there is no regulatory prohibition for the dual uses. Given the long-term success of the lounge in the neighborhood and the residents' support for it, they would like to maximize, in the interest of the neighborhood. As such, they feel they conducted their due diligence regarding regulatory issues, and he requested approval.

DEPUTY CITY ATTORNEY JAMES LEWIS read e-comments submitted for the record.

MR. CRISTALLI observed there were three responses received from the 500 notices mailed for this project. CHAIR DE SALVIO pointed out 17 additional protests were received, as well as those read by MR. LEWIS, but nothing in support to date.

CHAIR DE SALVIO said he was surprised to learn at his briefing before the meeting that landscaping was not addressed. He said the use was made more intense and the cannabis, gaming and alcohol was too much. He thought one use was being given up for another. His biggest concern was that there was no neighborhood meeting for the residents to view the elevations, color scheme and be made aware of the stacking and the entire plan. He strongly felt the community deserved to have a neighborhood meeting. He insisted that the use is too intense for Title 19.16.110, which indicates that the use has to be harmonious and compatible for the community, especially with it being a flagship project for Ward 6. He urged them to agree to an abeyance to hold a neighborhood meeting. MR. CRISTALLI said there was some delay due to having to vet the project and find out if both uses were possible. He normally would not have a concern with an abeyance, but they have some deadlines they have to adhere to, including with the Cannabis Compliance Board. With the opportunity to be on the City Council agenda in June of 2021, he wanted to hold a meeting in the interim. He noted the company is Nevada-based and operates throughout the state.

CHAIR DE SALVIO persisted that this project has been in concept for five months, and he understood they were waiting for the drive-through component, but he insisted on holding a neighborhood meeting. It was the responsible thing to do given all the privileged uses going into this project. It would be prudent to address the concerns of the

residents. MR. CRISTALLI said that they honestly did not believe there was strong objection to the project. CHAIR DE SALVIO insisted on letting the residents have a voice, especially with some of the changes, adding that he just found out about the revised landscape plan this evening, and he is the representative for the area. MR. CRISTALLI requested holding this matter in abeyance to hold a neighborhood meeting.

Subsequent to Item 40, this matter was recalled for reconsideration.

MR. CRISTALLI appreciated the reconsideration and said that they want to be compliant and make sure they build the best facility possible, in compliance with Title 19. However, their contractual obligations preclude them from holding the matter any further. Therefore, he requested considering taking action at this meeting. The establishment has been in existence for 20 years and has a longstanding clientele. When they contemplated adding the cannabis retail use, they were not certain there would be an issue with gaming; however, they received a response that there would be no issue at the location with the other uses. Because of its location, he also believed there would not be a problem with the residents. He believed some of the opposition comments were duplicates, as they initially received minimal opposition despite all the notices mailed. He requested approval.

CHAIR DE SALVIO reiterated that he would prefer the matter held in abeyance for a neighborhood meeting and make sure the project is done properly. He noted some of the concerns with the color scheme, stacking, hours of operation and the pollution, all of which he would like the applicant to address in the interim of the City Council meeting.

COMMISSIONER SCHLOTTMAN commented that he typically supports dispensaries, but he felt strongly that a neighborhood meeting was necessary. Nevertheless, he understood why they needed to move the project forward, even if it meant a denial recommendation by the Planning Commission. MR. CRISTALLI said he was hoping for an approval recommendation given the record made. Regarding the allegation of pollution, he did not understand that reference, and he added that they addressed all the issues, including parking. MR. VEDELAGO noted that a parking study was conducted, and they found that on a peak demand timeframe, the maximum parking utilized was 17 parking stalls, and they are providing 64 stalls. They do not believe the dispensary will be utilizing half of 64 stalls. As far as the drive-through component is concerned, he noted that at five-car stacking where six is required, they are still very close to compliance. If they were to expand the stacking, they could make a modest redesign to accommodate another three to four stalls and address that concern.

MR. CRISTALLI remarked that the landscaping is adequate. Understanding that the Commission wants the dispensary to meet all the expectations, he explained that they have a seasoned licensee, who currently has an establishment in Reno, Nevada. He added that this is a serious project, and they will meet the highest standards.

COMMISSIONER SCHLOTTMAN said that one of the benefits of review by the Planning Commission is being able to make adjustments to improve the project for the community. He felt uncomfortable supporting approval when they will not have neighborhood input via a neighborhood meeting.

COMMISSIONER ROGAN said this is a relative new use, and he has typically seen applications with a significant buffer between residential areas and dispensaries. He felt he was hearing a desire from the applicant to push the project through due to contractual obligations and deadlines instead of taking the time to meet with the residents, especially on a project with privileged uses.

See Items 29a-29e for related backup.

CHAIR DE SALVIO declared the Public Hearing closed for Items 29-29e.

Motion made by Louis De Salvio to Reconsider

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

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

29a. 21-0079-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 3,168 SQUARE-FOOT CANNABIS DISPENSARY USE

Minutes:

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

Motion made by Louis De Salvio to Deny Items 29a-29e

NOTE: Commissioner Cherry abstained from voting because his family is in the cannabis industry and owns several dispensaries in the State of Nevada. Commissioner Chattah also abstained from voting because of her participation in Clark County District Court regarding the Department of Taxation Case No. A19-787-004B. Commissioner Schlottman disclosed that he has constructed many marijuana facilities, but that would not affect his independence of judgement; therefore, he would be voting. Subsequently, he further disclosed that Todd Vedelago designed a dispensary project located on Sammy Davis Jr. Drive for a property that was later purchased by the Commissioner's client. Those plans were never used, and he never had a contract with Mr. Vedelago or his client. Therefore, he would be voting on this project. DEPUTY CITY ATTORNEY JAMES LEWIS paraphrased that it appeared there was no financial relationship or project contracts between Commissioner Schlottman and Mr. Vedelago, so his independence of judgement would not be affected and he could vote in this matter.

