Planning Commission Minutes

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

June 11, 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: This meeting has been 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.

3. Roll Call

Minutes:
PRESENT: CHAIR CHERRY and COMMISSIONERS DE SALVIO, QUINN, TOUSSAINT and WILLIAMS

EXCUSED: COMMISSIONERS SCHLOTTMAN and FLANGAS

ALSO PRESENT: ROBERT SUMMERFIELD, Planning Director, PETER LOWENSTEIN, Deputy Planning Director, JONATHAN BOYLES, Sr. Planner, ERIC McCAMMOND, Sr. Management Analyst, LUCIEN PAET, Engineering Project Manager, BRIAN HALVORSON, Assistant Fire Protection Engineer, BRYAN SCOTT, Assistant City Attorney, ASHLEY FOSTER, Deputy City Clerk, and DEBRA OUTLAND, 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:
COUNCILMAN CREAR welcomed COMMISSIONER WILLIAMS and thanked him for stepping up to serve on the Planning Commission.

He also recognized COMMISSIONER QUINN for her years of service on the Planning Commission. They have known each other for a long time, and he wished her the best in her future endeavors.

COMMISSIONER QUINN thanked the Councilman for his kind comments.

5. 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:
There were no items for action.

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.

6. TMP-75103 - TENTATIVE MAP - SUMMERLIN VILLAGE 22 - APPLICANT/OWNER: THE HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Parent Tentative Map FOR A 43-PARCEL MASTER PLANNED VILLAGE WITH DEVIATIONS OF THE SUMMERLIN IMPROVEMENT STANDARDS on 446.69 acres at the southwest corner of Lake Mead Boulevard and Clark County 215 (APNs 137-14-401-006 and 137-23-101-002), P-C (Planned Community) Zone, Ward 2 (Vacant) [PRJ-75090]. Staff recommends APPROVAL.

Minutes:
This Item was heard after Item 12.

CHAIR CHERRY declared the Public Hearing open for Items 6 and 8.

ERIC McCAMMOND, Senior Management Analyst, reported the proposed Tentative Maps conform to Nevada Revised Statutes, Title 19 and the Summerlin Development Standards, and have been approved by the Summerlin Design Review Committee; therefore, staff recommended approval.

LUCIEN PAET, Engineering Project Manager, stated that the applicant requested some changes which staff has agreed with pertaining to when the applicant can record their Final Maps. Staff wished to amend Condition 11 on Items 6 and 8 to remove the words 'construction drawings' and replace them with 'bonds are posted' which will allow the applicant to record a Final Map if their bonds are posted.

CHRIS ANDERSON, Property Director of Engineering for the Howard Hughes Corporation, agreed with the condition changes.

CHAIR CHERRY declared the Public Hearing closed for Items 6 and 8.

Motion made by Louis De Salvio to Approve subject to condition(s) and amending Condition 11 as follows:

11. Final Maps may not record until bonds are posted for each roadway included in the related Final Map is approved. A Final Map that includes Desert Foothills Drive north of Fleet Wing Avenue may not record until the final intersection geometry of the Kestrel Creek Avenue and Desert Foothills Drive is approved.

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

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

7. TMP-76329 - TENTATIVE MAP - RAINBOW PROMENADE (A COMMERCIAL SUBDIVISION) - APPLICANT/OWNER: RAINBOW PROMENADE NV, LLC - For possible action on a request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 21.96 acres at 2011, 2021 and 2351 North Rainbow Boulevard (APNs 138-22-503-001 and 002, 138-22-603-001), C-1 (Limited Commercial) Zone, Ward 5 (Crear) [PRJ-76256]. Staff recommends APPROVAL.

Motion made by Louis De Salvio to Approve the Consent Agenda except Item(s) 6., 8.

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

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

8. TMP-76354 - TENTATIVE MAP - SUMMERLIN VILLAGE 25 - APPLICANT/OWNER: THE HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Parent Tentative Map FOR A 25-PARCEL MASTER

PLANNED VILLAGE WITH DEVIATIONS OF THE SUMMERLIN IMPROVEMENT STANDARDS on 534.99 acres at the northwest corner of Far Hills Avenue and Fox Hill Drive (Lots 1 and 2 of File 124 Page 51 of Parcel Maps), P-C (Planned Community) Zone, Ward 2 (Vacant) [PRJ-76193]. Staff recommends APPROVAL.

