

Mayor Carolyn G. Goodman (At-Large)
Mayor Pro-Tem Michele Fiore (Ward 6)
Councilman Brian Knudsen (Ward 1)
Councilwoman Victoria Seaman (Ward 2)
Councilwoman Olivia Diaz (Ward 3)
Councilman Stavros S. Anthony (Ward 4)
Councilman Cedric Crear (Ward 5)



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

June 9, 2020
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, ROGAN and CHATTAH

ALSO PRESENT: ROBERT SUMMERFIELD, Planning Director; ERIC McCAMMOND, Senior Management Analyst; NICOLE EDDOWES, Senior Planner; LUCIEN PAET, Engineering Project Manager; SHERRI SHOUP, Fire Prevention Inspection Supervisor; BRYAN SCOTT, Assistant City Attorney; JACQUIE MILLER, Senior Deputy City Clerk and CHEYENNE LARANCE, 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:
ASSISTANT CITY ATTORNEY BRYAN SCOTT said he had previously informed the Commission they could not hold any item in abeyance for more than 30 days. He misspoke, and clarified the Commission can table or hold an item in abeyance for more than 30 days, but the City Council may pull the item and hear it themselves, removing it from the Commission's purview.
5. For Possible Action to Approve the Final Minutes for the Planning Commission Meeting of May 12, 2020.
Motion made by Trinity Haven Schlottman to Approve
Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

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

ERIC McCAMMOND, Senior Management Analyst, indicated the applicant for Item 64 requested to abey their item to the July 14, 2020 Planning Commission meeting.

Motion made by Trinity Haven Schlottman to Hold in Abeyance Item 64 to 7/14/2020

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

For-Sigal Chattah, Donna Toussaint, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Anthony Williams, 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. TMP-78626 - TENTATIVE MAP - SUMMERLIN VILLAGE 21 PARCELS P, Q AND R - APPLICANT: TOLL BROTHERS - OWNER: HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Tentative Map FOR A 136-UNIT SINGLE FAMILY ATTACHED RESIDENTIAL SUBDIVISION on a 9.25 acre portion of 105.09 acres at the northeast corner of Kindle Corner Way and Kettle Ridge Drive (Lot 1 of Book 161, Page 34 of Plats), P-C (Planned Community) Zone [SFSD (Single Family Special Lot Development) Summerlin Special Land Use Designation], Ward 2 (Seaman) [PRJ-78375]. Staff recommends APPROVAL.

Motion made by Trinity Haven Schlottman to Approve the Consent Agenda except Item(s) None and deleting Condition 10 on Item 9

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

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

Minutes:

ATTORNEY STEPHANIE ALLEN appeared representing the applicant for Item 9 and said they were in agreeance with deleting Condition 10.

8. TMP-78658 - TENTATIVE MAP - ALMOND GROVE - APPLICANT/OWNER: FEM, LLC - For possible action on a request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 4.45 acres at the northwest corner of Sahara Avenue and Maryland Parkway (APNs 162-03-802-001 through 009), C-1 (Limited Commercial) Zone, Ward 3 (Diaz) [PRJ-78609]. Staff recommends APPROVAL.

Motion made by Trinity Haven Schlottman to Approve the Consent Agenda except Item(s) None and deleting Condition 10 on Item 9

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

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

9. TMP-78668 - TENTATIVE MAP - SUMMERLIN VILLAGE 25 PARCEL E - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Tentative Map FOR A 51-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION WITH A WAIVER OF THE INTERNAL INTERSECTION OFFSET REQUIREMENT on 17.12 acres at the southeast corner of Redpoint Drive and Fox Hill Drive (APN 137-27-511-001), P-C (Planned Community) Zone [SF3 (Single Family Detached) Summerlin Special Land Use Designation], Ward 2 (Seaman) [PRJ-78542]. Staff recommends APPROVAL.

Motion made by Trinity Haven Schlottman to Approve the Consent Agenda except Item(s) None and deleting Condition 10 on Item 9

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

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

Minutes:

See Item 7 for related discussion.

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.

10. VAR-78625 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SHETLAND LAND, LLC - For possible action on a request for a Variance TO ALLOW NO STREETSCAPE IMPROVEMENTS ALONG SHETLAND ROAD WHERE SUCH ARE REQUIRED on 2.62 acres located on the northwest corner of Charleston Boulevard and Shetland Road (APNs 139-32-801-008, 009 and 010), R-E (Residence Estates) Zone, Ward 1 (Knudsen) [PRJ-78266]. Staff recommends APPROVAL

Minutes:

CHAIR DE SALVIO declared the Public Hearing open for Items 10-18.

CHARLES ZORN appeared representing Item 11 and said they were in agreeance with staff's conditions.

ASSISTANT CITY ATTORNEY BRYAN SCOTT read protest comments received online relating to Item 16, copies of which were attached as backup.

CHAIR DE SALVIO declared the Public Hearing closed for Items 10-18.

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

NOTE: Commissioner Rogan disclosed that he lives within the notification area for Item 10, but as this does not affect him in any greater or lesser way, he would be voting. Commissioner Cherry disclosed that he is working on projects within the notification areas for Items 12 and 18, and he lives within the notification area of Item 16, but as this does not affect him in any greater or lesser way, he would be voting. Lastly, Commissioner Schlottman disclosed that he owns an urban lounge within the notification area of Item 18, but as this does not affect him in any greater or lesser way, he would be voting.

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

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

11. SUP-78646 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: GHASSAN ALSHALABI - OWNER: VILLAGE CENTER, INC. - For possible action on a request for a Special Use Permit FOR A PROPOSED 15,600 SQUARE-FOOT BEER/WINE/COOLER OFF-SALE ESTABLISHMENT USE WITH A WAIVER TO ALLOW A 334-FOOT DISTANCE SEPARATION REQUIREMENT WHERE 400 FEET IS REQUIRED at 1000 North Rancho Drive (APN 139-29-201-004), C-2 (General Commercial) Zone, Ward 5 (Crear) [PRJ-78564]. Staff recommends APPROVAL.

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

Minutes:

See Item 10 for related discussion.

12. SUP-78647- SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LEONARDO PALOMO - OWNER: EAE PROPERTY, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED TATTOO PARLOR/BODY PIERCING STUDIO USE at 1520 South Main Street (APN 162-03-210-013), C-2 (General Commercial) Zone, Ward 3 (Diaz) [PRJ-78607]. Staff recommends APPROVAL.

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

NOTE: Commissioner Rogan disclosed that he lives within the notification area for Item 10, but as this does not affect him in any greater or lesser way, he would be voting. Commissioner Cherry disclosed that he is working on projects within the notification areas for Items 12 and 18, and he lives within the notification area of Item 16, but as this does not affect him in any greater or lesser way, he would be voting. Lastly, Commissioner Schlottman disclosed that he owns an urban lounge within the notification area of Item 18, but as this does not affect him in any greater or lesser way, he would be voting.

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

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

Minutes:

See Item 10 for related discussion.

13. SUP-78651 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: 7-ELEVEN, INC. - OWNER: SAPPORO 7, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 2,940 SQUARE-FOOT BEER/WINE/COOLER OFF-SALE ESTABLISHMENT USE at 835 North Martin L King Boulevard (APN 139-28-313-003), C-1 (Limited Commercial) Zone, Ward 5 (Crear) [PRJ-78608]. Staff recommends APPROVAL.

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

Minutes:

See Item 10 for related discussion.

14. SUP-78654 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: AHERN HOTEL - OWNER: 300 WEST SAHARA, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 240,199 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) USE WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM AN EXISTING LIQUOR ESTABLISHMENT (TAVERN), A 589-FOOT DISTANCE SEPARATION FROM A CHURCH/HOUSE OF WORSHIP, A 717-FOOT DISTANCE SEPARATION FROM AN INDIVIDUAL CARE CENTER LICENSED FOR MORE THAN 12 CHILDREN AND 1,054-FOOT DISTANCE SEPARATION FROM A CITY PARK WHERE 1,500 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED at 300 West Sahara Avenue (APN 162-04-816-001), C-2 (General Commercial) Zone, Ward 3 (Diaz) [PRJ-78474]. Staff recommends APPROVAL.

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

Minutes:

See Item 10 for related discussion.