Additionally, a previous motion for reconsideration of Items 29a-29e by Chair De Salvio rescinded his initial motion to hold in abeyance Items 29a-29e to 6/8/2021. Both motions carried with Commissioners Cherry and Chattah abstaining.

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

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

- 29b. 21-0079-SUP2 - SPECIAL USE PERMIT - for a Major Amendment to Special Use Permit (U-0068-95) FOR A PROPOSED 1,979 SQUARE-FOOT REDUCTION TO AN EXISTING TAVERN USE

Minutes:

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

Motion made by Louis De Salvio to Deny Items 29a-29e

NOTE: Commissioner Cherry abstained from voting because his family is in the cannabis industry and owns several dispensaries in the State of Nevada. Commissioner Chattah also abstained from voting because of her participation in Clark County District Court regarding the Department of Taxation Case No. A19-787-004B. Commissioner Schlottman disclosed that he has constructed many marijuana facilities, but that would not affect his independence of judgement; therefore, he would be voting. Subsequently, he further disclosed that Todd Vedelago designed a dispensary project located on Sammy Davis Jr. Drive for a property that was later purchased by the Commissioner's client. Those plans were never used, and he never had a contract with Mr. Vedelago or his client. Therefore, he would be voting on this project. DEPUTY CITY ATTORNEY JAMES LEWIS paraphrased that it appeared there was no financial relationship or project contracts between Commissioner Schlottman and Mr. Vedelago, so his independence of judgement would not be affected and he could vote in this matter.

Additionally, a previous motion for reconsideration of Items 29a-29e by Chair De Salvio rescinded his initial motion to hold in abeyance Items 29a-29e to 6/8/2021. Both motions carried with Commissioners Cherry and Chattah abstaining.

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

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

- 29c. 21-0079-SUP3 - SPECIAL USE PERMIT - FOR A PROPOSED ALTERNATIVE PARKING STANDARD TO ALLOW 64 PARKING SPACES WHERE 92 ARE REQUIRED

Minutes:

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

Motion made by Louis De Salvio to Deny Items 29a-29e

NOTE: Commissioner Cherry abstained from voting because his family is in the cannabis industry and owns several dispensaries in the State of Nevada. Commissioner Chattah also abstained from voting because of her participation in Clark County District Court regarding the Department of Taxation Case No. A19-787-004B. Commissioner Schlottman disclosed that he has constructed many marijuana facilities, but that would not affect his independence of judgement; therefore, he would be voting. Subsequently, he further disclosed that Todd Vedelago designed a dispensary project located on Sammy Davis Jr. Drive for a property that was later purchased by the Commissioner's client. Those plans were never used, and he never had a contract with Mr. Vedelago or his client. Therefore, he would be voting on this project. DEPUTY CITY ATTORNEY JAMES LEWIS paraphrased that it appeared there was no financial relationship or project contracts between Commissioner Schlottman and Mr. Vedelago, so his independence of judgement would not be affected and he could vote in this matter.

Additionally, a previous motion for reconsideration of Items 29a-29e by Chair De Salvio rescinded his initial motion to hold in abeyance Items 29a-29e to 6/8/2021. Both motions carried with Commissioners Cherry and Chattah abstaining.

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

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

29d. 21-0079-SUP4 - SPECIAL USE PERMIT - FOR A PROPOSED DRIVE THROUGH USE

Minutes:

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

Motion made by Louis De Salvio to Deny Items 29a-29e

NOTE: Commissioner Cherry abstained from voting because his family is in the cannabis industry and owns several dispensaries in the State of Nevada. Commissioner Chattah also abstained from voting because of her participation in Clark County District Court regarding the Department of Taxation Case No. A19-787-004B. Commissioner Schlottman disclosed that he has constructed many marijuana facilities, but that would not affect his independence of judgement; therefore, he would be voting. Subsequently, he further disclosed that Todd Vedelago designed a dispensary project located on Sammy Davis Jr. Drive for a property that was later purchased by the Commissioner's client. Those plans were never used, and he never had a contract with Mr. Vedelago or his client. Therefore, he would be voting on this project. DEPUTY CITY ATTORNEY JAMES LEWIS paraphrased that it appeared there was no financial relationship or project contracts between Commissioner Schlottman and Mr. Vedelago, so his independence of judgement would not be affected and he could vote in this matter.

Additionally, a previous motion for reconsideration of Items 29a-29e by Chair De Salvio rescinded his initial motion to hold in abeyance Items 29a-29e to 6/8/2021. Both motions carried with Commissioners Cherry and Chattah abstaining.