Minutes:
See Item 6 for related discussion.

Motion made by Louis De Salvio to Approve subject to condition(s) and amending Condition 11 as follows:

11. Final Maps may not record until bonds are posted for each roadway included in the related Final Map is approved.

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

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

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.

9. ABEYANCE - ZON-76105 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: S. & D. GRAHAM PROPERTIES, LLC - For possible action on a request for a Rezoning FROM: P-R (PROFESSIONAL OFFICE AND PARKING) TO: C-1 (LIMITED COMMERCIAL) on 1.00 acre at 1353 Arville Street (APN 162-06-510-015), Ward 1 (Tarkanian) [PRJ-76094]. Staff recommends APPROVAL.

Minutes:
CHAIR CHERRY declared the Public Hearing open.

ERIC McCAMMOND, Senior Management Analyst, reported that the existing General Retail Sales use constructed on site is consistent with the proposed Limited Commercial zoning district. The existing building on the subject parcel will remain compliant with the setback requirements if the proposed Rezoning is approved. Surrounding land uses contain a mix of Office, Retail, and Educational Land uses consistent with the Limited Commercial zoning district; as such, staff recommended approval.

DARLA GRAHAM was present.

CHAIR CHERRY stated that he spoke with MS. GRAHAM earlier in the day and believed they had addressed all concerns regarding transitioning from Office to Residential. He thought that everyone was comfortable with the proposed C-1 (Limited Commercial) now. One concern that was addressed over the phone was the possibility of the City allowing a light in the back of the building. MS. GRAHAM stated that on each side of the building is a low light with a down-pointing cover.

COMMISSIONER QUINN thanked the Chair for assisting in reviewing the item and agreed with his comments.

CHAIR CHERRY declared the Public Hearing closed.

Motion made by Vicki Quinn to Approve

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

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

10. MOD-76339 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT/OWNER: KB HOME NV ACQUISITION, LLC - For possible action on a request for a Major Modification of the Town Center Land Use Plan FROM: MC-TC (MONTECITO - TOWN CENTER) TO: UC-TC (URBAN CENTER MIXED USE - TOWN CENTER) on a 2.96 acre portion of 5.19 acres generally located east of Grand Montecito Parkway, on the west

side of Doe Brook Trail alignment (Portion of APNs 125-20-603-002 and 004), Ward 6 (Fiore) [PRJ-76273]. Staff recommends APPROVAL.

Minutes:
CHAIR CHERRY declared the Public Hearing open for Items 10-12.

There being no one present to speak, CHAIR CHERRY declared the Public Hearing closed for Items 10-12.

See Item 11 for related backup.

Motion made by Louis De Salvio to Approve the One Motion One Vote subject to condition(s) except Item(s) 9.

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

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

11. VAC-76340 - VACATION RELATED TO MOD-76339 - PUBLIC HEARING - APPLICANT/OWNER: KB HOME NV ACQUISITION, LLC - For possible action on a request for a Petition to Vacate public right-of-way, public drainage, public utility and patent easements generally located east of Grand Montecito Parkway, on the west side of Oso Blanca Road (APNs Multiple), Ward 6 (Fiore) [PRJ-76273]. Staff recommends APPROVAL.

Minutes:
See Item 10 for related discussion and backup.

Motion made by Louis De Salvio to Approve the One Motion One Vote subject to condition(s) except Item(s) 9.

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

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

12. VAR-76274 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: D.R. HORTON, INC. - For possible action on a request for a Variance TO ALLOW A 10-FOOT FRONT YARD SETBACK TO THE HOUSE WHERE 14 FEET IS REQUIRED on 0.11 acres at 409 Breve Court (APN 138-28-821-089), R-CL (Single Family Compact-Lot) Zone, Ward 2 (Vacant) [PRJ-76155]. Staff recommends APPROVAL.

Minutes:
See Item 10 for related discussion.

Motion made by Louis De Salvio to Approve the One Motion One Vote subject to condition(s) except Item(s) 9.

