

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



Commissioner Sam Cherry, Chair
Commissioner Louis De Salvio, Vice Chair
Commissioner Vicki Quinn
Commissioner Trinity Haven Schlottman
Commissioner Donna Toussaint
Commissioner Gus W. Flangas

Planning Commission Minutes

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

May 28, 2019
6:00 PM

BUSINESS ITEMS:

1. Call to Order

Minutes:

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

2. Announcement: Compliance with Open Meeting Law

Minutes:

ANNOUNCEMENT MADE - Meeting noticed and posted at the following locations: City Hall, 495 South Main Street, 1st Floor; Clark County Government Center, 500 South Grand Central Parkway; Grant Sawyer Building, 555 East Washington Avenue; City of Las Vegas Development Services Center, 333 North Rancho Drive.

3. Roll Call

Minutes:

PRESENT: CHAIR CHERRY and COMMISSIONERS DE SALVIO, SCHLOTTMAN, TOUSSAINT and FLANGAS

EXCUSED: COMMISSIONER QUINN

ALSO PRESENT: ROBERT SUMMERFIELD, Planning Director; ERIC McCAMMOND, Sr. Management Analyst; NICOLE EDDOWES, Sr. Planner; ROGER BAILEY, Sr. Engineering Associate; RICHARD ROZIER, Deputy Fire Marshal; SETH FLOYD, Deputy City Attorney III; GABRIELA PORTILLO-BRENNER and PATTY HLAVAC, Deputy City Clerks

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

Minutes:

None.

5. For Possible Action to Approve the Final Minutes for the Planning Commission Meeting of April 23, 2019.

NOTE: COMMISSIONER FLANGAS abstained on the subject minutes because he was not present.

Motion made by Louis De Salvio to Approve

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

For-Donna Toussaint, Trinity Haven Schlottman, Sam Cherry, Louis De Salvio; Abstain-Gus Flangas; Excused-Vicki Quinn

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:

ERIC McCAMMOND, Sr. Management Analyst, listed the items requested for action.

Motion made by Louis De Salvio to Hold in Abeyance Items 25 and 26 to 7/23/2019 and Items 37-40 to 6/25/2019

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

For-Gus Flangas, Donna Toussaint, Trinity Haven Schlottman, Sam Cherry, Louis De Salvio; Excused-Vicki Quinn

ONE MOTION - ONE VOTE

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

7. TMP-76248 - TENTATIVE MAP - PIONEER AND HICKAM - PUBLIC HEARING - APPLICANT: PINNACLE HOMES - OWNER: MEXICAN GOLD & OIL EXPLORATION TRUST, ET AL - For possible action on a request for a Tentative Map FOR A 20-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 4.30 acres at the northwest corner of Hickam Avenue and Pioneer Way (APN 138-03-305-006), R-1 (Single Family Residential) Zone, Ward 4 (Anthony) [PRJ-76229]. Staff recommends APPROVAL.

Minutes:

CHAIR CHERRY declared the Public Hearing open for Items 7-22.

LORA DREJA, representing the applicant, concurred with the added conditions, noting they were suggested by the applicant.

CHAIR CHERRY declared the Public Hearing closed for Items 7-22.

NOTE: The video does not reflect accurately for Items 8 and 9 and 15 and 16, in that Commissioner Schlottman abstained on Items 8 and 9 due to his contractual relationship with the owner, and Chair Cherry abstained on Items 15 and 16 due to his company's contractual relationship with the owner of the property.

Motion made by Louis De Salvio to Approve the One Motion One Vote Agenda Subject to Condition(s) and Item 7 with the following added conditions as read for the record:

A. All homes within the subdivision shall be limited to one story.

B. The perimeter screen wall along the northern property line shall be seven-foot, four inches (two additional courses) in height.

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

For-Gus Flangas, Donna Toussaint, Trinity Haven Schlottman, Sam Cherry, Louis De Salvio; Excused-Vicki Quinn

8. ZON-76227 - REZONING - PUBLIC HEARING - APPLICANT: ADVANCED DENTAL LABS - OWNER: WAYNE MURRAY - For possible action on a request for a Rezoning FROM: R-4 (HIGH DENSITY RESIDENTIAL) TO: C-

1 (LIMITED COMMERCIAL) on 0.16 acres at 321 South Maryland Parkway (APN 139-34-811-045), Ward 3 (Coffin) [PRJ-76199]. Staff recommends APPROVAL.

Minutes:

See Item 7 for related discussion and Item 9 for related backup.

NOTE: The video does not reflect accurately for Items 8 and 9, in that Commissioner Schlottman abstained due to his contractual relationship with the owner.

Motion made by Louis De Salvio to Approve the One Motion One Vote Agenda Subject to Condition(s) and Item 7 with Amended Conditions

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

For-Gus Flangas, Donna Toussaint, Sam Cherry, Louis De Salvio; Abstain-Trinity Haven Schlottman; Excused-Vicki Quinn

9. SDR-76228 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-76227 - PUBLIC HEARING - APPLICANT: ADVANCED DENTAL LABS - OWNER: WAYNE MURRAY - For possible action on a request for a Site Development Plan Review FOR A PROPOSED TWO-STORY, 5,732 SQUARE-FOOT DENTAL LABORATORY WITH WAIVERS TO ALLOW FIVE PARKING SPACES WHERE 32 SPACES ARE REQUIRED; LOT WIDTH OF 50 FEET WHERE 100 FEET IS REQUIRED; LOT COVERAGE OF 66 PERCENT WHERE 50 PERCENT IS ALLOWED; A ZERO-FOOT SIDE YARD SETBACK ON THE NORTH AND A FIVE-FOOT SIDE YARD SETBACK ON THE SOUTH WHERE 10 FEET IS REQUIRED; A FIVE-FOOT WIDE LANDSCAPE BUFFER ALONG THE WEST PERIMETER WHERE 10 FEET IS REQUIRED AND A ZERO-FOOT WIDE LANDSCAPE BUFFER ALONG THE SOUTH PERIMETER WHERE EIGHT FEET IS REQUIRED on 0.16 acres at 321 South Maryland Parkway (APN 139-34-811-045), R-4 (High Density Residential) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 3 (Coffin) [PRJ-76199]. Staff recommends APPROVAL.