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

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

29e. 21-0079-SDR1 - SITE DEVELOPMENT PLAN REVIEW - For a Major Amendment to an approved Site Development Plan Review [U-0068-95(5)] FOR A PROPOSED 1,189 SQUARE-FOOT BUILDING ADDITION WITH A DRIVE THROUGH

Minutes:

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

Motion made by Louis De Salvio to Deny Items 29a-29e

NOTE: Commissioner Cherry abstained from voting because his family is in the cannabis industry and
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owns several dispensaries in the State of Nevada. Commissioner Chattah also abstained from voting because of her participation in Clark County District Court regarding the Department of Taxation Case No. A19-787-004B. Commissioner Schlottman disclosed that he has constructed many marijuana facilities, but that would not affect his independence of judgement; therefore, he would be voting. Subsequently, he further disclosed that Todd Vedelago designed a dispensary project located on Sammy Davis Jr. Drive for a property that was later purchased by the Commissioner's client. Those plans were never used, and he never had a contract with Mr. Vedelago or his client. Therefore, he would be voting on this project. DEPUTY CITY ATTORNEY JAMES LEWIS paraphrased that it appeared there was no financial relationship or project contracts between Commissioner Schlottman and Mr. Vedelago, so his independence of judgement would not be affected and he could vote in this matter.

Additionally, a previous motion for reconsideration of Items 29a-29e by Chair De Salvio rescinded his initial motion to hold in abeyance Items 29a-29e to 6/8/2021. Both motions carried with Commissioners Cherry and Chattah abstaining.

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

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

30. 21-0104-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: BICER ELAD - For possible action on a Land Use Entitlement project request TO ALLOW A THREE-FOOT SEPARATION FROM THE MAIN BUILDING WHERE SIX FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE, CLASS II [GARAGE] TO BE CONVERTED TO LIVING QUARTERS on 0.43 acres at 1911 Newport Bay Drive (APN 163-03-312-010), R-PD2 (Residential Planned Development - 2 Units per Acre) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open.

ERIC McCAMMOND, Senior Management Analyst, stated the subject accessory structure was constructed in 1994 but never received a final building inspection. Staff recognized the applicant purchased the home with the detached structures in 2018. Nonetheless, staff is not able to support a Variance request that does not meet the requirements for granting a Variance set forth by Title 19.16 and recommended denial of the application. He noted there was an additional support letter received since publication.

ELAD BICER, homeowner, and TOM McCLEISTER, Architect, were present. MR. McCLEISTER said they are looking to convert the garage to a casita. He showed on a drawing that the casita will be used for guests and as a pool house. They will be adding doors for exterior access as well as an egress window from the new bedroom.

COMMISSIONER ROGAN said the garage met all the requirements when it was first constructed and since it was not a significant change, he supported the request.

CHAIR DE SALVIO declared the Public Hearing closed.

Motion made by Jeff Rogan to Approve subject to conditions

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

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

31. 21-0116-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: ST. JOSEPH CATHOLIC CHURCH, INC. - For possible action on a Land Use Entitlement request FOR A 9,851 SQUARE-FOOT ADDITION TO AN EXISTING 3,060 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP WITH WAIVERS OF TITLE 19.09 FORM BASED CODE DEVELOPMENT STANDARDS on 0.48 acres at the southwest corner of Ogden Avenue and 9th Street (APNs Multiple), T5-MS (T5 Main Street) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open.

ERIC McCAMMOND, Senior Management Analyst, reported that in order to accommodate the proposed development, the applicant is requesting multiple Waivers of the Form-Based Code development standards. These standards were developed to create a vibrant urban environment. As the applicant is requesting Waivers of the setback and amenity zone requirements, staff found the proposed development does not contribute to a vibrant pedestrian-oriented environment nor contribute to the goals and objectives of the Downtown 2045 Master Plan. Therefore, staff recommended denial. He noted there were additional protest letters received since publication. The applicant was not present.

ADAM FOULAD said he owns many properties in the area, including an office to the east of this site. He complained that the church is creating problems by feeding the homeless at a time when the City has invested a lot of money to improve the area.

COMMISSIONER SCHLOTTMAN opted for an abeyance to find out what the church is doing. COMMISSIONER CHERRY said that he was not certain if he could be present when the item comes back, so he confirmed that there are problems being caused by the church.

COMMISSIONER SCHLOTTMAN said it is a commercial-looking church that fits well in the area, so he asked for abeyance.

CHAIR DE SALVIO declared the Public Hearing closed.

Motion made by Trinity Haven Schlottman to Hold in Abeyance to 7/13/2021

NOTE: Commissioner Cherry disclosed that although he owns property within the notification area, it would not affect him any greater or lesser than anyone else. Therefore, he would be voting.

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

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

32. 21-0138-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT: ERIK & SHANNON CLINTON - OWNER: FRANCISCA LEIVA - For possible action on a Land Use Entitlement request TO ALLOW A ZERO-FOOT SEPARATION FROM THE MAIN BUILDING WHERE SIX FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [SHED] on 0.18 acres at 2001 Piccolo Way (APN 163-02-720-003), R-1 (Single Family Residential) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open.

JONATHAN BOYLES, Senior Planner, reported that the Variance application is the result of Code Enforcement action. In October of 2020, a Code Enforcement case (CE20-05546) was reported for an existing accessory structure (Class II) [Shed] located on the north side of the property that was constructed without proper building permits. The existing accessory structure does not comply with Title 19 development standards, which require a six-foot setback from the main dwelling. Staff found that the applicant has created a self-imposed hardship by developing the site without complying with Title 19 development standards and without a building permit; therefore, staff recommended denial of the requested Variance. He added that additional support letters were received since publication.