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

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

PUBLIC HEARING ITEMS

13. ABEYANCE - VAR-75824 - VARIANCE - PUBLIC HEARING - APPLICANT: RAD MANAGEMENT, LLC - OWNER: DSRS PROPERTIES, LLC - For possible action on a request for a Variance TO ALLOW REDUCED LOT SIZES AND WIDTHS FOR THREE PROPOSED LOTS WHERE A 20,000 SQUARE-FOOT LOT SIZE AND A 100-FOOT LOT WIDTH ARE REQUIRED AND TO ALLOW A REAR YARD SETBACK OF 26 FEET WHERE 35 FEET IS THE MINIMUM REQUIRED on 0.70 acres at 835 Shetland Road (APN 139-32-802-025), R-E (Residence Estates) Zone, Ward 1 (Tarkanian) [PRJ-75738]. Staff recommends DENIAL.

Minutes:
CHAIR CHERRY declared the Public Hearing open.

ERIC McCAMMOND, Senior Management Analyst, reported that this is a request to divide the subject parcel into three lots to allow a future mapping realignment. The resulting lots fail to meet the minimum lot size and width requirements. No evidence of a unique or extraordinary circumstance has been presented; therefore, staff recommended denial.

He noted that additional letters of protest have been received since publication.

RUSSELL SHAH, MD stated that he is the owner and practicing physician at the subject property and recently acquired the residential property on Shetland Road. The property is used as a medical office and there is a problem with parking for patients. When he started practicing, parking was always short; therefore, they are trying to solve the parking issue. Many patients must park on Shetland Road which has no sidewalks or lighting which causes a safety issue.

He explained the intent of the Variance request is to split the lot and move parking to the back of the residential lot. The parking has been redesigned to flow in one direction with one entrance coming off of Charleston Boulevard and Shetland Road. The first Variance is to take a sliver of land located on the west corner of Shetland Road; DR. SHAH pointed this out on the site plan displayed. He explained that this change is minimal and gives nine high-yield parking spaces. Once those spaces are filled, the patients must drive east to the back of the residential property where the lot is split; this is the purpose of the second Variance and will include 13 paved parking spaces. If those spots fill up, the flow of traffic must go back onto Charleston Boulevard. The idea is to utilize the designated spaces prior to patients parking on Shetland Road.

CHAIR CHERRY asked if a neighborhood meeting was held. DR. SHAH confirmed that two meetings were held with a few attendees, and he believed the neighbors understood the purpose of the request. He thought there is a concern in the neighborhood that the property will be rezoned into Commercial. He asserted he would not be adding any square footage to the property and only wished to help take away the commercial look in order to make the area look more residential.

CHRIS ANDRASFAY, nearby resident, stated that he and his wife were opposed to the Variance request as he did not think there were any parking issues. He noted that there were 17 responses included in the attached backup documentation and all were in opposition.

TONI McDONALD, nearby resident, confirmed she had met with DR. SHAH at his first neighborhood meeting but was opposed to the application. She did not believe there was a big overflow of traffic and it does not create a problem.

DR. SHAH stated that there are times when there are patients who have difficulty parking and was trying to solve the issue of a shortage of parking. He respected his neighbors and tried to design his request so that no one would know there is commercial parking in the back.

COMMISSIONER QUINN felt that this is how commercial encroachments start. To her, the neighborhood starts just north of DR. SHAH'S office, and she was concerned the building in front of the parking would turn into C-1 which is Limited Commercial. She would not support the application as she found it to be the beginning of encroachment of commercial into a neighborhood that should remain the same.

CHAIR CHERRY asked if this request would make the house and existing structure non-conforming. MR. McCAMMOND confirmed there was a condition to demolish the building on the northern lot if the Variance request is approved. ROBERT SUMMERFIELD, Director of Planning, added that the lot would become non-conforming as to the R-E (Residential Estates) standards, so while no new Variance request would need to be received, as long as the building continues to be a house, the lot would now be substandard in terms of the R-E requirements.

CHAIR CHERRY thought MR. SHAH had put something forward that might make good common sense but the repercussions were greater.

CHAIR CHERRY declared the Public Hearing closed.

Motion made by Vicki Quinn to Deny

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

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

14. ABEYANCE - SDR-76062 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: HELLFIRE MEDIA, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 1,542 SQUARE-FOOT ADDITION TO AN EXISTING 10,594 SQUARE-FOOT MUSEUM WITH WAIVERS OF DOWNTOWN LAS VEGAS OVERLAY PARKING AND SETBACK STANDARDS on 0.78 acres at 600 East Charleston Boulevard (APN 162-03-501-001), P-R (Professional Office and Parking) Zone, Ward 3 (Coffin) [PRJ-76060]. Staff recommends APPROVAL.