Minutes:

See Item 7 for related discussion and Items 8 and 9 for related backup.

NOTE: The video does not reflect accurately for Items 8 and 9, in that Commissioner Schlottman abstained due to his contractual relationship with the owner.

Motion made by Louis De Salvio to Approve the One Motion One Vote Agenda Subject to Condition(s) and Item 7 with Amended Conditions

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

For-Gus Flangas, Donna Toussaint, Sam Cherry, Louis De Salvio; Abstain-Trinity Haven Schlottman; Excused-Vicki Quinn

10. VAR-76200 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES - For possible action on a request for a Variance TO ALLOW DEVIATIONS FROM TITLE 19.10.020 C-V (CIVIC) DEVELOPMENT STANDARDS on 8.00 acres at 1100 East St. Louis Avenue (APN 162-03-801-005), C-V (Civic) Zone, Ward 3 (Coffin) [PRJ-75927]. Staff recommends APPROVAL.

Minutes:

See Item 7 for related discussion and Item 11 for related backup.

Motion made by Louis De Salvio to Approve the One Motion One Vote Agenda Subject to Condition(s) and Item 7 with Amended Conditions

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

For-Gus Flangas, Donna Toussaint, Trinity Haven Schlottman, Sam Cherry, Louis De Salvio; Excused-Vicki Quinn

11. SDR-76201 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-76200 - PUBLIC HEARING - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 98,107 SQUARE-FOOT PUBLIC SCHOOL, PRIMARY on 8.00 acres at 1100 East St. Louis Avenue (APN 162-03-801-005), C-V (Civic) Zone, Ward 3 (Coffin) [PRJ-75927]. Staff recommends APPROVAL.

Minutes:

See Item 7 for related discussion and Items 10 and 11 for related backup.

Motion made by Louis De Salvio to Approve the One Motion One Vote Agenda Subject to Condition(s) and Item 7 with Amended Conditions

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

For-Gus Flangas, Donna Toussaint, Trinity Haven Schlottman, Sam Cherry, Louis De Salvio; Excused-Vicki Quinn

12. VAR-76266 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: EDWARD GALEN STOCKTON - For possible action on a request for a Variance TO ALLOW TWO ACCESSORY STRUCTURES (CLASS II) [PUMP HOUSE AND BARN] TO BE LOCATED IN FRONT OF THE PRIMARY RESIDENCE WHERE SUCH IS NOT ALLOWED on 9.25 acres at 7151 Wittig Avenue (APN 125-22-601-028), U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation], Ward 6 (Fiore) [PRJ-76175]. Staff recommends APPROVAL.

Minutes:

See Item 7 for related discussion and Item 13 for related backup.

Motion made by Louis De Salvio to Approve the One Motion One Vote Agenda Subject to Condition(s) and Item 7 with Amended Conditions

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

For-Gus Flangas, Donna Toussaint, Trinity Haven Schlottman, Sam Cherry, Louis De Salvio; Excused-Vicki Quinn

13. SUP-76217 - SPECIAL USE PERMIT RELATED TO VAR-76266 - PUBLIC HEARING - APPLICANT/OWNER: EDWARD GALEN STOCKTON - For possible action on a request for a Special Use Permit FOR A PROPOSED ACCESSORY STRUCTURE (CLASS I) USE at 7151 Wittig Avenue (APN 125-22-601-028), U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation], Ward 6 (Fiore) [PRJ-76175]. Staff recommends APPROVAL.

Minutes:

See Item 7 for related discussion and Items 12 and 13 for related backup.

Motion made by Louis De Salvio to Approve the One Motion One Vote Agenda Subject to Condition(s) and Item 7 with Amended Conditions

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

For-Gus Flangas, Donna Toussaint, Trinity Haven Schlottman, Sam Cherry, Louis De Salvio; Excused-Vicki Quinn

14. VAR-76222 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RRA HOLDINGS, LLC - For possible action on a request for a Variance TO ALLOW TWO PROPOSED NINE SQUARE-FOOT WALL SIGNS WHERE ONE, TWO SQUARE-FOOT WALL SIGN IS ALLOWED on 2.03 acres at 1876 South Buffalo Drive (APN 163-03-301-012), R-E (Residence Estates) Zone, Ward 1 (Tarkanian) [PRJ-76168]. Staff recommends APPROVAL.

Minutes:

See Item 7 for related discussion.

Motion made by Louis De Salvio to Approve the One Motion One Vote Agenda Subject to Condition(s) and Item 7 with Amended Conditions

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

For-Gus Flangas, Donna Toussaint, Trinity Haven Schlottman, Sam Cherry, Louis De Salvio; Excused-Vicki Quinn

15. SUP-76219 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: T-UPR II, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED HORSE CORRAL OR STABLE (COMMERCIAL) USE at 222, 310, 324 and 432 South Main Street (APNs 139-34-201-003, 007 and 016; 139-34-101-009), C-M (Commercial/Industrial) and M (Industrial) Zones, Ward 5 (Crear) [PRJ-76138]. Staff recommends APPROVAL.

Minutes:

See Item 7 for related discussion and Item 16 for related backup.

NOTE: The video does not reflect accurately for Items 15 and 16, in that Chair Cherry abstained due to his company's contractual relationship with the owner of the property.

Motion made by Louis De Salvio to Approve the One Motion One Vote Agenda Subject to Condition(s) and Item 7 with Amended Conditions

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

For-Gus Flangas, Donna Toussaint, Trinity Haven Schlottman, Louis De Salvio; Abstain-Sam Cherry; Excused-Vicki Quinn

16. SDR-76220 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-76219 - PUBLIC HEARING - APPLICANT/OWNER: T-UPR II, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED COMMERCIAL RECREATION/AMUSEMENT (OUTDOOR) [EVENT CENTER] WITH WAIVERS OF THE INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS on 5.99 acres at 222, 310, 324 and 432 South Main Street (APNs 139-34-201-003, 007 and 016; 139-34-101-009), C-M (Commercial/Industrial) and M (Industrial) Zones, Ward 5 (Crear) [PRJ-76138]. Staff recommends APPROVAL.