ERIK CLINTON, representing the homeowners, said the structure was in place when the current homeowner purchased the place. They were reported for something that was subsequently fixed, but they need to pull a permit. He submitted a support petition from some neighbors for the record. He felt they were in compliance with code.

COMMISSIONER ROGAN said he had no concerns.

CHAIR DE SALVIO declared the Public Hearing closed.

Motion made by Jeff Rogan to Approve subject to conditions

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

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

33. 21-0143 - PUBLIC HEARING - APPLICANT: PINNACLE HOMES, INC. - OWNER: PUSHING 30, LLC - For possible action on the following Land Use Entitlement project requests on 7.50 acres at the southwest corner of Hammer Lane and Park Street (APNs 125-31-601-001 and 002), R-E (Residence Estates) Zone, Ward 6 (Fiore). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open for Items 33-33g.

JONATHAN BOYLES, Senior Planner, reported that the subject site is zoned R-E (Residence Estates), which provides low-density residential units located on large lots and conveys a rural environment. Staff finds that since no evidence of a unique or extraordinary circumstance has been presented, the applicant has created a self-imposed hardship by proposing to not meet the assigned setbacks for the R-E (Residence Estates) zoning district and by proposing to not install the necessary street lighting, nor pay the necessary contributions for future improvements. Therefore, staff recommended denial of the proposed Tentative Map and associated Variance applications. He added that additional protest letters were received since publication.

ATTORNEY ROBERT GRONAUER, 1980 Festival Plaza Drive, representing Pinnacle Homes, Inc., stated that in January of 2021, this 2.5-acre site was in the process of being annexed from Clark County into the City. After being annexed, they had to come back with an application for the entire 7.5 acres. At the time of the initial application, they requested variances for the front-yard setback, because Clark County allows 20-foot front-yard setbacks in R-E (Residential Estates), whereas the City requires a 30-foot setback.

He added that this is a unique subdivision, with single-story homes and a rural character. They are beautiful, \$1 million. He showed a plan depicting the lots that would need the requested front-yard setbacks. In summary, the proposed project is an extension of what was approved in January.

DEPUTY CITY ATTORNEY JAMES LEWIS read e-comments submitted for the record.

CHAIR DE SALVIO said he worked closely with MR. GRONAUER on the setback variances, and he had no issue. He verified that they will contribute funds for potential improvements, and MR. GRONAUER agreed.

See Items 33a-33g for related backup.

CHAIR DE SALVIO declared the Public Hearing closed for Items 33-33g.

- 33a. 21-0143-VAR1 - VARIANCE - TO ALLOW NO INTERNAL OR EXTERNAL STREET LIGHTING; OR PAY THE IMPROVEMENT CONTRIBUTION IN LIEU OF IMPROVEMENTS WHERE SUCH IS REQUIRED

Minutes:

See Item 33 for related discussion and Items 33-33g for related backup.

Motion made by Louis De Salvio to Approve Items 33a-33g subject to conditions

NOTE: Commissioner Rogan disclosed that although the subject area falls within an interlocal agreement between Clark County and the City of Las Vegas, this is not regarding a General Plan Amendment, Rezoning or Special Use Permit to allow Industrial-Commercial uses, and it is not changing the buildable net-lot area to anything lower than 18,000 square feet. Therefore, he would be voting in this matter.

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

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

- 33b. 21-0143-VAR2 - VARIANCE - TO ALLOW PRIVATE STREETS WITHOUT A GATE AND TO NOT MEET PUBLIC STREET STANDARDS; AND RURAL STREET STANDARDS FOR HAMMER LANE, PARK STREET, GRAND CANYON DRIVE AND FISHER AVENUE WHERE SUCH IS NOT ALLOWED

Minutes:

See Item 33 for related discussion and Items 33-33g for related backup.

Motion made by Louis De Salvio to Approve Items 33a-33g subject to conditions

NOTE: Commissioner Rogan disclosed that although the subject area falls within an interlocal agreement between Clark County and the City of Las Vegas, this is not regarding a General Plan Amendment, Rezoning or Special Use Permit to allow Industrial-Commercial uses, and it is not changing the buildable net-lot area to anything lower than 18,000 square feet. Therefore, he would be voting in this matter.

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

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

- 33c. 21-0143-VAR3 - VARIANCE - TO ALLOW A 20-FOOT FRONT YARD SETBACK WHERE 30 FEET IS REQUIRED FOR LOT 4

Minutes:

See Item 33 for related discussion and Items 33-33g for related backup.

Motion made by Louis De Salvio to Approve Items 33a-33g subject to conditions

NOTE: Commissioner Rogan disclosed that although the subject area falls within an interlocal agreement between Clark County and the City of Las Vegas, this is not regarding a General Plan Amendment, Rezoning or Special Use Permit to allow Industrial-Commercial uses, and it is not changing the buildable net-lot area to anything lower than 18,000 square feet. Therefore, he would be voting in this matter.

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

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

- 33d. 21-0143-VAR4 - VARIANCE - TO ALLOW A 20-FOOT FRONT YARD SETBACK WHERE 30 FEET IS REQUIRED FOR LOT 5

Minutes:

See Item 33 for related discussion and Items 33-33g for related backup.

Motion made by Louis De Salvio to Approve Items 33a-33g subject to conditions

NOTE: Commissioner Rogan disclosed that although the subject area falls within an interlocal agreement between Clark County and the City of Las Vegas, this is not regarding a General Plan Amendment, Rezoning or Special Use Permit to allow Industrial-Commercial uses, and it is not changing the buildable net-lot area to anything lower than 18,000 square feet. Therefore, he would be voting in this matter.