Minutes:
CHAIR CHERRY declared the Public Hearing open.

ERIC McCAMMOND, Senior Management Analyst, reported that the while the proposed development does not meet Title 19 setback and parking requirements, staff found that the proposal is in harmony with the goals and intent of the Vision 2045 Downtown Las Vegas Master Plan and surrounding properties; therefore, staff recommended approval.

He noted that additional letters of protest have been received since publication.

JASON MAHEU appeared representing the owner and stated that the applicant's intent is to add additional space to the 6th Street side of the building. The additional space would be a garage to showcase haunted vehicles as well as additional office space on the second level of the building. The reduction in the side setback was to allow for two cars to fit in the garage. If the five feet is lost, only one car would fit. MR. MAHEU noted that the owner has a parking agreement with the Masonic Lodge to use 40 of their parking spaces.

He indicated that the item was abeyed from the last meeting in order to allow him time to meet with the HOA (homeowners association) of the area. MR. MAHEU met with the President of the HOA who approved of the project.

CHAIR CHERRY thought that the applicant has done a better job of managing the cars that line up during busier times of the haunted experience. He was fine supporting the application.

CHAIR CHERRY declared the Public Hearing closed.

NOTE: CHAIR CHERRY disclosed that he lives within the notification radius. He did not believe it affected him any greater or lesser; therefore, he would be voting on this item.

Motion made by Sam Cherry to Approve subject to condition(s)

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

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

15. VAR-76335 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: PATRON INVESTMENTS, LLC - For possible action on a request for a Variance TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED on 0.39 acres at 1618 and 1622 East Charleston Boulevard (APNs 162-02-113-001 and 002), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-76284]. Staff recommends DENIAL.

Minutes:
CHAIR CHERRY declared the Public Hearing open for Items 15-17.

ERIC McCAMMOND, Senior Management Analyst, reported that the proposed development does not meet Title 19 setback, parking, and landscape buffer requirements. No evidence of a unique or extraordinary circumstance has been presented and staff concluded that the applicant's hardships are preferential in nature; therefore, staff recommended denial of all applications.

He noted that additional letters of support and protest had been received since publication.

ANGEL DIAZ said the intent of the project is to improve the aesthetics of the building.

COMMISSIONER DE SALVIO stated that he drove past the property and believed it would be an improvement to place something on the site. He thought it was harmonious and compatible with what was already there and would support the application.

CHAIR CHERRY asked if there was any way to get more landscaping on the site. MR. DIAZ replied no stating that he was trying to have more parking available for the customers. The Chair wished to be sensitive to the neighbors behind the property. MR. DIAZ reiterated the applicant's intent to improve the property's aesthetics.

See Items 16 and 17 for related backup.

CHAIR CHERRY declared the Public Hearing closed for Items 15-17.

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

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

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

16. VAR-76336 - VARIANCE RELATED TO VAR-76335 - PUBLIC HEARING - APPLICANT/OWNER: PATRON INVESTMENTS, LLC - For possible action on a request for a Variance TO ALLOW 30 PARKING SPACES WHERE 32 PARKING SPACES ARE REQUIRED on 0.39 acres at 1618 and 1622 East Charleston Boulevard (APNs 162-02-113-001 and 002), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-76284]. Staff recommends DENIAL.

Minutes:
See Item 15 for related discussion and Items 15-17 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: 2

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

17. SDR-76337 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-76335 and VAR-76336 - PUBLIC HEARING - APPLICANT/OWNER: PATRON INVESTMENTS, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 871 SQUARE-FOOT ADDITION TO AN EXISTING BUILDING WITH A WAIVER TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG THE NORTH PERIMETER WHERE 15 FEET IS REQUIRED AND A ZERO-FOOT LANDSCAPE BUFFER ALONG THE EAST PERIMETER WHERE EIGHT FEET IS REQUIRED on 0.39 acres at 1618 and 1622 East Charleston Boulevard (APNs 162-02-113-001 and 002), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-76284]. Staff recommends DENIAL.