15. SUP-78660 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: PACIFIC LAND FUND I, LLC, ET AL - For possible action on a request for a Special Use Permit FOR A PROPOSED CAR WASH, FULL SERVICE OR AUTO DETAILING USE at the northwest corner of Iron Mountain Road and Skye Village Road (APNs 126-01-801-009, 018 and 019), C-1 (Limited Commercial) Zone, Ward 6 (Fiore) [PRJ-78637]. Staff recommends APPROVAL.

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

Minutes:

See Item 10 for related discussion.

16. SUP-78661 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: GUSTAVO GARBAJAL - OWNER: BLV HOLDINGS, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 624 SQUARE-FOOT BAILBOND SERVICE USE at 310 Gass Avenue (APN 139-34-401-018), C-2 (General Commercial) Zone, Ward 3 (Diaz) [PRJ-78610]. Staff recommends APPROVAL.

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

NOTE: Commissioner Rogan disclosed that he lives within the notification area for Item 10, but as this does not affect him in any greater or lesser, he would be voting. Commissioner Cherry disclosed that he is working on projects within the notification areas for Items 12 and 18, and he lives within the notification area of Item 16, but as this does not affect him in any greater or lesser, he would be voting. Lastly, Commissioner Schlottman disclosed that he owns an urban lounge within the notification area of Item 18, but as this does not affect him in any greater or lesser, he would be voting.

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

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

Minutes:

See Item 10 for related discussion.

17. SUP-78683 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LSD, INC. - OWNER: TWISTED WILLOW INVESTMENTS, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,800 SQUARE-FOOT BEER/WINE/COOLER OFF-SALE ESTABLISHMENT USE at 2401 West Bonanza Road, Suite Q (APN 139-29-813-005), C-2 (General Commercial) Zone, Ward 5 (Crear) [PRJ-78663]. Staff recommends APPROVAL.

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

Minutes:

See Item 10 for related discussion.

18. SDR-78702 - SITE DEVELOPMENT PLAN REVIEW - APPLICANT: THE CUPCAKE GIRLS - OWNER: G BARRY J GLASER, ET AL - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 8,121 SQUARE-FOOT SOCIAL SERVICE PROVIDER AND RESTAURANT DEVELOPMENT WITH A 8,487 SQUARE-FOOT ROOF TOP DECK AND 2,043 SQUARE FEET OF OUTDOOR PLAZA AREA on 0.18 acres on the south side of Charleston Boulevard, approximately 50 feet west of Casino Center Boulevard (APN 162-03-105-012), C-2 (General Commercial) Zone, Ward 3 (Diaz) [PRJ-78701]. Staff recommends APPROVAL.

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

NOTE: Commissioner Rogan disclosed that he lives within the notification area for Item 10, but as this does not affect him in any greater or lesser way, he would be voting. Commissioner Cherry disclosed that he is working on projects within the notification areas for Items 12 and 18, and he lives within the notification area of Item 16, but as this does not affect him in any greater or lesser way, he would be voting. Lastly, Commissioner Schlottman disclosed that he owns an urban lounge within the notification area of Item 18, but as this does not affect him in any greater or lesser way, he would be voting.

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

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

Minutes:

See Item 10 for related discussion.

PUBLIC HEARING ITEMS

19. ABEYANCE - VAR-78468 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: 2101 SOUTH JONES HOLDINGS, LLC - For possible action on a request for a Variance TO ALLOW A 21-FOOT TALL FREESTANDING SIGN WHERE 12 FEET IS THE MAXIMUM ALLOWED, A 240 SQUARE-FOOT SIGN AREA WHERE 48 SQUARE FEET IS THE MAXIMUM ALLOWED AND TO ALLOW AN ELECTRONIC MESSAGE UNIT WHERE SUCH IS PROHIBITED on 2.41 acres at 2101 South Jones Boulevard (APN 163-02-802-008), P-R (Professional Office and Parking) Zone, Ward 1 (Knudsen) [PRJ-78393]. Staff recommends DENIAL. [NOTE: THE REQUEST CHANGED TO ALLOW A 16-FOOT TALL FREESTANDING SIGN WHERE 12 FEET IS THE MAXIMUM ALLOWED, A 166 SQUARE-FOOT SIGN AREA WHERE 48 SQUARE FEET IS THE MAXIMUM ALLOWED AND THE ELECTRONIC MESSAGE UNIT IS NO LONGER NEEDED.]

Minutes:

CHAIR DE SALVIO declared the Public Hearing open.

ERIC McCAMMOND, Senior Management Analyst, said although the applicant decreased the intensity of the proposed variance request, staff still found no evidence of a unique or extraordinary circumstance to support the request and recommended denial.

MARIA VAN DEN OUDEN, DHS Signs, understood Ward 1 did not want to approve this sign but requested the other Commissioners consider approval.

COMMISSIONER ROGAN confirmed he spoke with MS. VAN DEN OUDEN who mentioned other signs in the area that were exceeding the height restrictions. After investigating, COMMISSIONER ROGAN found those signs are within different zoning areas and do not abut residential properties. After learning that, he said there was no justification for this sign, but he welcomed comments from the other Commissioners.

COMMISSIONER SCHLOTTMAN said he too had concerns with this sign, especially the LED aspect. MS. VAN DEN OUDEN said the LED was removed and the applicant reverted to a standard illuminated sign.

CHAIR DE SALVIO declared the Public Hearing closed.

Motion made by Jeff Rogan to Deny

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

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

20. MOD-78707 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT/OWNER: CENTURY COMMUNITIES OF NEVADA - For possible action on a request for a Major Modification of the Kyle Canyon Development Standards TO AMEND THE MINIMUM LOT SIZE FOR THE SKYE R-2 (MEDIUM-LOW DENSITY RESIDENTIAL) DISTRICT TO ALLOW A 1,280 SQUARE-FOOT LOT SIZE FOR TOWNHOMES (APNs Multiple), T-D (Traditional Development) Zone, Ward 6 (Fiore) [PRJ-78670]. Staff recommends APPROVAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open for Items 20 and 21.

ERIC McCAMMOND, Senior Management Analyst, explained staff found the proposed lot size reduction revision to the Skye R-2 (Multifamily Residential) district for townhomes would not negatively impact the surrounding community and supports Skye Canyon's goal to provide a variety of homes and floor plans that meet an array of lifestyle needs from entry level to luxury neighborhoods. If the associated Major Modification is approved, the proposed Tentative Map will conform to all NRS (Nevada Revised Statutes), Title 19 and Skye Canyon Development Standards and has been approved by the Skye Canyon Design Review Committee. Staff recommended approval of both applications, and he noted additional letters of support and protest had been received since publication.

Speaking to the request, PAUL KENNER, Century Communities of Nevada, said the Major Modification is allowed within the townhome characteristic that the development inhibits. They are now trying to equally apply it inside the R-2 zoning category that allows townhomes as well.

CHAIR DE SALVIO voiced his support for the project and said he received phone calls from constituents who were in support as well.

See Item 21 for related backup.

CHAIR DE SALVIO declared the Public Hearing closed for Items 20 and 21.

Motion made by Louis De Salvio to Approve

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

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

21. TMP-78708 - TENTATIVE MAP RELATED TO MOD-78707 - SKYE CANYON PARCEL 2.10 ATTACHED - PUBLIC HEARING - APPLICANT/OWNER: CENTURY COMMUNITIES OF NEVADA, LLC - For possible action on a request for a Tentative Map FOR A 133-LOT TOWNHOME RESIDENTIAL SUBDIVISION on a portion of 41.27 acres on the northeast corner of W Skye Canyon Park Drive and Shaumber Road (APN 126-12-610-002), T-D (Traditional Development) Zone [ML (Medium-Low) Special Land Use Designation], Ward 6 (Fiore) [PRJ-78670]. Staff recommends APPROVAL.

Minutes:

See Item 20 for related discussion and backup.

Motion made by Louis De Salvio to Approve Subject to Conditions

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

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

22. ZON-78382 - REZONING - PUBLIC HEARING - APPLICANT: NV PATH - OWNER: PUNJABI JATT REALTY, LLC - For possible action on a request for a Rezoning FROM: C-V (CIVIC) AND R-3 (MEDIUM DENSITY RESIDENTIAL) TO: C-1 (LIMITED COMMERCIAL) on 1.18 acres at 1260 and 1310 West Owens Avenue (APN 139-21-804-010), Ward 5 (Crear) [PRJ-78178]. Staff recommends APPROVAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open for Items 22 and 23.