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

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

- 33e. 21-0143-VAR5 - VARIANCE - TO ALLOW A 20-FOOT FRONT YARD SETBACK WHERE 30 FEET IS REQUIRED FOR LOT 10

Minutes:

See Item 33 for related discussion and Items 33-33g for related backup.

Motion made by Louis De Salvio to Approve Items 33a-33g subject to conditions

NOTE: Commissioner Rogan disclosed that although the subject area falls within an interlocal agreement between Clark County and the City of Las Vegas, this is not regarding a General Plan Amendment, Rezoning or Special Use Permit to allow Industrial-Commercial uses, and it is not changing the buildable net-lot area to anything lower than 18,000 square feet. Therefore, he would be voting in this matter.

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

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

- 33f. 21-0143-VAR6 - VARIANCE - TO ALLOW A 20-FOOT FRONT YARD SETBACK WHERE 30 FEET IS REQUIRED FOR LOT 11

Minutes:

See Item 33 for related discussion and Items 33-33g for related backup.

Motion made by Louis De Salvio to Approve Items 33a-33g subject to conditions

NOTE: Commissioner Rogan disclosed that although the subject area falls within an interlocal agreement between Clark County and the City of Las Vegas, this is not regarding a General Plan Amendment, Rezoning or Special Use Permit to allow Industrial-Commercial uses, and it is not changing the buildable net-lot area to anything lower than 18,000 square feet. Therefore, he would be voting in this matter.

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

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

- 33g. 21-0143-TMP1 - TENTATIVE MAP - PARK & HAMMER - FOR A 12-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

Minutes:

See Item 33 for related discussion and Items 33-33g for related backup.

Motion made by Louis De Salvio to Approve Items 33a-33g subject to conditions

NOTE: Commissioner Rogan disclosed that although the subject area falls within an interlocal agreement between Clark County and the City of Las Vegas, this is not regarding a General Plan Amendment, Rezoning or Special Use Permit to allow Industrial-Commercial uses, and it is not changing the buildable net-lot area to anything lower than 18,000 square feet. Therefore, he would be voting in this matter.

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

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

34. 21-0147-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT: MARK WOLFSON - OWNER: 2709 PINTO LANE TRUST, ET AL - For possible action on a Land Use Entitlement project request TO ALLOW AN EXISTING SEVEN-FOOT TALL FENCE IN THE FRONT YARD WHERE FIVE FEET IS THE MAXIMUM ALLOWED on 0.85 acres at 2709 Pinto Lane (APN 139-32-703-002), R-A (Ranch Acres) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open.

JONATHAN BOYLES, Senior Planner, stated the subject property is located in an R-A (Ranch Acres) zoning district and is subject to the development standards in Title 19.12.075, which state, "the maximum front-yard wall height in the R-A zone is five feet, consisting of a two-foot solid base and three feet that is open to visibility." Currently, there is an existing fence located in the front yard that ranges from five to six feet in height. Aerial photographs from the Clark County Assessor's Office show this fence in its current location as far back as 1990. However, staff has been unable to locate a building permit for the existing fence.

The applicant has now proposed to install a new seven-foot fence in the front yard of the subject site. However, no evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to build a wall that exceeds the R-A development standards. A reduced height and alternative design would allow conformance to the Title 19 requirements; therefore, staff recommended denial of the requested Variance. He noted that additional support and protest letters were received since publication.

MARK WOLFSON, the owner, read the justification letter submitted for the application and requested approval.

COMMISSIONER ROGAN said he met with MR. WOLFSON, and he appreciated MR. WOLFSON applying for the permit before starting construction.

CHAIR DE SALVIO declared the Public Hearing closed.

Motion made by Jeff Rogan to Approve subject to conditions

NOTE: Commissioner Cherry disclosed that although he resides within the notification area, it would not affect him any greater or lesser than anyone else. Therefore, he would be voting.

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

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

35. 21-0152 - PUBLIC HEARING - APPLICANT: AUTONATION USA - OWNER: MICAH 6:8 INVESTMENTS, LLC AND ROMANS 8-28, LLC - For possible action on the following Land Use Entitlement project requests on 4.83 acres located on the north side of Centennial Parkway, approximately 707 feet east of Durango Drive (APNs 125-20-804-003, 004, 005 and 007), U (Undeveloped) Zone [TC (Town Center) General Plan Designation], Ward 6 (Fiore). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open for Items 35-35d.

JONATHAN BOYLES, Senior Planner, reported that the applicant has proposed to develop the subject site with a Motor Vehicle Sales (Used) land use, which is consistent with commercial development in the surrounding area. Staff found the requested waivers will have minimal impact on surrounding development and will not detract from the proposed development meeting the overall intent of the Town Center Development Standards. Therefore, staff recommended approval of the requested Rezoning, Major Modification, Special Use Permit and Site Development Plan Review, subject to conditions.

He noted that the supplemental documentation includes an amended condition of approval to Site Development Plan Review 21-0152-SDR1 as Condition 10, which he read. Additional support letters were received since publication.

DOUG RANKIN, representing the applicant, said this is a housekeeping zone change request to bring the property into the Town Center plan, as well as a major modification request to accommodate a motor vehicle sales use.