Minutes:
See Item 15 for related discussion and Items 15-17 for related backup.

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

Passed For: 4; Against: 1; Abstain: 0; Did Not Vote: 0; Excused: 2

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

18. VAR-76486 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: LONE MOUNTAIN ESTATES, LLC - For possible action on a request for a Variance TO ALLOW NO OFF-SITE IMPROVEMENTS WHERE SUCH ARE REQUIRED FOR AN APPROVED SINGLE FAMILY RESIDENTIAL SUBDIVISION on 9.92 acres at the southwest corner of Grand Canyon Drive and Helena Avenue (APN 138-06-301-013), R-E (Residence Estates) Zone, Ward 4 (Anthony) [PRJ-76327]. Staff recommends DENIAL.

Minutes:
CHAIR CHERRY declared the Public Hearing open.

ERIC McCAMMOND, Senior Management Analyst, reported that approval of this Variance request would result in the removal of pavement, curb and gutter, sidewalk, streetlights, sanitary sewer, drainage improvements and landscaping in the public right-of-way; subsequently, any costs to provide possible future off-site improvements would be borne by the City. No evidence of a unique or extraordinary circumstance has been presented and staff has concluded that the applicant's hardship is preferential in nature; therefore, staff recommended denial.

He noted that additional letters of protest have been received since publication.

ROBERT CUNNINGHAM, Taney Engineering, stated that the request was for a Variance to allow the off-sites to be waived for a portion of Grand Canyon Drive and Helena Avenue. He displayed an aerial view of the site and pointed out that the portion in green is the portion of the site located within the city. The majority of the rest of the site is located within the county. He noted that the development features a series of 30,000 and 40,000 square-foot lots located on the far west side of town near Lone Mountain. MR. CUNNINGHAM stated that the County has allowed the developer to move forward with leaving the streets to remain as is and putting a covenant on the property owners which would make the property owners responsible for street improvements should they ever be required. This condition has been placed on all of the properties within the assemblage of property except the portion within the city. He noted that the City has requested the developer to pay for the improvements of the bond and fee estimate to the City. The developer is trying to allow all of the development to be equal so whether a property is purchased within the city or county, the same conditions are applied.

He shared images of the developer's desires in terms of landscaping along the estate rural lots. MR. CUNNINGHAM noted that he has worked with LUCIEN PAET, Engineering Project Manager, on possible conditions and would work with staff to reach a resolution on a fee.

COMMISSIONER TOUSSAINT asked MR. PAET to explain the proposed conditions.

MR. PAET stated that the County and City are working on rural improvement standards and hoped to have them adopted this year. Staff has recommended that the applicant pay 100 percent of what the future rural improvement will be; so, in lieu of paying 100 percent of the urban improvement which is the full width of the 80-foot street, staff recommended the applicant pay 100 percent of a more narrow width. He had the additional condition if it was the Commission's desire to approve subject to conditions.

COMMISSIONER TOUSSAINT stated that she did not have the opportunity to meet with MR. CUNNINGHAM but understands his desire to keep the development rural. She asked if the applicant was agreeable to the added conditions. MR. CUNNINGHAM said the applicant was agreeable to working with staff on those conditions. He noted that, ultimately, the developer did not wish to pay any fee to be consistent with the County, but he understood there was a happy medium that must be met. MR. CUNNINGHAM did not think the dollar amount had been determined; however, the applicant would agree to continue to work with staff to determine a dollar amount.

COMMISSIONER DE SALVIO pointed out that MR. CUNNINGHAM did not answer the question directly; therefore, he could not support the application.

CHAIR CHERRY asked for further clarification from MR. PAET. MR. PAET stated that if a condition is written with a specific amount identified, then that bond amount would have to be paid at the time the developer comes in for improvement plans. The current draft the applicant is working on does not address street lighting and intersection improvements. There may be some clarifying but he believed the amended condition would spell out what the applicant must pay for.

SENIOR ASSISTANT CITY ATTORNEY BRYAN SCOTT stated that the applicant is not required to agree with the conditions per se. The Commission can grant any condition it believes would make the application more appealable.