Minutes:

See Item 7 for related discussion and Items 15 and 16 for related backup.

NOTE: The video does not reflect accurately for Items 15 and 16, in that Chair Cherry abstained due to his company's contractual relationship with the owner of the property.

Motion made by Louis De Salvio to Approve the One Motion One Vote Agenda Subject to Condition(s) and Item 7 with Amended Conditions

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

For-Gus Flangas, Donna Toussaint, Trinity Haven Schlottman, Louis De Salvio; Abstain-Sam Cherry; Excused-Vicki Quinn

17. SUP-76152 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: ELKHORN HUALAPAI, LLC - For possible action on a request for a Special Use Permit 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) [PRJ-76151]. Staff recommends APPROVAL.

Minutes:

See Item 7 for related discussion.

Motion made by Louis De Salvio to Approve the One Motion One Vote Agenda Subject to Condition(s) and Item 7 with Amended Conditions

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

For-Gus Flangas, Donna Toussaint, Trinity Haven Schlottman, Sam Cherry, Louis De Salvio; Excused-Vicki Quinn

18. SUP-76223 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: S & S GROOMING NV, LLC - OWNER: G&I VIII VILLAGE SQUARE, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 2,750 SQUARE-FOOT BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A CHURCH/HOUSE OF WORSHIP WHERE 400 FEET IS REQUIRED at 9340 West Sahara Avenue, Suite #100 (APN 163-06-816-034), C-1 (Limited Commercial) Zone, Ward 2 (Vacant) [PRJ-76182]. Staff recommends APPROVAL.

Minutes:

See Item 7 for related discussion.

Motion made by Louis De Salvio to Approve the One Motion One Vote Agenda Subject to Condition(s) and Item 7 with Amended Conditions

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

For-Gus Flangas, Donna Toussaint, Trinity Haven Schlottman, Sam Cherry, Louis De Salvio; Excused-Vicki Quinn

19. SUP-76224 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: TASTE OF AFRICA - OWNER: FAEC HOLDINGS WIRRULLA, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 12,741 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE WITH A 1,245 SQUARE-FOOT OUTDOOR PATIO at 450 Fremont Street, Suite #295 (APN 139-34-513-002), C-2 (General Commercial) Zone, Ward 5 (Crear) [PRJ-75602]. Staff recommends APPROVAL.

Minutes:

See Item 7 for related discussion.

Motion made by Louis De Salvio to Approve the One Motion One Vote Agenda Subject to Condition(s) and Item 7 with Amended Conditions

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

For-Gus Flangas, Donna Toussaint, Trinity Haven Schlottman, Sam Cherry, Louis De Salvio; Excused-Vicki Quinn

20. SUP-76233 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: JUAN PULIDO - For possible action on a request for a Special Use Permit FOR AN EXISTING ACCESSORY STRUCTURE (CLASS I) [CASITA] USE at 804 Lacy Lane (APN 139-32-401-002), R-E (Residence Estates) Zone, Ward 1 (Tarkanian) [PRJ-76215]. Staff recommends APPROVAL.

Minutes:

See Item 7 for related discussion.

Motion made by Louis De Salvio to Approve the One Motion One Vote Agenda Subject to Condition(s) and Item 7 with Amended Conditions

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

For-Gus Flangas, Donna Toussaint, Trinity Haven Schlottman, Sam Cherry, Louis De Salvio; Excused-Vicki Quinn

21. SNC-76185 - STREET NAME CHANGE - PUBLIC HEARING - APPLICANT/OWNER: RICHMOND AMERICAN HOMES OF NEVADA, INC. - For possible action on a request for a Street Name Change FROM: ALBATROSS LINKS AVENUE TO: SKY BLUFF COURT, generally located west of Crossbridge Drive, south of Sun creek Drive, Ward 2 (Vacant) [PRJ-76136]. Staff recommends APPROVAL.

Minutes:

See Item 7 for related discussion.

Motion made by Louis De Salvio to Approve the One Motion One Vote Agenda Subject to Condition(s) and Item 7 with Amended Conditions

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

For-Gus Flangas, Donna Toussaint, Trinity Haven Schlottman, Sam Cherry, Louis De Salvio; Excused-Vicki Quinn

22. VAC-76149 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: AMD UNITED HOLDINGS, LLC - For possible action on a request for a Petition to Vacate U.S. Government Patent Easements generally located on the north side of Charleston Boulevard, east of Brush Street (APNs 138-36-804-002 and 003), Ward 1 (Tarkanian) [PRJ-76126]. Staff recommends APPROVAL.

Minutes:

See Item 7 for related discussion.

Motion made by Louis De Salvio to Approve the One Motion One Vote Agenda Subject to Condition(s) and Item 7 with Amended Conditions

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

For-Gus Flangas, Donna Toussaint, Trinity Haven Schlottman, Sam Cherry, Louis De Salvio; Excused-Vicki Quinn

PUBLIC HEARING ITEMS

23. ABEYANCE - GPA-75931 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: JOHN J SARAPUCHIELLO TRUST - For possible action on a request for a General Plan Amendment FROM: PCD (PLANNED COMMUNITY DEVELOPMENT) TO: R (RURAL DENSITY RESIDENTIAL) on 1.25 acres on the west side of El Capitan Way, approximately 340 feet north of O'Hare Road (APN 125-05-302-012), Ward 6 (Fiore) [PRJ-75902]. Staff recommends DENIAL.

Minutes:

CHAIR CHERRY declared the Public Hearing open for Items 23 and 24.

ERIC McCAMMOND, Sr. Management Analyst, reported the subject parcel is surrounded by property that is zoned Residential Planned Development and Clark County Residential Agriculture. Residential Planned Development zoning limits density to three units per acre while the proposed General Plan Amendment would allow 5.49 dwelling units per acre. Staff finds the proposed density would be incompatible with surrounding residential development and, therefore, recommended denial of both applications.