Regarding the site plan, MR. RANKIN said they worked with the Ward 6 office to come up with a conforming plan. They have added landscaping along Julian Road and trees and shrubs to match neighbors to the north and south. They also have a landscape waiver to allow them better vehicular circulation. The roll-up doors in front offer access to

a porte cochere for vehicle evaluations but there is no car service. He said they have nice elevations and a nice, quality building.

CHAIR DE SALVIO appreciated MR. RANKIN meeting with him, noting that his main concern was having a harmonious project with uniformity from Ann Road to Durango Drive, as well as the lush landscaping, with 36-inch box trees and landscaping in the island. MR. RANKIN assured the Chair that they will make sure with the engineer that they will have proper site visibility zones, and they will also confer with the neighbors and make sure the trees are installed in the right locations.

See Items 35a-35d for related backup.

CHAIR DE SALVIO declared the Public Hearing closed for Items 35-35d.

35a. 21-0152-ZON1 - REZONING - FROM: U (UNDEVELOPED) TO: T-C (TOWN CENTER)

Minutes:

See Item 35 for related discussion and Items 35-35d for related backup.

Motion made by Louis De Salvio to Approve Items 35a-35d subject to conditions with amended Condition 10 for Item 35d

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

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

35b. 21-0152-MOD1 - MAJOR MODIFICATION - FROM: SC-TC (SERVICE COMMERCIAL - TOWN CENTER) TO: GC-TC (GENERAL COMMERCIAL - TOWN CENTER)

Minutes:

See Item 35 for related discussion and Items 35-35d for related backup.

Motion made by Louis De Salvio to Approve Items 35a-35d subject to conditions with amended Condition 10 for Item 35d

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

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

35c. 21-0152-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED MOTOR VEHICLE SALES (USED) USE WITH A WAIVER TO ALLOW SERVICE BAY OPENINGS TO FACE THE PUBLIC RIGHT-OF-WAY

Minutes:

See Item 35 for related discussion and Items 35-35d for related backup.

Motion made by Louis De Salvio to Approve Items 35a-35d subject to conditions with amended Condition 10 for Item 35d

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

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

35d. 21-0152-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 25,038 SQUARE-FOOT MOTOR VEHICLE SALES (USED) DEVELOPMENT WITH WAIVERS OF TOWN CENTER DESIGN STANDARDS AND TITLE 19 PERIMETER LANDSCAPE DEVELOPMENT STANDARDS

Minutes:

See Item 35 for related discussion and Items 35-35d for related backup.

Motion made by Louis De Salvio to Approve subject to conditions and amending Condition 10 as read for the record:

10. A Waiver from Title 19 landscaping development standards is hereby approved, to allow a three-foot landscape buffer along a portion of the northern perimeter where 15 feet is the minimum required.

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

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

36. 21-0159-MSP1 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES - For possible action on a Land Use Entitlement request FOR AN LED ANIMATED DISPLAY WALL SIGN FOR AN EXISTING PUBLIC PRIMARY SCHOOL on 8.34 acres at 6510 Buckskin Avenue (APN 138-11-301-002), C-V (Civic) Zone, Ward 5 (Crear). Staff recommends APPROVAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open.

JONATHAN BOYLES, Senior Planner, reported that this is a request for a Master Sign Plan for the R. E. Tobler Elementary School to install a new 32 square-foot electronic LED (light-emitting diode) wall sign on the south elevation of an existing primary school classroom building facing Buckskin Avenue. Staff recommended approval of the Master Sign Plan, as the proposed sign is consistent with an existing primary school development of this scope. The new sign is located on the south building elevation in a satisfactory location that does not adversely impact residential properties in the immediate vicinity. He noted that additional support and protest letters were received since publication.

LUCIA GONZALEZ, representing Clark County School District Real Property Management, said she was happy to answer any questions.

ASHLEY FOSTER, Deputy City Clerk, read e-comments submitted for the record.

CHAIR DE SALVIO asked if the LED sign would only be animated during school hours, and MS. GONZALEZ said that could be accomplished. The Chair did not want any light pollution for the residents. MS. GONZALEZ asked that they be allowed to have them on during after-hour school events. COMMISSIONER SCHLOTTMAN said it would be appropriate for school events between the hours of 7:00 p.m. to 9:00 p.m.

CHAIR DE SALVIO declared the Public Hearing closed.

Motion made by Anthony Williams to Approve subject to conditions

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

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

37. 21-0162-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: KLA CAPITAL SERIES 6, LLC - For possible action on the following Land Use Entitlement project request FOR A PROPOSED 15,936 SQUARE-FOOT COMMERCIAL DEVELOPMENT WITH A 780 SQUARE-FOOT MEZZANINE ON COMMERCE STREET AND A 1,162 SQUARE-FOOT MEZZANINE ON WYOMING AVENUE WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS on 0.46 acres at 1571 South Commerce Street and 10 West Wyoming Avenue (APNs 162-03-210-009 and 011), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open.

JONATHAN BOYLES, Senior Planner, stated the proposed commercial development is located within Area 1 of the Downtown Las Vegas Master Plan within the Gateway District, which establishes the southern gateway to Downtown from the strip. While projects located within Area 1 are not subject to the automatic application of

parking requirements, the applicant has proposed to provide zero parking spaces for the proposed commercial development; if located outside Area 1, this development would require 92 parking spaces. Also, the applicant has requested Waivers to allow water meters and backflows including RPPA (Reduced Pressure Detector Assembly) and RPDA (Reduced Pressure Principle Detector) utility equipment to not be below ground where such is required and to allow 100 percent of the front building façade to be within an arcade set back seven feet from the front property line, where 50 percent of the building façade is required to align with the front property line.