ERIC McCAMMOND, Senior Management Analyst, explained staff found the proposed rezoning to be compatible with adjacent properties along Owens Avenue and the subject site's commercial land use designation. Since both buildings are existing with established setbacks, the variance request would not intensify or affect the adjacent residential properties. Therefore, staff recommended approval of both applications. He noted additional letters of support had been received since publication.

Applicant ALEXKHAIRA explained the purpose of this project is to provide transitional housing for women with substance abuse. The project has slowed down due to COVID-19, but he still plans to move forward and complete the development.

See Item 23 for related backup.

CHAIR DE SALVIO declared the Public Hearing closed for Items 22 and 23.

Motion made by Anthony Williams to Approve

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

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

23. VAR-78712 - VARIANCE RELATED TO ZON-78382 - PUBLIC HEARING - APPLICANT: NV PATH - OWNER: PUNJABI JATT REALTY, LLC - For possible action on a request for a Variance TO ALLOW A 14-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED on 1.18 acres at 1260 and 1310 West Owens Avenue (APN 139-21-804-010), Ward 5 (Crear) [PRJ-78178]. Staff recommends APPROVAL.

Minutes:

See Item 22 for related discussion and backup.

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

24. ZON-78680 - REZONING - PUBLIC HEARING - APPLICANT: CYNTHIA AUTRY - OWNER: AUTRY FAMILY TRUST - For possible action on a request for a Rezoning FROM: R-4 (HIGH DENSITY RESIDENTIAL) TO: C-2 (GENERAL COMMERCIAL) on 0.47 acres at 2110 West Bonanza Road (APN 139-29-704-037), Ward 5 (Crear) [PRJ-78671]. Staff recommends APPROVAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open for Items 24 and 25.

ERIC McCAMMOND, Senior Management Analyst, explained staff found the proposed General Commercial zoning to be compatible with the existing residential and commercial developments in the area. However, no evidence of a unique or extraordinary circumstance had been presented, and the applicant created a self-imposed hardship by proposing a wall height and materials that do not meet Title 19 development standards. Staff therefore recommended approval of the rezoning request but denial of the variance request. He noted additional letters of support had been received since publication.

Applicant CYNTHIA AUTRY and her son BYRON AUTRY, were present and explained the front of the property has wrought iron, but it is screened by Oleanders as requested by the City nearly 30 years ago. The storage items cannot be seen, and she said there are similar commercial uses in the area. Speaking to the perimeter wall, MS. AUTRY said she wanted to make it safe, as the crime rate is very high in the area, and her family has been victims of property theft. She also noted there are other properties in the area that have higher fences

with prohibited materials.

COMMISSIONER WILLIAMS understood the variance request for a higher wall, but noted barbed wire on top of fencing is not typically allowed. MR. AUTRY said the barbed wire was their only option as they have half a million dollars worth of equipment on the property. MS. AUTRY added Ahern Rentals has a block wall that steps up, and vandals use that to climb over her wall. COMMISSIONER WILLIAMS reiterated that he could not support barbed wire on any wall. He said he was willing to work with the applicant, but she may want to consider other methods of security. MS. AUTRY said there are other fences with barbed wire in the area, and COMMISSIONER CHERRY said the Commission could only discuss this specific application, and violations should be reported to Code Enforcement. As a business owner himself, he said he cannot use barbed wire but he installed surveillance cameras. CHAIR DE SALVIO confirmed with ROBERT SUMMERFIELD, Planning Director, that if this item moved forward, the applicant would be able to work with COUNCILMAN CREAR'S office before it came before the City Council.

See Item 25 for related backup.

CHAIR DE SALVIO declared the Public Hearing closed for Items 24 and 25.

Motion made by Anthony Williams to Approve

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

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

25. VAR-78756 - REZONING RELATED TO ZON-78680 - PUBLIC HEARING - APPLICANT: CYNTHIA AUTRY - OWNER: AUTRY FAMILY TRUST - For possible action on a request for a Variance TO ALLOW A 13-FOOT TALL PERIMETER WALL WHERE EIGHT FEET IS THE MAXIMUM ALLOWED, TO ALLOW A WROUGHT IRON FENCE WHERE A SOLID CMU WALL IS REQUIRED FOR OUTDOOR STORAGE, TO ALLOW CHAIN LINK AND BARBED WIRE WHERE SUCH ARE PROHIBITED MATERIALS AND TO ALLOW A FIVE-FOOT REAR YARD OUTDOOR STORAGE SETBACK WHERE 20 FEET IS REQUIRED on 0.47 acres at 2110 West Bonanza Road (APN 139-29-704-037), Ward 5 (Crear) [PRJ-78671]. Staff recommends DENIAL.

Minutes:

See Item 24 for related discussion and backup.

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

A. A Variance is approved to allow a 13-foot tall perimeter wall where eight feet is the maximum allowed, to allow a wrought iron fence where a solid CMU wall is required for outdoor storage, to allow chain link where such is a prohibited material and to allow a five-foot rear yard outdoor storage setback where 20 feet is required.

B. All barbed wire will be removed from property.

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

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

26. WVR-78635 - WAIVER - PUBLIC HEARING - APPLICANT/OWNER: FIRST GOOD SHEPHERD EVANGELICAL LUTHERAN CHURCH OF LAS VEGAS, NEVADA - For possible action on a request for a Waiver TO ALLOW 23 PARKING SPACES WHERE 57 ARE REQUIRED on 0.78 acres at 301 South Maryland Parkway (APN 139-34-712-121), R-4 (High Density Residential), Ward 3 (Diaz) [PRJ-78634]. Staff recommends APPROVAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open for Items 26 and 27.

ERIC McCAMMOND, Senior Management Analyst, explained the Vision 2045 Downtown Las Vegas Masterplan envisions the downtown area developing into a compact, vibrant and urban environment. The addition of

secondary classrooms to an existing private primary school supports this vision by providing area students a complete educational facility they can attend from Kindergarten through 12th grade. Therefore, staff recommended approval of the requested Special Use Permit and associated Waiver. He noted additional letters of support had been received since publication.

REVEREND BRAD BECKMAN, First Good Shepherd Evangelical Lutheran Church, and RAYMOND LEBOEUF, Principal of Mountain View Christian School, appeared representing the application. MR. LEBOEUF said the school is in their 37th year in Las Vegas and will be relocating to First Good Shepherd under a lease agreement. They are a Kindergarten through 12th grade private school, and this passage would allow their students to continue on to high school and graduate.

ZANDER COOK and JAY HUGHENS thought it would good opportunity for the city if the school was moved Downtown, because it be a symbol of unity and they want to graduate from the school.

TYLER ANTHONY said he has been at Mountain View Christian School for 15 years, and he would like to graduate from there.

COMMISSIONER SCHLOTTMAN said he has built many projects in this area, and he looks forward to bringing this school into his ward.

See Item 27 for related backup.

CHAIR DE SALVIO declared the Public Hearing closed for Items 26 and 27.

Motion made by Trinity Haven Schlottman to Approve Subject to Conditions

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

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

27. SUP-78636 - SPECIAL USE PERMIT RELATED TO WVR-78635 - PUBLIC HEARING - APPLICANT/OWNER: FIRST GOOD SHEPHERD EVANGELICAL LUTHERAN CHURCH OF LAS VEGAS, NEVADA - For possible action on a request for a Special Use Permit FOR A PROPOSED PUBLIC OR PRIVATE SCHOOL, SECONDARY USE at 301 South Maryland Parkway (APN 139-34-712-121), R-4 (High Density Residential), Ward 3 (Diaz) [PRJ-78634]. Staff recommends APPROVAL.

Minutes:

See Item 26 for related discussion and backup.

Motion made by Trinity Haven Schlottman to Approve Subject to Conditions

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

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

28. VAR-78447 - VARIANCE - PUBLIC HEARING - APPLICANT: EPIC MOUNTAINS EDGE, LLC AND MOUNTAIN SUNRISE VIEW II LIMITED PARTNERSHIP - OWNER: UNITED STATES OF AMERICA - For possible action on a request for a Variance TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED; A ZERO-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED; AND A 10-FOOT TALL RETAINING WALL AND 10-FOOT TALL SCREEN WALL WHERE 12 FEET IS THE MAXIMUM COMBINED HEIGHT ALLOWED on 4.93 acres on the north side of Hammer Lane, approximately 338 feet east of Shaumber Road (APN 126-36-101-017), C-1 (Limited Commercial) Zone, Ward 6 (Fiore) [PRJ-77918]. Staff recommends DENIAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open for Items 28-31.