JOHN VORNSAND, representing the applicant, explained that the site existed as a 1.25-acre lot since the early 1960's and was under the same ownership for approximately 30 years, including at the time the owner of some of the surrounding properties rezoned to R-PD3 (Residential Planned Development-3). But the owner of the subject site did not want to sell then and wanted to retain the zoning. Subsequently, the property was sold, and the new owner/applicant would like to rezone three lots to R-D (Single Family Residential Restricted) zoning at a density of 2.4 dwelling units per acre. The applicant requested a general plan amendment; however, he would accept DR (Desert Rural Density Residential) or R (Rural Density Residential), which would accommodate the three lots. Development of this site would complete development along the west side of El Capitan Way and be the last portion of the equestrian trail along Horse Drive.

A neighborhood meeting was held, and DAVE MORGAN, who owns five acres in the area and appeared representing some of his neighbors as well, indicated at the meeting that there was no objection on their part, contingent upon the development consisting of single-story homes, which the applicant agreed to. MR. VORNSAND requested approval.

COMMISSIONER DE SALVIO commented that he received concerns regarding the density since he met with the applicant, but he would have no issue if the applicant were amenable to two lots. MR. VORNSAND stated that three lots would be preferable; however, the applicant would accept two. COMMISSIONER DE SALVIO insisted on two lots in consideration of the residents.

See Item 24 for related backup.

CHAIR CHERRY declared the Public Hearing closed for Items 23 and 24.

Motion made by Louis De Salvio to Approve

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

For-Gus Flangas, Donna Toussaint, Trinity Haven Schlottman, Sam Cherry, Louis De Salvio; Excused-Vicki Quinn

24. ABEYANCE - ZON-75932 - REZONING - RELATED TO GPA-75931 - PUBLIC HEARING - APPLICANT/OWNER: JOHN J SARAPUCHIELLO TRUST - For possible action on a request for a Rezoning FROM: U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: R-D (SINGLE FAMILY RESIDENTIAL-RESTRICTED) on 1.25 acres on the west side of El Capitan Way, approximately 340 feet north of O'Hare Road (APN 125-05-302-012), Ward 6 (Fiore) [PRJ-75902]. Staff recommends DENIAL.

Minutes:

See Item 23 for related discussion and Items 23 and 24 for related backup.

Motion made by Louis De Salvio to Approve to R-E

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

For-Gus Flangas, Donna Toussaint, Trinity Haven Schlottman, Sam Cherry, Louis De Salvio; Excused-Vicki Quinn

25. ABEYANCE - GPA-75954 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: GOLD LT RE, LLC - For possible action on a request for a General Plan Amendment FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 1.06 acres at 5445 North Rainbow Boulevard (APN 125-35-101-007), Ward 4 (Anthony) [PRJ-75934]. Staff recommends APPROVAL.

Minutes:

See Item 6 for related discussion and Item 26 for related backup.

Motion made by Louis De Salvio to Hold in Abeyance Items 25 and 26 to 7/23/2019 and Items 37-40 to 6/25/2019

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

For-Gus Flangas, Donna Toussaint, Trinity Haven Schlottman, Sam Cherry, Louis De Salvio; Excused-Vicki Quinn

26. ABEYANCE - ZON-75955 - REZONING RELATED TO GPA-75954 - PUBLIC HEARING - APPLICANT/OWNER: GOLD LT RE, LLC - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL) on 1.06 acres at 5445 North Rainbow Boulevard (APN 125-35-101-007), Ward 4 (Anthony) [PRJ-75934]. Staff recommends APPROVAL.

Minutes:

See Item 6 for related discussion and Items 25 and 26 for related backup.

Motion made by Louis De Salvio to Hold in Abeyance Items 25 and 26 to 7/23/2019 and Items 37-40 to 6/25/2019

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

For-Gus Flangas, Donna Toussaint, Trinity Haven Schlottman, Sam Cherry, Louis De Salvio; Excused-Vicki Quinn

27. ABEYANCE - GPA-75969 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: SCOTT FAMILY TRUST, ET AL - For possible action on a request for a General Plan Amendment FROM: R (RURAL DENSITY RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL) on 2.11 acres on the north side of Alexander Road, approximately 960 feet west of Durango Drive (APN 138-05-801-027), Ward 4 (Anthony) [PRJ-75904]. Staff recommends DENIAL.

Minutes:

CHAIR CHERRY declared the Public Hearing open for Items 27-36.

ERIC McCAMMOND, Sr. Management Analyst, gave the report. The proposed General Plan Amendments and Rezoning would allow a density of 5.49 dwelling units per acre and a minimum buildable lot size of 6,500 square-feet. The subject parcels are within Planning Area B of the Northwest Interlocal Agreement, which requires a minimum buildable lot size of 10,000 square-feet; therefore, staff recommended approval of the Vacation and denial of all the other applications.

TONY CELESTE, 1980 Festival Plaza Drive, appeared representing the applicant and thanked the Commissioners for allowing the hearing on the two parcels of land involved in Items 27-36 together. He explained that the request for the density of 4 units instead of 3.5 on the General Plan Amendments is to help with the high costs associated with having to make full off-site improvements. With the lots being on the larger side of R-1 (SINGLE FAMILY RESIDENTIAL) and ranging from approximately 7,000 square feet to over 12,000 square feet, he felt they exceed the R-1 standards, noting that the nearby development along Alexander Road has a higher density of R-PD5.

Referring to the site plan and tentative map, MR. CELESTE described how the two lots match up against the adjacent lots to the north, which is very important to establish a pattern for future development to the north. With properties limited in size, it is difficult to meet connectivity ratios, but the applicant feels the connectivity ratio provided is adequate for these parcels. He acknowledged the concern about the turnarounds for the cul-de-sacs and affirmed that the engineer will work with Las Vegas Fire and Rescue to address that concern. He concurred with the conditions and requested approval.

EUGENE ELLIANO pointed on a map to the location of his home in the vicinity and said he and his neighbors object to these requests because they want two units per acre given the rural character of the area. They fear that a higher density will reduce their property values.