Staff has determined the proposed development deviates from utility and building placement development standards, which is not compatible with surrounding development. Furthermore, a commercial development of this size that provides zero on-site parking is not compatible with the development in the area as the lack of parking will burden the neighboring properties and any available street parking in the immediate area. Therefore, staff recommended denial of the requested Site Development Plan Review.

ADAM FOULAD, representing the application, said this project is similar to a previous project, which has been very successful even with reduced parking and attracts many people to downtown. The proposal includes a bar and a brewery, so he did not believe there would be a parking issue because most patrons will walk to the establishment or secure a ride to and from the establishment. He said that the water meters present a problem because the City and Las Vegas Valley Water District differ on where they want them, and they need to resolve that. Regarding the façade, they would like to install a patio to catch patrons' eyes and keep them in the area. This is the reason for the requested setback along Commerce Street and Wyoming Avenue.

COMMISSIONER SCHLOTTMAN was very satisfied with the applicant's projects thus far. He thinks people will be walking more in the area. As far as the water lines are concerned, he said it has been a long fight, and he asked that a meeting be held to try to resolve it because people cannot keep asking for waivers.

CHAIR DE SALVIO declared the Public Hearing closed.

Motion made by Trinity Haven Schlottman to Approve subject to conditions

NOTE: Commissioner Cherry abstained from voting in an abundance of caution because he has a financial interest in the immediate adjacent property to the north of Commerce Street.

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

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

38. 21-0164 - PUBLIC HEARING - APPLICANT/OWNER: CENTURY COMMUNITIES NEVADA, LLC - For possible action on the following Land Use Entitlement project requests on 11.95 acres on the southeast corner of Moccasin Road and Homestead Road (APNs 125-05-503-001 and 002), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Fiore). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open for Items 38-38c.

JONATHAN BOYLES, Senior Planner, stated the subject site is zoned R-D (Single Family Residential-Restricted) and subject to the development standards in Title 19.06.065. In November of 2017, the City Council approved land use entitlements with associated waivers, variances and tentative map pertaining to a 20-lot, single-family, detached residential subdivision on the subject site, which match the requested Variances and Tentative Map associated with the project being heard tonight.

At the time of the Final Map submittal, minor revisions were determined to not be in substantial conformance with the previous design as evidenced by changes in lot sizes, lot widths, street widths and streetscape conditions. As a result, the applicant is proposing a new Tentative Map and associated Variances to replace the previously

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approved map. However, no evidence of a unique or extraordinary circumstance has been presented to warrant the associated Variances; therefore, staff is recommending denial on the proposed Tentative Map and associated Variance applications. He added that additional protest letters were received since publication.

ATTORNEY ROBERT GRONAUER, representing Century Communities, said the property was approved in 2017, but the Tentative Map expired. They are in the process of revising the map, and it was suggested to re-file the application due to changes in the code. However, the intent is basically the same. He regarded this as a precautionary approach in case map expires so that they can move through the process quicker.

CHAIR DE SALVIO discussed with MR. GRONAUER there are some half-acre lots and some smaller ones, but no change in the lot count. The Chair confirmed with MR. GRONAUER that they would be willing to contribute toward the infrastructure fund for future improvements.

See Items 38a-38c for related backup.

CHAIR DE SALVIO declared the Public Hearing closed for Items 38-38c.

38a. 21-0164-VAR1 - VARIANCE - TO ALLOW NO EXTERNAL STREET LIGHTS WHERE SUCH ARE REQUIRED

Minutes:

See Item 38 for related discussion and Items 38-38c for related backup.

Motion made by Louis De Salvio to Approve Items 38a-38c subject to conditions

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

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

38b. 21-0164-VAR2 - VARIANCE - TO ALLOW NONSTANDARD PRIVATE STREETS BEHIND A GATE, A CONNECTIVITY RATIO OF 1.0 WHERE 1.30 IS REQUIRED, RURAL STREET STANDARDS ALONG TRAILS END AVENUE AND HOMESTEAD ROAD WHERE SUCH IS NOT ALLOWED; AND TRAILS END AVENUE TO BE 37 FEET IN WIDTH WHERE 47 FEET IS REQUIRED

Minutes:

See Item 38 for related discussion and Items 38-38c for related backup.

Motion made by Louis De Salvio to Approve Items 38a-38c subject to conditions

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

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

38c. 21-0164-TMP1 - TENTATIVE MAP - MOCCASIN HOMESTEAD - FOR A PROPOSED 20-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

Minutes:

See Item 38 for related discussion and Items 38-38c for related backup.

Motion made by Louis De Salvio to Approve Items 38a-38c subject to conditions

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

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

39. 21-0171 - PUBLIC HEARING - APPLICANT/OWNER: LAS VEGAS AND OAKEY, LLC - For possible action on the following Land Use Entitlement project requests on 1.48 acres at the southwest corner of Oakey Boulevard and Las Vegas Boulevard (APN 162-03-302-009), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends

DENIAL of 21-0171-VAR1 and APPROVAL of 21-0171-SDR1.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open for Items 39-39b.