ERIC McCAMMOND, Senior Management Analyst, explained staff had no objection to the Vacation request and recommended approval. However, staff found the applicant proposed to overdevelop the subject site as

evidenced by the Variance and Waivers requested. Reducing the size of the proposed mini-storage facility would allow the applicant to meet minimum development standards. Therefore, staff recommended denial of all other applications, and he noted additional letters of protest had been received since publication.

LARRY BITTON, Horrocks Engineers, appreciated staff for their communication. This project is located at the interchange of Ann Road and the 215 Beltway. The site has unique challenges due to the topography, dropping 25 feet from west to east. To mitigate this challenge, the developer would like to use the west wall to function as a retaining wall. If that setback was not requested, there would be 660 feet between the interchange and the Clark County School District bus yard. That empty space is a concern because they did not want to create a narrow unused piece of land that would attract vagrants and accumulate trash. There is landscape proposed along the Hammer Lane frontage, east frontage and the frontage along the 215 Beltway. The 24-inch box trees were upgraded to 36-inch box trees per staff's request, and the applicant felt this was good area for self-storage with minimal impact to any adjacent land uses.

CHAIR DE SALVIO agreed the parcel has a unique shape, and thought a storage facility was the best thing for the area.

See Items 29-31 for related backup.

CHAIR DE SALVIO declared the Public Hearing closed for Items 28-31.

Motion made by Louis De Salvio to Approve Subject to Conditions

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

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

29. SUP-78539 - SPECIAL USE PERMIT RELATED VAR-78447 - PUBLIC HEARING - APPLICANT: EPIC MOUNTAINS EDGE, LLC AND MOUNTAIN SUNRISE VIEW II LIMITED PARTNERSHIP - OWNER: UNITED STATES OF AMERICA - For possible action on a request for a Special Use Permit FOR A MINI-STORAGE FACILITY USE on the north side of Hammer Lane, approximately 338 feet east of Shaumber Road (APN 126-36-101-017), C-1 (Limited Commercial) Zone, Ward 6 (Fiore) [PRJ-77918]. Staff recommends DENIAL.

Minutes:

See Item 28 for related discussion and Items 28-31 for related backup.

Motion made by Louis De Salvio to Approve Subject to Conditions

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

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

30. VAC-78448 - VACATION RELATED TO VAR-78447 AND SUP-78539 - PUBLIC HEARING - APPLICANT: EPIC MOUNTAINS EDGE, LLC AND MOUNTAIN SUNRISE VIEW II LIMITED PARTNERSHIP - OWNER: UNITED STATES OF AMERICA - For possible action on a request for a Petition to Vacate a 30-foot wide public sewer easement generally located on the north side of Hammer Lane, approximately 338 feet east of Shaumber Road (APN 126-36-101-017), Ward 6 (Fiore) [PRJ-77918]. Staff recommends APPROVAL.

Minutes:

See Item 28 for related discussion and Items 28-31 for related backup.

Motion made by Louis De Salvio to Approve Subject to Conditions

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

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

31. SDR-78449 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-78447, SUP-78539 AND VAC-78448 - PUBLIC HEARING - APPLICANT: EPIC MOUNTAINS EDGE, LLC AND MOUNTAIN SUNRISE VIEW II LIMITED

PARTNERSHIP - OWNER: UNITED STATES OF AMERICA - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 647-UNIT, 107,829 SQUARE-FOOT MINI-STORAGE FACILITY WITH A WAIVER OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 4.93 acres on the north side of Hammer Lane, approximately 338 feet east of Shaumber Road (APN 126-36-101-017), C-1 (Limited Commercial) Zone, Ward 6 (Fiore) [PRJ-77918]. Staff recommends DENIAL.

Minutes:

See Item 28 for related discussion and Items 28-30 for related backup.

Motion made by Louis De Salvio to Approve Subject to Condition(s), and amending Condition 16 as read for the record:

16. Obtain a new 30-foot public sewer easement along an alignment acceptable to the Sanitary Sewer Planning Section of the Department of Public Works and vacate the existing public sewer easement prior to issuance of permits.

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

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

32. VAR-78462 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: AH USA SERIES 2, LLC - For possible action on a request for a Variance TO ALLOW A STUB STREET TERMINUS WHERE A CUL-DE-SAC OR HAMMERHEAD IS REQUIRED; A PRIVATE STREET WITHOUT A GATE TO NOT MEET PUBLIC STREET STANDARDS; A CONNECTIVITY RATIO OF 1.1 WHERE 1.3 IS REQUIRED AND A 21-FOOT PRIVATE DRIVE PAVEMENT WIDTH WHERE 24 FEET IS REQUIRED on 3.62 acres at the northwest corner of Wales Green Lane and Corwood Green Lane (APN 140-31-801-001), R-CL (Single Family Compact-Lot) Zone, Ward 3 (Diaz) [PRJ-78272]. Staff recommends DENIAL.

Minutes:

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

ERIC McCAMMOND, Senior Management Analyst, said no evidence of a unique or extraordinary circumstance had been presented, and the applicant created a self-imposed hardship by proposing to develop a residential subdivision that fails to meet minimum Title 19 Complete Street Standards. Staff therefore recommended denial of both applications. He informed the Commissioners that their supplemental information packet included a revised tentative map and staff report to address issues from the Las Vegas Valley Water District and the Fire Department regarding the stub street widths and radius. As a result, the portion of the Variance request to allow a 21-foot private drive pavement width where 24 feet is required is no longer needed. Lastly, he noted additional letters of protest had been received since publication.

MARK BANGAN appeared representing the applicant and explained their initial submittal was for a 30-lot tentative map with 25-foot wide stub streets. They have since revised their plans to reflect 30-foot wide stub streets which would satisfy the requirements set forth by the Fire Department and the Water District. He noted this is an infill parcel with an odd shape, which created a hardship.

COMMISSIONER SCHLOTTMAN said he no longer had a concern with the newly proposed stub streets. He acknowledged the unique nature of this parcel, and asked if the utilities were sorted out. MR. BANGAN explained they are having to provide a public sewer easement, which the developer is currently working with the Homeowners Association to get.

Applicant MICKEY STRATTON confirmed an agreement had already been reached with the Homeowners Association.

See Item 33 for related backup.

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

Motion made by Trinity Haven Schlottman to Approve Subject to Conditions

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

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

33. TMP-78463 - TENTATIVE MAP RELATED TO VAR-78462 - CHARLESTON & LAMB - PUBLIC HEARING - APPLICANT/OWNER: AH USA SERIES 2, LLC - For possible action on a request for a Tentative Map FOR A 30-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 3.62 acres at the northwest corner of Wales Green Lane and Corwood Green Lane (APN 140-31-801-001), R-CL (Single Family Compact-Lot) Zone, Ward 3 (Diaz) [PRJ-78272]. Staff recommends DENIAL.

Minutes:

See Item 32 for related discussion and backup.

Motion made by Trinity Haven Schlottman to Approve Subject to Conditions

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

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

34. VAR-78669 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: TIB, LLC - For possible action on a request for a Variance TO ALLOW 55 PARKING SPACES WHERE 74 ARE REQUIRED on 1.88 acres on the east side of Oso Blanca Road at Farm Road (APN 125-17-210-452), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-78616]. Staff recommends APPROVAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open for Items 34-37.

ERIC McCAMMOND, Senior Management Analyst, said staff found that the requested Special Use Permit amendments and Waiver of distance separation from the nearest single-family detached dwelling will not intensify the uses as previously approved. Staff also found evidence of a unique or extraordinary circumstance has been presented, in that the subject site is an irregular shape with existing improvements that alter the developable area of the subject site. Staff therefore recommended approval of all applications, and he noted additional letters of support and protest had been received since publication.

JOHN CARROLL, Pliris Design Studio, explained this project had been approved previously, but they need additional waivers due to various restraints. He said there is nothing new about the project other than the design.

ASSISTANT CITY ATTORNEY BRYAN SCOTT read support and protest comments received online, copies of which were attached as backup.

CHAIR DE SALVIO said this project started over a year ago, and he was glad it is moving forward.

See Items 35-37 for related backup.

CHAIR DE SALVIO declared the Public Hearing closed for Items 34-37.

Motion made by Louis De Salvio to Approve Subject to Conditions

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

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

35. SUP-78665 - SPECIAL USE PERMIT RELATED TO VAR-78669 - PUBLIC HEARING - APPLICANT/OWNER: TIB, LLC - For possible action on a request for a Major Amendment of a previously approved Special Use Permit (SUP-65961) FOR A PROPOSED 6,769 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) USE on the east side of Oso Blanca Road at Farm Road (APN 125-17-210-448), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-78616]. Staff recommends APPROVAL.