ARMIN GRAF, who came from Europe, said he purchased his home in the area two years ago because of the large lots. He too felt the higher density will destroy the area, and he opposed the requests as proposed.

MR. CELESTE countered that the proposed homes will devalue the existing properties as the proposed homes will start at about \$500,000, plus upgrades, noting that they will also provide a nice transition along Alexander Road.

COMMISSIONER TOUSSAINT said she has friends and family residing in the area and felt that the proposed developments will increase the value of the surrounding properties because the lots have sat vacant for a long time. She expressed her support. COMMISSIONER SCHLOTTMAN added that this is a very nice project for the area.

See Items 28-31 for related backup.

CHAIR CHERRY declared the Public Hearing closed for Items 27-36.

NOTE: COMMISSIONER SCHLOTTMAN disclosed that he met with MR. CELESTE, and he made the same representation at their meeting regarding Items 27-36.

Motion made by Donna Toussaint to Approve

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

For-Gus Flangas, Donna Toussaint, Trinity Haven Schlottman, Sam Cherry, Louis De Salvio; Excused-Vicki Quinn

28. ABEYANCE - ZON-75972 - REZONING RELATED TO GPA-75969 - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: SCOTT FAMILY TRUST, ET AL - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-1 (SINGLE FAMILY RESIDENTIAL) on 2.11 acres on the north side of Alexander Road, approximately 960 feet west of Durango Drive (APN 138-05-801-027), Ward 4 (Anthony) [PRJ-75904]. Staff recommends DENIAL.

Minutes:

See Item 27 for related discussion and Items 27-31 for related backup.

Motion made by Donna Toussaint to Approve

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

For-Gus Flangas, Donna Toussaint, Trinity Haven Schlottman, Sam Cherry, Louis De Salvio; Excused-Vicki Quinn

29. ABEYANCE - VAR-75973 - VARIANCE RELATED TO GPA-75969 AND ZON-75972 - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: SCOTT FAMILY TRUST, ET AL - For possible action on a request for a Variance TO ALLOW A 1.00 CONNECTIVITY RATIO WHERE 1.30 IS THE MINIMUM REQUIRED; PRIVATE STREETS WITHOUT A GATE TO NOT BE CONSTRUCTED TO PUBLIC STREET STANDARDS; AND A NON-GATED MODIFIED STREET TERMINUS WHERE A CUL-DE-SAC IS REQUIRED on 2.11 acres on the north side of Alexander Road, approximately 960 feet west of Durango Drive (APN 138-05-801-027), R-E (Residence Estates) Zone [PROPOSED: R-1 (Single Family Residential)], Ward 4 (Anthony) [PRJ-75904]. Staff recommends DENIAL.

Minutes:

See Item 27 for related discussion and Items 27-31 for related backup.

Motion made by Donna Toussaint to Approve Subject to Condition(s)

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

For-Gus Flangas, Donna Toussaint, Trinity Haven Schlottman, Sam Cherry, Louis De Salvio; Excused-Vicki Quinn

30. ABEYANCE - VAC-75974 - VACATION RELATED TO GPA-75969, ZON-75972 AND VAR-75973 - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: SCOTT FAMILY TRUST, ET AL - For possible action on a request for a Petition to Vacate U.S. Government Patent Easements and portions of a public sewer easement generally located on the north side of Alexander Road, west of Durango Drive (APN 138-05-801-027), Ward 4 (Anthony) [PRJ-75904]. Staff recommends APPROVAL.

Minutes:

See Item 27 for related discussion and Items 27-31 for related backup.

Motion made by Donna Toussaint to Approve Subject to Condition(s)

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

For-Gus Flangas, Donna Toussaint, Trinity Haven Schlottman, Sam Cherry, Louis De Salvio; Excused-Vicki Quinn

31. ABEYANCE - TMP-75975 - TENTATIVE MAP RELATED TO GPA-75969, ZON-75972, VAR-75973 AND VAC-75974 - ALEXANDER JULIANO EAST - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: SCOTT FAMILY TRUST, ET AL - For possible action on a request for a Tentative Map FOR A PROPOSED EIGHT-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 2.11 acres on the north side of Alexander Road, approximately 960 feet west of Durango Drive (APN 138-05-801-027), R-E (Residence Estates) Zone [PROPOSED: R-1 (Single Family Residential)], Ward 4 (Anthony) [PRJ-75904]. Staff recommends DENIAL.

Minutes:

See Item 27 for related discussion and Items 27-31 for related backup.

Motion made by Donna Toussaint to Approve Subject to Condition(s)

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

For-Gus Flangas, Donna Toussaint, Trinity Haven Schlottman, Sam Cherry, Louis De Salvio; Excused-Vicki Quinn

32. ABEYANCE - GPA-75971 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: JOHNSON TRUST - For possible action on a request for a General Plan Amendment FROM: R (RURAL DENSITY RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL) on 2.09 acres on the north side of Alexander Road, approximately 1,640 feet west of Durango Drive (APN 138-05-801-025), Ward 4 (Anthony) [PRJ-75903]. Staff recommends DENIAL.

Minutes:

See Item 27 for related discussion and Items 33-36 for related backup.

Motion made by Donna Toussaint to Approve

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

For-Gus Flangas, Donna Toussaint, Trinity Haven Schlottman, Sam Cherry, Louis De Salvio; Excused-Vicki Quinn

33. ABEYANCE - ZON-75976 - REZONING RELATED TO GPA-75971 - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: JOHNSON TRUST - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-1 (SINGLE FAMILY RESIDENTIAL) on 2.09 acres on the north side of Alexander Road, approximately 1,640 feet west of Durango Drive (APN 138-05-801-025), Ward 4 (Anthony) [PRJ-75903]. Staff recommends DENIAL.

Minutes:

See Item 27 for related discussion and Items 32-36 for related backup.