JONATHAN BOYLES, Senior Planner, reported that no evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to install signage that exceeds the size limitations set forth by Title 19.08. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature. Therefore, staff recommended denial of the requested Variance.

However, with the exception of the requested waiver to allow above ground utility equipment; the proposed commercial development is consistent with adjacent development and Appendix F development standards. Therefore, staff recommended approval of the proposed Site Development Plan Review with conditions. He noted that additional support letters were received since publication.

NAMYDLYOUBI, Punch Architecture, and JONATHAN KERMANI, Project Developer, were present. MR. LYOUBI said they are proposing a renovation of an existing site, with a two-story addition on either side. They will include retail, office and dining space. The development will clean up the area. The signage will cover 126 square feet and the materials will be harmonious with the building design.

COMMISSIONER CHERRY stated that this is a good fit for the downtown corridor, a great project and very different for the neighborhood; it will offer good connectivity.

See Items 39a and 39b for related backup.

CHAIR DE SALVIO declared the Public Hearing closed for Items 39-39b.

- 39a. 21-0171-VAR1 - VARIANCE - TO ALLOW TWO, 20-FOOT TALL, 240 SQUARE-FOOT MONUMENT SIGNS WHERE 10 FEET IN HEIGHT AND 75 SQUARE FEET IN SIZE IS THE MAXIMUM ALLOWED, AND TO BE SETBACK FOUR FEET FROM THE PROPERTY LINE WHERE FIVE FEET IS REQUIRED; TO ALLOW A WALL SIGN TO OCCUPY 65 PERCENT OF A BUILDING FACADE WHERE 20 PERCENT IS THE MAXIMUM ALLOWED

Minutes:

See Item 39 for related discussion and Items 39-39b for related backup.

Motion made by Sam Cherry to Approve Items 39a and 39b subject to conditions

NOTE: Commissioner Schlottman abstained from voting because he has been and is under contract on various projects with this owner, and is currently under a pre-construction contract for this project.

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

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

- 39b. 21-0171-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 56,161 SQUARE-FOOT, TWO-STORY COMMERCIAL DEVELOPMENT WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS

Minutes:

See Item 39 for related discussion and Items 39-39b for related backup.

Motion made by Sam Cherry to Approve Items 39a and 39b subject to conditions

NOTE: Commissioner Schlottman abstained from voting because he has been and is under contract on various projects with this owner, and is currently under a pre-construction contract for this project.

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

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

40. 21-0173 - PUBLIC HEARING - APPLICANT/OWNER: DILLON INVESTMENTS, LLC - For possible action on the following Land Use Entitlement project requests on 0.53 acres at 5250 West Charleston Boulevard (APN 138-36-803-004), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open for Items 40-40b

JONATHAN BOYLES, Senior Planner, stated that the subject site is located in a C-1 (Limited Commercial) zone and subject to the development standards listed in Title 19.08. Staff has determined that the proposed storage building would further exacerbate the site's existing parking impairment. Additionally, the design of the proposed storage building does not meet the commercial building standards listed in Title 19.08. Therefore, staff recommended denial of the requested Variance and Site Development Plan Review applications.

JASON MAHEU, appeared representing the property owner, JAMES DILLON, who owns Nevada Safes. MR. MAHEU said the owner needs more storage space for his safes, which are very large. Some of them have been damaged by the elements from being stored in the backyard, and there has been some theft. He said the conditions should refer to flat paint color versus flat paneling, which is actually corrugated.

COMMISSIONER ROGAN verified with MR. MAHEU that no customers would be allowed on site, noting that he likes the improvements being made.

See Items 40a and 40b for related backup.

CHAIR DE SALVIO declared the Public Hearing closed for Items 40-40b

- 40a. 21-0173-VAR1 - VARIANCE - TO ALLOW ZERO ADDITIONAL PARKING SPACES ON A PARKING IMPAIRED DEVELOPMENT WHERE 23 ADDITIONAL SPACES ARE REQUIRED

Minutes:

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

Motion made by Jeff Rogan to Approve Items 40a and 40b subject to conditions

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

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

- 40b. 21-0173-SDR1 - SITE DEVELOPMENT PLAN REVIEW - For a Major Amendment to a previously approved Site Development Plan Review (SDR-65376) FOR THE PROPOSED ADDITION OF A 3,950 SQUARE-FOOT COMMERCIAL BUILDING WITH A 1,314 SQUARE-FOOT MEZZANINE WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS AND TO ALLOW FLAT METAL BUILDING WALLS WHERE VARYING PATTERNS AND MATERIALS SHALL BE UTILIZED AND REFLECTIVE, SHINY MATERIALS SHALL ONLY BE USED AS ACCENT

Minutes:

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

Motion made by Jeff Rogan to Approve Items 40a and 40b subject to conditions

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

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

Citizens Participation:

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

Minutes:

None.

The meeting was adjourned at 8:45 p.m.

Respectfully submitted:

Gabriela Portillo Brenner, Deputy City Clerk

Ashley Foster, Deputy City Clerk

THIS MEETING WAS PROPERLY NOTICED AND POSTED AT THE FOLLOWING LOCATIONS
IN ACCORDANCE WITH THE STATE OF NEVADA EXECUTIVE DEPARTMENT
DECLARATION OF EMERGENCY DIRECTIVE 006
The City of Las Vegas website - www.lasvegasnevada.gov
and
The Nevada Public Notice Website - notice.nv.gov