Minutes:

See Item 34 for related discussion and Items 34-37 for related backup.

Motion made by Louis De Salvio to Approve Subject to Conditions

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

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

36. SUP-78666 - SPECIAL USE PERMIT RELATED TO VAR-78669 AND SUP-78665 - PUBLIC HEARING - APPLICANT/OWNER: TIB, LLC - For possible action on a request for a Major Amendment of a previously approved Special Use Permit (SUP-65962) FOR A PROPOSED 6,769 SQUARE-FOOT GAMING ESTABLISHMENT, RESTRICTED LICENSE USE WITH A WAIVER TO ALLOW SUCH USE WITHIN 330 FEET OF A SINGLE FAMILY DETACHED DWELLING on the east side of Oso Blanca Road at Farm Road (APN 125-17-210-448), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-78616]. Staff recommends APPROVAL.

Minutes:

See Item 34 for related discussion and Items 34-37 for related backup.

Motion made by Louis De Salvio to Approve Subject to Conditions

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

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

37. SDR-78667 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-78669, SUP-78665 AND SUP-78666 - PUBLIC HEARING - APPLICANT/OWNER: TIB, LLC - For possible action on a request for a Major Amendment of a previously approved Site Development Plan Review (SDR-72415) FOR A PROPOSED 5,551 SQUARE-FOOT, TWO-STORY TAVERN WITH 444 SQUARE FEET OF OUTDOOR DINING; A 774 SQUARE-FOOT ROOF TOP DINING AREA; AND A 38-FOOT TALL GRAIN SILO on 1.77 acres on the east side of Oso Blanca Road at Farm Road (APN 125-17-210-448), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-78616]. Staff recommends APPROVAL.

Minutes:

See Item 34 for related discussion and Items 34-37 for related backup.

Motion made by Louis De Salvio to Approve Subject to Conditions

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

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

38. VAR-78684 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW AN EIGHT-FOOT TALL RETAINING WALL WHERE SIX FEET IS ALLOWED FOR A PERIMETER WALL ADJACENT TO LOTS 11, 14 AND 15 on 22.95 acres at the southwest corner of Ann Road and Hualapai Way (APN 126-36-601-011), R-E (Residence Estates), Ward 6 (Fiore) [PRJ-78639]. Staff recommends DENIAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open for Items 38-52.

NICOLE EDDOWES, Senior Planner, explained the applicant was proposing to perpetuate the overdevelopment of the site as evidenced by the need for 15 additional Variances. If approved, the proposed residential subdivision would have 51 approved Variances associated with it for lot size, lot width and wall heights. These Variances are self-imposed hardships and staff recommended denial of all applications. She noted additional letters of support and protest had been received since publication.

ATTORNEY STEPHANIE ALLEN explained the site is located off of the 215 Beltway south of Ann Road and west

of Hualapai Way. She said two years had been spent working with neighbors, the County Commissioner and COUNCILWOMAN FIORE to come up with a plan for this project. There are elevation changes up to 40 feet throughout the site, and a large power line goes down the middle of it. MS. ALLEN explained DR Horton is buying the property, and the wall variances range from eight to 16 feet, but most are far less. These variances will mainly apply to the internal lots in order to accommodate the elevation changes.

ASSISTANT CITY ATTORNEY BRYAN SCOTT read a protest comment received online, a copy of which was attached as backup.

CHAIR DE SALVIO agreed the topography of this site is extreme, and understood why these Variances were requested. He said homeowners wanted to keep the area rural, and he had no problem giving the residents the biggest backyards possible.

See Items 39-52 for related backup.

CHAIR DE SALVIO declared the Public Hearing closed for Items 38-52.

Motion made by Louis De Salvio to Approve Subject to Conditions

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

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

39. VAR-78685 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 16-FOOT TALL RETAINING WALL WHERE SIX FEET IS ALLOWED FOR A PERIMETER WALL ADJACENT TO LOTS 138 AND 150 on 27.35 acres at the southwest corner of Ann Road and Hualapai Way (APN 126-36-601-013), R-1 (Single Family Residential), Ward 6 (Fiore) [PRJ-78639]. Staff recommends DENIAL.

Minutes:

See Item 38 for related discussion and Items 39-52 for related backup.

Motion made by Louis De Salvio to Approve Subject to Conditions

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

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

40. VAR-78688 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 16-FOOT TALL RETAINING WALL WHERE SIX FEET IS ALLOWED FOR LOT 70 on 22.95 acres at the southwest corner of Ann Road and Hualapai Way (APN 126-36-601-011), R-E (Residence Estates), Ward 6 (Fiore) [PRJ-78639]. Staff recommends DENIAL.

Minutes:

See Item 38 for related discussion and Items 39-52 for related backup.

Motion made by Louis De Salvio to Approve Items 40, 42, 43 and 47-52 Subject to Conditions Passed

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

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

41. VAR-78689 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW AN EIGHT-FOOT TALL RETAINING WALL WHERE SIX FEET IS ALLOWED FOR LOT 80 on 22.95 acres at the southwest corner of Ann Road and Hualapai Way (APN 126-36-601-011), R-E (Residence Estates), Ward 6 (Fiore) [PRJ-78639]. Staff recommends DENIAL.

Minutes:

See Item 38 for related discussion and Items 39-52 for related backup.

Motion made by Louis De Salvio to Approve Items 41 and 44-46 Subject to Conditions

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

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

42. VAR-78690 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 16-FOOT TALL RETAINING WALL WHERE SIX FEET IS ALLOWED FOR LOT 105 on 22.95 acres at the southwest corner of Ann Road and Hualapai Way (APN 126-36-601-011), R-E (Residence Estates), Ward 6 (Fiore) [PRJ-78639]. Staff recommends DENIAL.

Minutes:

See Item 38 for related discussion and Items 39-52 for related backup.

Motion made by Louis De Salvio to Approve Items 40, 42, 43 and 47-52 Subject to Conditions

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

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

43. VAR-78691 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 16-FOOT TALL RETAINING WALL WHERE SIX FEET IS ALLOWED FOR LOT 106 on 22.95 acres at the southwest corner of Ann Road and Hualapai Way (APN 126-36-601-011), R-E (Residence Estates), Ward 6 (Fiore) [PRJ-78639]. Staff recommends DENIAL.

Minutes:

See Item 38 for related discussion and Items 39-52 for related backup.

Motion made by Louis De Salvio to Approve Items 40, 42, 43 and 47-52 Subject to Conditions

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

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

44. VAR-78692 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW AN EIGHT-FOOT TALL RETAINING WALL WHERE SIX FEET IS ALLOWED FOR LOT 193 on 27.35 acres at the southwest corner of Ann Road and Hualapai Way (APN 126-36-601-013), R-1 (Single Family Residential), Ward 6 (Fiore) [PRJ-78639]. Staff recommends DENIAL.

Minutes:

See Item 38 for related discussion and Items 39-52 for related backup.

Motion made by Louis De Salvio to Approve Items 41 and 44-46 Subject to Conditions

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

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

45. VAR-78693 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW AN EIGHT-FOOT TALL RETAINING WALL WHERE SIX FEET IS ALLOWED FOR LOT 194 on 27.35 acres at the southwest corner of Ann Road and Hualapai Way (APN 126-36-601-013), R-1 (Single Family Residential), Ward 6 (Fiore) [PRJ-78639]. Staff recommends DENIAL.

Minutes:

See Item 38 for related discussion and Items 39-52 for related backup.

Motion made by Louis De Salvio to Approve Items 41 and 44-46 Subject to Conditions

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

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

46. VAR-78694 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW AN EIGHT-FOOT TALL RETAINING WALL WHERE SIX FEET IS ALLOWED FOR LOT 195 on 27.35 acres at the southwest corner of Ann Road and Hualapai Way (APN 126-36-601-013), R-1 (Single Family Residential), Ward 6 (Fiore) [PRJ-78639]. Staff recommends DENIAL.

Minutes:

See Item 38 for related discussion and Items 39-52 for related backup.