Motion made by Donna Toussaint to Approve

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

For-Gus Flangas, Donna Toussaint, Trinity Haven Schlottman, Sam Cherry, Louis De Salvio; Excused-Vicki Quinn

34. ABEYANCE - VAR-75977 - VARIANCE RELATED TO GPA-75971 AND ZON-75976 - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: JOHNSON TRUST - For possible action on a request for a Variance TO ALLOW A 1.00 CONNECTIVITY RATIO WHERE 1.30 IS THE MINIMUM REQUIRED; PRIVATE STREETS NOT CONSTRUCTED TO PUBLIC STREET STANDARDS AND WITHOUT AN ACCESS GATE WHERE SUCH IS REQUIRED; AND A MODIFIED STREET TERMINUS WHERE A CUL-DE-SAC OR HAMMERHEAD IS REQUIRED on 2.09 acres on the north side of Alexander Road, approximately 1,640 feet west of Durango Drive (APN 138-05-801-025), R-E (Residence Estates) Zone [PROPOSED: R-1 (Single Family Residential)], Ward 4 (Anthony) [PRJ-75903]. Staff recommends DENIAL.

Minutes:

See Item 27 for related discussion and Items 32-36 for related backup.

Motion made by Donna Toussaint to Approve Subject to Condition(s)

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

For-Gus Flangas, Donna Toussaint, Trinity Haven Schlottman, Sam Cherry, Louis De Salvio; Excused-Vicki Quinn

35. ABEYANCE - VAC-75978 - VACATION RELATED TO GPA-75971, ZON-75976, AND VAR-75977 - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: JOHNSON TRUST - For possible action on a request for a Petition to Vacate U.S. Government Patent Easements generally located on the north side of Alexander Road, west of Durango Drive (APN 138-05-801-025), Ward 4 (Anthony) [PRJ-75903]. Staff recommends APPROVAL.

Minutes:

See Item 27 for related discussion and Items 32-36 for related backup.

Motion made by Donna Toussaint to Approve Subject to Condition(s)

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

For-Gus Flangas, Donna Toussaint, Trinity Haven Schlottman, Sam Cherry, Louis De Salvio; Excused-Vicki Quinn

36. ABEYANCE - TMP-75979 - TENTATIVE MAP RELATED TO GPA-75971, ZON-75976, VAR-75977 AND VAC-75978 - ALEXANDER JULIANO WEST - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: JOHNSON TRUST - For possible action on a request for a Tentative Map FOR A PROPOSED EIGHT-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 2.09 acres on the north side of Alexander Road, approximately 1,640 feet west of Durango Drive (APN 138-05-801-025), R-E (Residence Estates) Zone [PROPOSED: R-1 (Single Family Residential)], Ward 4 (Anthony) [PRJ-75903]. Staff recommends DENIAL.

Minutes:

See Item 27 for related discussion and Items 32-36 for related backup.

Motion made by Donna Toussaint to Approve Subject to Condition(s)

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

For-Gus Flangas, Donna Toussaint, Trinity Haven Schlottman, Sam Cherry, Louis De Salvio; Excused-Vicki Quinn

37. ZON-76236 - REZONING- PUBLIC HEARING - APPLICANT: WHEELER ARVILLE MINI STORAGE - OWNER: STEPHANIE EVANS, ET AL - For possible action on a request for a Rezoning FROM: P-R (PROFESSIONAL OFFICE AND PARKING) TO: C-1 (LIMITED COMMERCIAL) on 1.04 acres at 1333 Arville Street (APN 162-06-510-016), Ward 1 (Tarkanian) [PRJ-75670]. Staff recommends APPROVAL.

Minutes:

See Item 6 for related discussion and Items 38-40 for related backup.

Motion made by Louis De Salvio to Hold in Abeyance Items 25 and 26 to 7/23/2019 and Items 37-40 to 6/25/2019

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

For-Gus Flangas, Donna Toussaint, Trinity Haven Schlottman, Sam Cherry, Louis De Salvio; Excused-Vicki Quinn

38. VAR-76237 - VARIANCE RELATED TO ZON-76236 - PUBLIC HEARING - APPLICANT: WHEELER ARVILLE MINI STORAGE - OWNER: STEPHANIE EVANS, ET AL - For possible action on a request for a Variance TO ALLOW A FOUR-FOOT SIDE YARD SETBACK ADJACENT TO THE NORTH AND SOUTH PROPERTY LINES WHERE 10 FEET IS REQUIRED on 1.04 acres at 1333 Arville Street (APN 162-06-510-016), P-R (Professional Office and Parking) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 1 (Tarkanian) [PRJ-75670]. Staff recommends DENIAL.

Minutes:

See Item 6 for related discussion and Items 37-40 for related backup.

Motion made by Louis De Salvio to Hold in Abeyance Items 25 and 26 to 7/23/2019 and Items 37-40 to 6/25/2019

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

For-Gus Flangas, Donna Toussaint, Trinity Haven Schlottman, Sam Cherry, Louis De Salvio; Excused-Vicki Quinn

39. SUP-76310 - SPECIAL USE PERMIT RELATED TO ZON-76236 AND VAR-76237 - PUBLIC HEARING - APPLICANT: WHEELER ARVILLE MINI STORAGE - OWNER: STEPHANIE EVANS, ET AL - For possible action on a request for a Special Use Permit FOR A PROPOSED MINI-STORAGE FACILITY USE at 1333 Arville Street (APN 162-06-510-016), Ward 1 (Tarkanian) [PRJ-75670]. Staff recommends DENIAL.

Minutes:

See Item 6 for related discussion and Items 37-40 for related backup.

Motion made by Louis De Salvio to Hold in Abeyance Items 25 and 26 to 7/23/2019 and Items 37-40 to 6/25/2019

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

For-Gus Flangas, Donna Toussaint, Trinity Haven Schlottman, Sam Cherry, Louis De Salvio; Excused-Vicki Quinn

40. SDR-76250 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-76236, VAR-76237 AND SUP-76310 - PUBLIC HEARING - APPLICANT: WHEELER ARVILLE MINI STORAGE - OWNER: STEPHANIE EVANS, ET AL - For possible action on a request for a Site Development Plan Review FOR A PROPOSED THREE-STORY, 292-UNIT MINI-STORAGE FACILITY CONSISTING OF TWO BUILDINGS FOR A TOTAL OF 57,900 SQUARE FEET WITH WAIVERS TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ADJACENT TO THE NORTH AND SOUTH PROPERTY LINE, AND A ZERO-FOOT LANDSCAPE BUFFER ADJACENT TO PORTIONS OF THE EAST PROPERTY LINE WHERE EIGHT FEET IS REQUIRED on 1.04 acres at 1333 Arville Street (APN 162-06-510-016), P-R (Professional Office and Parking) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 1 (Tarkanian) [PRJ-75670]. Staff recommends DENIAL.