Motion made by Louis De Salvio to Approve Items 41 and 44-46 Subject to Conditions

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

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

47. VAR-78695 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 16-FOOT TALL RETAINING WALL WHERE SIX FEET IS ALLOWED FOR LOT 210 on 27.35 acres at the southwest corner of Ann Road and Hualapai Way (APN 126-36-601-013), R-1 (Single Family Residential), Ward 6 (Fiore) [PRJ-78639]. Staff recommends DENIAL.

Minutes:

See Item 38 for related discussion and Items 39-52 for related backup.

Motion made by Louis De Salvio to Approve Items 40, 42, 43 and 47-52 Subject to Conditions

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

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

48. VAR-78696 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 16-FOOT TALL RETAINING WALL WHERE SIX FEET IS ALLOWED FOR LOT 211 on 27.35 acres at the southwest corner of Ann Road and Hualapai Way (APN 126-36-601-013), R-1 (Single Family Residential), Ward 6 (Fiore) [PRJ-78639]. Staff recommends DENIAL.

Minutes:

See Item 38 for related discussion and Items 39-52 for related backup.

Motion made by Louis De Salvio to Approve Items 40, 42, 43 and 47-52 Subject to Conditions

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

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

49. VAR-78697 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 16-FOOT TALL RETAINING WALL WHERE SIX FEET IS ALLOWED FOR LOT 215 on 27.35 acres at the southwest corner of Ann Road and Hualapai Way (APN 126-36-601-013), R-1 (Single Family Residential), Ward 6 (Fiore) [PRJ-78639]. Staff recommends DENIAL.

Minutes:

See Item 38 for related discussion and Items 39-52 for related backup.

Motion made by Louis De Salvio to Approve Items 40, 42, 43 and 47-52 Subject to Conditions

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

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

50. VAR-78698 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 16-FOOT TALL RETAINING WALL WHERE SIX FEET IS ALLOWED FOR LOT 216 on 27.35 acres at the southwest corner of Ann Road and Hualapai Way (APN 126-36-601-013), R-1 (Single Family Residential), Ward 6 (Fiore) [PRJ-78639]. Staff recommends DENIAL.

Minutes:

See Item 38 for related discussion and Items 39-52 for related backup.

Motion made by Louis De Salvio to Approve Items 40, 42, 43 and 47-52 Subject to Conditions

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

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

51. VAR-78699 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 16-FOOT TALL RETAINING WALL WHERE SIX FEET IS ALLOWED FOR LOT 217 on 27.35 acres at the southwest corner of Ann Road and Hualapai Way (APN 126-36-601-013), R-1 (Single Family Residential), Ward 6 (Fiore) [PRJ-78639]. Staff recommends DENIAL.

Minutes:

See Item 38 for related discussion and Items 39-52 for related backup.

Motion made by Louis De Salvio to Approve Items 40, 42, 43 and 47-52 Subject to Conditions

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

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

52. VAR-78700 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 16-FOOT TALL RETAINING WALL WHERE SIX FEET IS ALLOWED FOR LOT 218 on 27.35 acres at the southwest corner of Ann Road and Hualapai Way (APN 126-36-601-013), R-1 (Single Family Residential), Ward 6 (Fiore) [PRJ-78639]. Staff recommends DENIAL.

Minutes:

See Item 38 for related discussion and Items 39-52 for related backup.

Motion made by Louis De Salvio to Approve Items 40, 42, 43 and 47-52 Subject to Conditions

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

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

53. VAR-78704 - VARIANCE - PUBLIC HEARING - APPLICANT: INTEGRAL PARTNERS PARK PLACE CENTRE - LAS VEGAS, LLC - OWNER: INTEGRAL PARTNERS PARK PLACE CENTRE-LAS VEGAS, LLC ET AL - For possible action on a request for a Variance TO ALLOW 1,515 PARKING SPACES WHERE 3,710 PARKING SPACES ARE REQUIRED on 25.41 acres at the southwest and northwest corners of Sirius Avenue and Rancho Drive (APNs 162-08-418-002, 003 and 162-08-702-002), C-2 (General Commercial) and M (Industrial) Zones, Ward 1 (Knudsen) [PRJ-78674]. Staff recommends DENIAL. [NOTE: THE REQUEST CHANGED TO ALLOW 1,535 PARKING SPACES WHERE 3,713 PARKING SPACES ARE REQUIRED.]

Minutes:

CHAIR DE SALVIO declared the Public Hearing open for Items 53-58.

NICOLE EDDOWES, Senior Planner, explained the proposed expansion further exacerbates a parking deficiency at the subject site as evidenced by the parking variance requested. In addition, the applicant had chosen not to combine the subject parcels at this time, which means that while this project functions as one development, it has different land use and zoning designations for each parcel. Therefore, staff recommended denial of all requested entitlements, and she noted additional letters of support and protest were received after publication.

ATTORNEY JENNIFER LAZOVICH, said there are two new attractions coming to Area 15. The first is Lost

Spirits, which includes an experience with holograms and transportation to a whiskey and rum distillery for a tour. The next attraction is an Illuminarium, which is a stimulated ride overlooking different experiences. She explained they have also purchased the old Scandia lot, and have plans to pave it for a parking lot. They consider this area to be for overflow parking, as the vast majority of people can fit on the Area 15 site. Another component of the application includes expanding the tavern uses to utilize the ability to serve liquor without food. MS. LAZOVICH said the applicant also requested a nightclub license, although she did not foresee that use needing to be activated. The applicant did acknowledge staff's request to make Area 15 and the two new parcels the same zoning designation. Right now, Area 15 is in a commercial zoning district, and the two new parcels are located in an industrial district. She appreciated staff deleting Condition 4, and noted they are actively working through issues involving the zone change. Lastly, she noted COUNCILMAN KNUDSEN expressed a desire to have an urban trail go through portions of his district, and he asked the applicant to be creative in incorporating that. She presented a landscape plan for the Scandia lot that shows ten feet of landscaping adjacent to the overflow parking lot and ten feet of combined sidewalk and tree wells along Rancho Drive. She noted they need to work with the Public Works Department on how to accomplish the drainage requirements, and she believed Condition 18 was vague enough to allow for flexibility to meet with staff and find a way for their vision to come true.

COMMISSIONER ROGAN said this is a unique project and the Special Use Permits are warranted. He said the parking variance is significant and would like to see something else addressing parking the next time this project is brought to the Commission. With regard to Condition 4, COMMISSIONER ROGAN was okay with the deletion but also felt this was something that would need to be addressed in the future. MS. LAZOVICH understood, and said they will be working with their engineer. Speaking to the parking issue, she said they want to come back with a Special Use Permit for an alternative parking study with data that would show how customers are transported to the site. COMMISSIONER ROGAN said he is comfortable with the applicant's plan, and also thought Condition 18 allows for the urban trail COUNCILMAN KNUDSEN requested to provide another method of getting to the site.

COMMISSIONER SCHLOTTMAN said he would like to see the traffic study when it becomes available.

CHAIR DE SALVIO asked if one site is allowed to have multiple taverns, and MS. LAZOVICH said a Text Amendment was passed several years ago that allows for multiple taverns with multiple tenants with no distance restriction. ROBERT SUMMERFIELD, Planning Director, added the tavern approval over the site will establish a land use for the alcohol component. If the applicant establishes gaming, they will only receive an entitlement for 15 gaming machines across the entire property.

See Items 54-58 for related backup.

CHAIR DE SALVIO declared the Public Hearing closed for Items 53-58.

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

54. SUP-78705 - SPECIAL USE PERMIT RELATED TO VAR-78704 - PUBLIC HEARING - APPLICANT: INTEGRAL PARTNERS PARK PLACE CENTRE-LAS VEGAS, LLC - OWNER: INTEGRAL PARTNERS PARK PLACE CENTRE-LAS VEGAS, LLC ET AL - For possible action on a request for a Special Use Permit FOR A PROPOSED 26,667 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) USE at the southwest corner of Sirius Avenue and Rancho Drive (APN 162-08-418-003), M (Industrial) Zone, Ward 1 (Knudsen) [PRJ-78674]. Staff recommends DENIAL.

Minutes:

See Item 53 for related discussion and Items 53-58 for related backup.

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

55. SUP-78706 - SPECIAL USE PERMIT RELATED TO VAR-78704 AND SUP-78705 - PUBLIC HEARING - APPLICANT: INTEGRAL PARTNERS PARK PLACE CENTRE-LAS VEGAS, LLC - OWNER: INTEGRAL PARTNERS PARK PLACE CENTRE-LAS VEGAS, LLC ET AL - For possible action on a request for a Special Use Permit FOR A PROPOSED 26,667 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) USE at the southwest corner of Sirius Avenue and Rancho Drive (APN 162-08-418-003), M (Industrial) Zone, Ward 1 (Knudsen) [PRJ-78674]. Staff recommends DENIAL.