Minutes:

See Item 6 for related discussion and Items 37-40 for related backup.

Motion made by Louis De Salvio to Hold in Abeyance Items 25 and 26 to 7/23/2019 and Items 37-40 to 6/25/2019

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

For-Gus Flangas, Donna Toussaint, Trinity Haven Schlottman, Sam Cherry, Louis De Salvio; Excused-Vicki Quinn

41. VAR-76187 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: BROC AND STEPHANIE GODDARD - For possible action on a request for a Variance TO ALLOW EXISTING EIGHT-FOOT TALL WALLS IN THE FRONT YARD WHERE FIVE FEET IS ALLOWED; AND TO ALLOW A 44-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED AND A SIX-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED FOR TWO PROPOSED PATIO COVER ADDITIONS TO AN EXISTING SINGLE FAMILY DWELLING on 0.83 acres at 5050 Elkhorn Road (APN 125-13-803-004), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-76137]. Staff recommends DENIAL.

Minutes:

CHAIR CHERRY declared the Public Hearing open.

ERIC McCAMMOND, Sr. Management Analyst, reported that this application includes existing walls that do not meet Title 19 height requirements and two proposed patio cover additions that do not meet Title 19 setback requirements. No evidence of a unique or extraordinary circumstance has been presented; therefore, staff recommended denial.

STEPHANIE GODDARD, applicant/owner, and BRENT CONRAD, MS. GODDARD'S father, were present. MS. GODDARD explained that the wall was erected before she purchased the home, and she did not know it was going to be a problem when she bought the property. She would like the patio cover additions for shade. MR. CONRAD commented that the wall does not impede visibility, so it is in conformance even though it was constructed without permits.

JOSEPH DAMANI, adjacent property owner, supported the application, noting there is a lot of on-street parking, and the wall protects the GODDARD'S horses.

COMMISSIONER DE SALVIO did not have a problem with the wall. However, he asked that the applicant obtain the proper permits to avoid future problems. ROBERT SUMMERFIELD, Planning Director, crafted an added condition to this effect, and MS. GODDARD concurred and assured the Commissioner that she would comply.

CHAIR CHERRY declared the Public Hearing closed.

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

A. All necessary building permits shall be obtained within 30 days from the date of final approval and final inspections of such permits shall be accomplished within 60 days of the issuance of the building permits, unless extended by the Building Official.

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

For-Gus Flangas, Donna Toussaint, Trinity Haven Schlottman, Sam Cherry, Louis De Salvio; Excused-Vicki Quinn

42. VAR-76198 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: STEPHANIE PANG - For possible action on a request for a Variance TO ALLOW A FOUR-FOOT SEPARATION FROM THE MAIN BUILDING WHERE SIX FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [SHED] on 0.19 acres at 2109 Linda Vista Street (APN 162-06-810-031), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian) [PRJ-76197]. Staff recommends DENIAL.

Minutes:

CHAIR CHERRY declared the Public Hearing open.

ERIC McCAMMOND, Sr. Management Analyst, reported there is no evidence of a unique or extraordinary circumstance in this matter and staff concluded that the applicant's hardship is preferential in nature. Staff recommended denial. Additional support letters were received since publication.

STEPHANIE PANG, applicant/owner, stated she purchased the property, which was previously owned by her neighbor who passed away. He was very ill for a couple of years so the property was in disrepair. The shed was already on the property when she purchased it, and she has been cleaning it and making improvements slowly. She requested approval.

In the absence of COMMISSIONER QUINN, CHAIR CHERRY observed that the photos depicted a very rundown property, to which MS. PANG responded that the reason is that the owner was very ill, and she reiterated that she was cleaning it up little by little. She indicated that there is no issue with Code Enforcement for the property because the previous owner was given a special permit for the last two years due to his illness. She commented that the weeds on the front yard depicted in the photo were cleaned up.

COMMISSIONER SCHLOTTMAN said the accessory structure is taller than the house and not aesthetically pleasing. It is also too close to the house and devalues the neighborhood. He was sure COMMISSIONER QUINN would request a meeting; however, she was not present, and he could not support this request. COMMISSIONER DE SALVIO agreed, noting the structure is an eyesore and his uncertainty regarding the issuance of a building permit for it. MS. PANG insisted that the picture shown from the application documentation depicts the former condition of the property.

CHAIR CHERRY stressed that it is mostly the structure that is an eyesore and too close to the house, which is why he could not support the application. Even if the property were cleaned, the shed would have to be removed before he could give his support.

CHAIR CHERRY declared the Public Hearing closed.

Motion made by Trinity Haven Schlottman to Deny

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

For-Gus Flangas, Donna Toussaint, Trinity Haven Schlottman, Sam Cherry, Louis De Salvio; Excused-Vicki Quinn

43. SUP-76234 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: LADY KYLE, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 6,000 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) USE on the east side of Oso Blanca Road, approximately 660 feet north of Kyle Canyon Road (APN 126-01-601-016), C-1 (Limited Commercial) Zone, Ward 6 (Fiore) [PRJ-76179]. Staff recommends APPROVAL.

Minutes:

CHAIR CHERRY declared the Public Hearing open for Items 43 and 44.

NICOLE EDDOWES, Sr. Planner, gave the report. The applicant has proposed a tavern and retail building for an irregularly shaped lot that meets the minimum requirements set forth by Title 19 for a commercial development with the exception of the areas encumbered by the NV Energy easement. An alternative landscape plan has been agreed upon that will still provide trees and shrubs within the easement area while complying with NV Energy's requirements. Staff recommended approval, with revised Conditions 3 and 6 of Item 44 (SDR-76235), which were read. Additional support letters were received since publication.