Minutes:

See Item 53 for related discussion and Items 53-58 for related backup.

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

56. SUP-78766 - SPECIAL USE PERMIT RELATED TO VAR-78704, SUP-78705 AND SUP-78706 - PUBLIC HEARING - APPLICANT: INTEGRAL PARTNERS PARK PLACE CENTRE-LAS VEGAS, LLC - OWNER: INTEGRAL PARTNERS PARK PLACE CENTRE-LAS VEGAS, LLC ET AL - For possible action on a request for a Special Use Permit FOR A PROPOSED 26,667 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) USE at the southwest corner of Sirius Avenue and Rancho Drive (APN 162-08-418-003), M (Industrial) Zone, Ward 1 (Knudsen) [PRJ-78674]. Staff recommends DENIAL.

Minutes:

See Item 53 for related discussion and Items 53-58 for related backup.

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

57. SUP-78767 - SPECIAL USE PERMIT RELATED TO VAR-78704, SUP-78705, SUP-78706 AND SUP-78766 - PUBLIC HEARING - APPLICANT: INTEGRAL PARTNERS PARK PLACE CENTRE-LAS VEGAS, LLC - OWNER: INTEGRAL PARTNERS PARK PLACE CENTRE-LAS VEGAS, LLC ET AL - For possible action on a request for a Special Use Permit FOR A PROPOSED 35,000 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) USE at the southwest corner of Sirius Avenue and Rancho Drive (APN 162-08-418-003), M (Industrial) Zone, Ward 1 (Knudsen) [PRJ-78674]. Staff recommends DENIAL.

Minutes:

See Item 53 for related discussion and Items 53-58 for related backup.

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

58. SDR-78709 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-78704, SUP-78705, SUP-78706, SUP-78766 AND SUP-78767 - PUBLIC HEARING - APPLICANT: INTEGRAL PARTNERS PARK PLACE CENTRE-LAS VEGAS, LLC - OWNER: INTEGRAL PARTNERS PARK PLACE CENTRE-LAS VEGAS, LLC ET AL - For possible action on a request for a Major Amendment of an approved Site Development Plan Review (SDR-70652) FOR A PROPOSED 115,001 SQUARE-FOOT ADDITION TO AN EXISTING 217,899 SQUARE-FOOT COMMERCIAL RECREATION/AMUSEMENT (INDOOR AND OUTDOOR) DEVELOPMENT on 25.41 acres at the southwest and northwest corners of Sirius Avenue and Rancho Drive (APNs 162-08-418-002, 003 and 162-08-702-002), C-2 (General Commercial) and M (Industrial) Zones, Ward 1 (Knudsen) [PRJ-78674].

Staff recommends DENIAL.

Minutes:

See Item 53 for related discussion and Items 53-58 for related backup.

Motion made by Jeff Rogan to Approve Subject to Condition(s) and deleting Condition 4

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

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

59. VAR-78675 - VARIANCE - PUBLIC HEARING - APPLICANT: CIM DOWNTOWN GRAND - OWNER: 220 NORTH 4TH STREET LV, LLC, ET AL - For possible action on a request for a Variance TO ALLOW A ZERO-FOOT SETBACK WHERE FIVE FEET IS REQUIRED FOR A PROPOSED FREESTANDING SIGN on 3.73 acres at 206 North 3rd Street, 221 North 3rd Street and 220 North 4th Street (APNs 139-34-514-007 through 009; and 139-34-510-019), C-2 (General Commercial) Zone, Ward 5 (Crear) [PRJ-78587]. Staff recommends DENIAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open for Items 59 and 60.

NICOLE EDDOWES, Senior Planner, explained as evidenced by the requested Variance, staff found the proposed amendment would have a negative impact to the adjacent commercial development and is not compatible with the existing development in the area. Therefore, staff recommended denial of the requested amendment to the Master Sign Plan. She noted additional letters of support and protest were received after publication.

BRAD AARONSON, CIM Group, was present representing the application. He said they are nearing completion on the third and final tower of the Downtown Grand Resort, adding 496 keys to the existing property. That tower will have seven floors of guest rooms, and they are replacing the valet on the ground floor. They are proposing to take the same valet directional sign and put it in a different location on Stewart Avenue. The applicant asked for a zero-foot setback in order to deal with existing conditions on the property. They conducted a study to see if a five-foot setback could be accommodated, and it was found that the sign would be blocked from visibility.

COMMISSIONER WILLIAMS asked if a different type of sign was considered, and MR. AARONSON said they did consider other signs, but it would encroach over the sidewalk and into vehicular lanes. COMMISSIONER WILLIAMS asked what exactly was being refurbished, and MR. AARONSON said the entire face is being refurbished to look brand new. COMMISSIONER WILLIAMS said there are development standards that allow for signs to be closer to buildings; therefore, he did not have any issues with this request.

See Item 60 for related backup.

CHAIR DE SALVIO declared the Public Hearing closed for Items 59 and 60.

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

60. MSP-78676 - MASTER SIGN PLAN RELATED TO VAR-78675 - PUBLIC HEARING - APPLICANT: CIM DOWNTOWN GRAND - OWNER: 220 NORTH 4TH STREET LV, LLC, ET AL - For possible action on a request for a Major Amendment of an approved Master Sign Plan (MSP-45919) TO RELOCATE AND INCREASE THE HEIGHT AND SIZE OF ONE PREVIOUSLY APPROVED FREESTANDING SIGN AT AN EXISTING HOTEL/CASINO on 3.73 acres at 206 North 3rd Street, 221 North 3rd Street and 220 North 4th Street (APNs 139-34-514-007 through 009; and 139-34-510-019), C-2 (General Commercial) Zone, Ward 5 (Crear) [PRJ-78587]. Staff recommends DENIAL.

Minutes:

See Item 59 for related discussion and backup.

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

61. VAR-78719 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: WMCV PHASE 3 SPE, LLC, ET AL - For possible action on a request for a Variance TO ALLOW 27 PERCENT OF WALL SIGNAGE ON THE EASTERN ELEVATION OF THE EXPO CENTER, WHERE 20 PERCENT IS THE MAXIMUM ALLOWED on 35.62 acres at 320, 455, 475 and 495 South Grand Central Parkway (APNs 139-33-610-014, 023 and 031), PD (Planned Development) Zone, Ward 5 (Crear) [PRJ-78711]. Staff recommends APPROVAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open for Items 61 and 62.

NICOLE EDDOWES, Senior Planner, said with the exception of the proposed minimal increase for the wall signage, the proposed Master Sign Plan adheres to all other Title 19 requirements. The proposed signs are consistent with the existing convention and exposition center development and are located in satisfactory locations that do not adversely impact neighboring properties. Therefore, staff recommended approval of both requests.

ATTORNEY KERRIE KRAMER, said the World Market Center lost nine entitlements on the east face of their garage when the new convention center was built, and they would like those entitlements to be replaced. Additionally, they were previously approved for a pillar sign and would like to move it to the corner consistent with all setbacks and make it triangular rather than square.

See Item 62 for related backup.

CHAIR DE SALVIO declared the Public Hearing closed for Items 61 and 62.

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

62. MSP-78720 - MASTER SIGN PLAN RELATED TO VAR-78719 - PUBLIC HEARING - APPLICANT/OWNER: WMCV PHASE 3 SPE, LLC, ET AL - For possible action on a request for a Major Amendment to a previously approved Master Sign Plan (MSP-6344) TO ADD WALL SIGNAGE ON THE EXPO BUILDING, AND TO REDESIGN AND CHANGE THE LOCATION OF ONE PREVIOUSLY APPROVED PILLAR (FREESTANDING) SIGN on 35.62 acres at 320, 455, 475 and 495 South Grand Central Parkway (APNs 139-33-610-014, 023 and 031), PD (Planned Development) Zone, Ward 5 (Crear) [PRJ-78711]. Staff recommends APPROVAL.

Minutes:

See Item 61 for related discussion and backup.