DOUG RANKIN, representing the applicant, who was in the audience, explained that lot reductions were made to accommodate some nice trees and landscaping, which is limited by the NV Energy easement. The proposed sign is 80 feet instead of the 82 feet allowed, with antenna panels in the back. Showing the elevations, MR. RANKIN stated the sign matches the Skye Canyon development standards and the Kyle Canyon interchange design in the area. He concurred with all the conditions.

COMMISSIONER DE SALVIO felt the requests were justified because of the irregular sized lot. He verified with MR. RANKIN that the sign would not be erected until the certificate of occupancy for the building is obtained and that he agreed with all the conditions.

See Item 44 for related backup.

CHAIR CHERRY declared the Public Hearing closed for Items 43 and 44.

Motion made by Louis De Salvio to Approve Subject to Condition(s)

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

For-Gus Flangas, Donna Toussaint, Trinity Haven Schlottman, Sam Cherry, Louis De Salvio; Excused-Vicki Quinn

44. SDR-76235 - SITE DEVELOPMENT PLAN REVIEW RELATED SUP-76234 - PUBLIC HEARING - APPLICANT/OWNER: LADY KYLE, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED COMMERCIAL CENTER CONSISTING OF A 6,000 SQUARE-FOOT TAVERN, A 5,100 SQUARE-FOOT RETAIL BUILDING AND AN 80-FOOT TALL FREESTANDING SIGN [WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN] WITH WAIVERS TO ALLOW A FIVE-FOOT WIDE LANDSCAPE BUFFER ADJACENT TO A PORTION OF SOUTH PROPERTY LINE WHERE EIGHT FEET IS REQUIRED AND A 10-FOOT WIDE LANDSCAPE BUFFER ADJACENT TO THE EAST PROPERTY LINE WHERE 15 FEET IS REQUIRED on 1.66 acres on the east side of Oso Blanca Road, approximately 660 feet north of Kyle Canyon Road (APN 126-01-601-016), C-1 (Limited Commercial) Zone, Ward 6 (Fiore) [PRJ-76179]. Staff recommends APPROVAL.

Minutes:

See Item 43 for related discussion and Items 43 and 44 for related backup.

Motion made by Louis De Salvio to Approve Subject to Condition(s)

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

For-Gus Flangas, Donna Toussaint, Trinity Haven Schlottman, Sam Cherry, Louis De Salvio; Excused-Vicki Quinn

45. SUP-76163 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CANNASTARZ - OWNER: PINE MOUNTAIN HOLDINGS, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 5,000 SQUARE-FOOT MARIJUANA DISPENSARY USE at 631 South Las Vegas Boulevard (APN 139-34-410-181), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-76044]. Staff recommends APPROVAL.

Minutes:

VICE CHAIR DE SALVIO declared the Public Hearing open.

ERIC McCAMMOND, Sr. Management Analyst, reported that the proposed Marijuana Dispensary meets all Title 19 Special Use Permit requirements, and the proposed use is compatible with surrounding uses. Staff recommended approval. Additional support and protest letters were received since publication.

LUCY STEWART, representing the applicant, said this dispensary was approved in December for the subject site, which is being cleaned up. She agreed with all conditions and requested approval.

COMMISSIONER SCHLOTTMAN felt the location is appropriate for the use.

VICE CHAIR DE SALVIO declared the Public Hearing closed.

NOTE: CHAIR CHERRY abstained on Items 45 and 46 due to his family's involvement in the marijuana industry. Also, COMMISSIONER SCHLOTTMAN disclosed that he has worked on many dispensary and cultivation facilities for the past five years and has always abstained on those he was working on. He did not feel this matter would have any bearing on his judgement; therefore, he would vote.

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

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

For-Gus Flangas, Donna Toussaint, Trinity Haven Schlottman, Louis De Salvio; Abstain-Sam Cherry; Excused-Vicki Quinn

46. SUP-76230 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: MAIN STREET INVESTMENTS III, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 3,720 SQUARE-FOOT MARIJUANA DISPENSARY USE at 1319 South Main Street (APN 162-03-110-131), C-M (Commercial/Industrial) Zone, Ward 3 (Coffin) [PRJ-76081]. Staff recommends APPROVAL.

Minutes:

VICE CHAIR DE SALVIO declared the Public Hearing open.

ERIC McCAMMOND, Sr. Management Analyst, reported that the proposed Marijuana Dispensary meets all Title 19 Special Use Permit requirements. As the proposed use is compatible with surrounding uses, staff recommended approval. Additional support letters were received since publication.

PAUL MURAD, President of Metroplex Realty, LLC, which is the property manager and leasing agent for the property, appeared representing the applicant. He commented the property is located along the beautification area of Main Street. They believe there is an opportunity to obtain a dispensary license in the next round of license issuance, and they would like to have the use approved in order to be prepared. He believes having a dispensary at this location will enhance security for the area.

COMMISSIONER SCHLOTTMAN stated the location is a good fit for the requested use.

VICE CHAIR DE SALVIO declared the Public Hearing closed.

NOTE: CHAIR CHERRY abstained on Items 45 and 46 due to his family's involvement in the marijuana industry. Also, COMMISSIONER SCHLOTTMAN disclosed that he has worked on the construction of many production, dispensary and cultivation facilities; however, he did not feel this matter would impact his judgement; therefore, he would be voting, given that he conducted preliminary investigation on this building approximately three years ago, was paid fully for his work and that professional relationship and his relationship with MR. MURAD concluded. Additionally, he owns an urban lounge within the notification area; however, he would be voting on this matter because this application will not impact his business since it involves marijuana, not alcohol.

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

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

For-Gus Flangas, Donna Toussaint, Trinity Haven Schlottman, Louis De Salvio; Abstain-Sam Cherry; Excused-Vicki Quinn

Citizens Participation:

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

Minutes:

The meeting was adjourned at 7:05 p.m.

Respectfully submitted:

Gabriela Portillo-Brenner, Deputy City Clerk

Patty Hlavac, Deputy City Clerk

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

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