Motion made by Anthony Williams to Approve Subject to Conditions

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

For-Sigal Chattah, Donna Toussaint, Louis De Salvio, Trinity Haven Schlottman, Anthony Williams, Jeff Rogan; Did Not Vote-Sam Cherry;

63. VAR-78641 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ALICE HARRIS BELL - For possible action on a request for a Variance TO ALLOW A FIVE-FOOT CORNER SIDE YARD SETBACK WHERE TEN FEET IS REQUIRED FOR A PROPOSED 178 SQUARE-FOOT BUILDING ADDITION on 0.12 acres at 2725 Rising Legend Way (APN 139-20-814-016), R-CL (Single Family Compact-Lot) Zone, Ward 5 (Crear) [PRJ-

78631]. Staff recommends DENIAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open.

NICOLE EDDOWES, Senior Planner, said no unique or extraordinary circumstances had been presented by the applicant to warrant the requested Variance, and staff found the request to be a self-imposed hardship. Therefore, staff recommended denial of the request, and she noted additional letters of protest were received after publication.

Applicant ALICE HARRIS BELL said she is retired and wants additional room in her house to enjoy.

COMMISSIONER WILLIAMS asked what specific addition is being built, and MS. BELL said it would be a family room. COMMISSIONER WILLIAMS believed this was a self-imposed hardship and would not be able to support the request. MS. BELL said she did not understand why, and COMMISSIONER WILLIAMS explained a 10-foot distance separation is required and he would have to follow staff's recommendation.

CHAIR DE SALVIO declared the Public Hearing closed.

Motion made by Anthony Williams to Deny

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

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

64. VAR-78681 - VARIANCE - PUBLIC HEARING - APPLICANT: CALIDA RESIDENTIAL, LLC - OWNER: CENTENNIAL OWNER SOUTH, LLC - For possible action on a request for a Variance TO ALLOW A 50-FOOT TALL FREESTANDING SIGN WHERE 12 FEET IS THE MAXIMUM ALLOWED AND TO ALLOW A 294 SQUARE-FOOT SIGN AREA WHERE AND 48 SQUARE FEET IS THE MAXIMUM AREA ALLOWED on 16.04 acres located at 5850 Sky Pointe Drive (APN 125-27-302-012), R-PD18 (Residential Planned Development - 18 Units per Acre) Zone, Ward 6 (Fiore) [PRJ-78567]. Staff recommends DENIAL.

Motion made by Trinity Haven Schlottman to Hold in Abeyance Item 64 to 7/14/2020

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

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

65. VAR-78703 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: XAVIER & MONICA WATKINS - For possible action on a request for a Variance TO ALLOW A THREE-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [GARAGE] on 0.50 acres at 7065 Del Rey Avenue (APN 163-03-603-002), R-E (Residence Estates) Zone, Ward 1 (Knudsen) [PRJ-78664]. Staff recommends DENIAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open.

NICOLE EDDOWES, Senior Planner, explained this Variance request was the result of Code Enforcement action for the construction of a garage without building permits. No unique or extraordinary circumstances had been presented by the applicant to warrant the requested Variance, and staff found the request to be a self-imposed hardship. Therefore, staff recommended denial of the request, and she noted additional letters of protest were received after publication.

Applicants XAVIER and MONICA WATKINS were present and explained the garage is approximately 14 inches in violation. They purchased the property about four years ago, and the garage is used to store classic cars. The structure has been there for nearly two years and does not bother anybody. MR. WATKINS said when purchasing the property, their real estate agent said they could build what they want.

ASSISTANT CITY ATTORNEY BRYAN SCOTT read a protest comment received online, a copy of which was attached as backup.

COMMISSIONER ROGAN confirmed with MR. WATKINS that a general contractor was not used to perform this work and none of the sub-contractors requested proof that a permit had been pulled. COMMISSIONER ROGAN explained two people have expressed opposition, one of which is their direct neighbor. MR. WATKINS said their neighbor to the east had a casita built, and they received a variance. He reiterated their garage is 14 inches short on one side, and the eaves are still three feet away from the property line. COMMISSIONER ROGAN said he was not in support of this and asked if it was final action. ROBERT SUMMERFIELD, Planning Director, confirmed this item was final action unless appealed to the City Clerk's Office. COMMISSIONER ROGAN said he would like to hear from the other Commissioners prior to making a decision.

COMMISSIONER CHERRY asked if the measurement in the staff report is from stucco wall or the roof line, and MS. EDDOWES said the measurement was taken from the stucco wall to the garage. COMMISSIONER CHERRY agreed with COMMISSIONER ROGAN and said he could not offer his support.

COMMISSIONER WILLIAMS said this dwelling is too small for the lot size, and he could not support this request.

MR. WATKINS said he had seen properties on Tenaya Way that had structures with similar setbacks. He understood some neighbors were not happy, and mentioned a scenario with a specific neighbor that destroyed their property. COMMISSIONER ROGAN said that neighbor was not present to respond to his allegations, and they needed to discuss his specific application only. MR. WATKINS said this was not bothering anybody and did not understand the concern. COMMISSIONER ROGAN said he lives in a neighborhood with larger lot sizes, which comes with larger setback requirements. This changes the character of the neighborhood, and the structure is non-conforming

MR. SCOTT asked if the Commission would like to provide a time frame to remove the structure, and MR. SUMMERFIELD recommended 120 days to allow time for the applicants to appeal the decision or hire contractors to remove the structure.

CHAIR DE SALVIO declared the Public Hearing closed.

Motion made by Jeff Rogan to Deny and order applicant to remove the structure within 120 days of final action

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

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

66. SDR-78352 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: GIL UTAH, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED FIVE-STORY, 84-UNIT MIXED-USE DEVELOPMENT, INCLUDING 3,248 SQUARE FEET OF COMMERCIAL SPACE on 0.48 acres at 231 North 11th Street (APN 139-35-211-051), T4-MS (T4 Main Street) Zone, Ward 5 (Crear) [PRJ-78350]. Staff recommends APPROVAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open.

NICOLE EDDOWES, Senior Planner, explained the proposed Mixed-Use development supports the goals of the Vision 2045 Downtown Master Plan and staff recommended approval with conditions. She noted additional letters of support were received after publication.

Applicant GRANT GARCIA said the property was entitled in 2009, but the project was halted due to the economic conditions. About a year ago, he reactivated the project and started working with staff to bring it back to life. They are also working on the sister project, Share Downtown, where people will start moving in over the next couple of weeks.

CHAIR DE SALVIO declared the Public Hearing closed.

Motion made by Anthony Williams to Approve Subject to Conditions

NOTE: COMMISSIONER CHERRY stated he would be abstaining from voting on this item, as his company has had an interest in this for over a decade.

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

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

DIRECTOR'S BUSINESS:

67. TXT-78724 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to amend LVMC Title 19.08 and 19.12 related to use restrictions for the P-O and O zoning districts, and to provide for other related matters. Staff has NO RECOMMENDATION.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open.

ERIC McCAMMOND, Senior Management Analyst, explained the proposed Text Amendment would allow limited overnight parking of vehicles within the Professional Office district, and clean up and consolidate use restrictions within the descriptions of the individual Professional Office and Office zoning districts. He noted staff had no recommendation.

COMMISSIONER CHERRY wondered if this would help corridors such as Maryland Parkway and Charleston Boulevard. ROBERT SUMMERFIELD, Planning Director, said that was correct, and noted the Planning Department has received a number of rezoning requests. This would afford businesses the ability to have limited overnight parking rather than request a zoning change.

COMMISSIONER WILLIAMS wanted to make sure this applied to mainly smaller business trucks and nothing heavy duty. MR. SUMMERFIELD confirmed, and gave the example of a small exterminating company with a few trucks they need to store overnight.

CHAIR DE SALVIO declared the Public Hearing closed.

Motion made by Sam Cherry to Approve

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

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

Citizens Participation:

68. 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:

Each Commissioner congratulated ASSISTANT CITY ATTORNEY BRYAN SCOTT on his promotion to City Attorney and thanked him for his 19 years of service to the Planning Commission.

COMMISSIONERS CHATTAH, SCHLOTTMAN and TOUSSAINT wished CHAIR DE SALVIO a Happy Birthday.

MR. SCOTT thanked the Commissioners for their support and invited them to the ratification ceremony on June 17th at 9:00 a.m. He said it had been an enjoyable adventure advising this Commission over the last 19 years, and announced DEPUTY CITY ATTORNEYS JIM LEWIS and SETH FLOYD would be assuming the roles as primary advisors for the Planning Commission.

The meeting was adjourned at 8:06 p.m.

Respectfully submitted:

Cheyenne LaRance, Deputy City Clerk

Jacquie Miller, Senior 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