To get his support, CHAIR CHERRY said he would need the applicant to agree to the additional condition. He asked MR. CUNNINGHAM if the applicant would be agreeable to the added condition. MR. CUNNINGHAM believed the added condition did not identify a dollar amount; it only indicates the applicant would work with staff. MR. PAET noted that the applicant would not be able to get an approved drawing set of plans without paying the deferral improvement fee. MR. CUNNINGHAM asserted it was hard for the applicant to agree to an unspecified dollar amount.

MR. SCOTT said the Commission can apply the added condition without the applicant's agreement and if he would like to appeal the condition to the City Council, he can do that.

MR. PAET explained the reason for the Variance request is because the code currently requires 100 percent of the full width; the Variance allows the applicant to pay something less that 100 percent of the full width. He added that 100 percent was still being required but it was of a narrower width. He read the additional, clarifying sentences which amended Condition 6.

CHAIR CHERRY declared the Public Hearing closed.

Motion made by Donna Toussaint to Approve subject to condition(s) and amending Condition 6 as read for the record:

6. Offsite improvement requirements for Grand Canyon Drive shall be as follows: 50 feet of paving, curb gutter, a 5-foot asphalt sidewalk path, and the pavement markings for one lane in each direction with a center turn lane and 5 foot buffered bike lanes. For Helena Avenue and Hickam Avenue, 32 feet of paving, a 5-foot wide graded earthen drainage swale, and a 5-foot wide asphalt sidewalk. Streetlights are not required on Helena Avenue and streetlight spacing on Grand Canyon Drive shall follow Standard Drawing 311.1 for a 60-foot width. Street lighting and a sidewalk ramp at the intersection of Helena Avenue and Grand Canyon Drive shall also be considered part of the required off-site improvements. Previously approved improvement deferrals shall be calculated from this basis for the purposes of Las Vegas Municipal Code Title 19.02.025.F.

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

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

19. VAR-76293 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CYPRUS SUB 2, LLC - For possible action on a request for a Variance TO ALLOW A FIVE-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED; A 10-FOOT REAR YARD AND A 12-FOOT CORNER SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED FOR A PROPOSED SINGLE FAMILY DWELLING on 0.14 acres at the northeast corner of Ogden Avenue and 18th Street (APN 139-35-711-013), R-1 (Single Family Residential) Zone, Ward 3 (Coffin) [PRJ-76106]. Staff recommends DENIAL.

Minutes:
CHAIR CHERRY declared the Public Hearing open.

ERIC McCAMMOND, Senior Management Analyst, reported that the proposed development does not meet Title 19 setback requirements. No evidence of a unique or extraordinary circumstance has been presented and staff has concluded that the applicant's hardship is preferential in nature; therefore, staff recommended denial.

STAVROS GEORGIOU stated that the lot has been vacant for many years and expressed his desire to do a unique project such as a shipping container home. He explained that the Variance was required as on Ogden Avenue there is a 15-foot side yard setback which makes the land narrower. The design of the project is to have interior courtyard living. He planned to dedicate the exterior of the project to local artists to beautify the neighborhood. He hoped to change the murals three to four times per year to keep the project interesting and to possibly make it an attraction or a reason to invest more in the area. As there is not much interest in the area, MR. GEORGIOU wished to be a catalyst for future development. Lastly, he stated his wish to give his mother a place to live in the second attached suite.

MR. GEORGIOU pointed out that there is a right-of-way that serves as a buffer to the curb where the house would end, an 18-foot buffer on 18th Street and an eight-foot right-of-way on Ogden Avenue. He indicated that he spoke to STEVE GEBEKE, Planning Supervisor, about whether 18th Street or Ogden Avenue would ever have plans for expansion and that he did not see any reasons why there would be; so, he hoped to be able to push the boundary line out further toward 18th Street.

CHAIR CHERRY stated that he was a little confused at first but understood the mural art in the attached backup to only be an example. He thought the applicant's building could serve as a catalyst but understood staff's reason for denial. He believed the project to be unique and would work with the downtown area. He would support the application.

COMMISSIONER TOUSSAINT grew up in the downtown area and thought the project was forward thinking.

Subsequent to the vote, MR. GEORGIOU inquired about adjusting the rear yard setback to 15 feet instead of 10 feet. ROBERT SUMMERFIELD, Director of Planning, advised MR. GEORGIOU to check with his staff Planner because if he intensifies any of the deviations that have been requested, a new application will be required.

CHAIR CHERRY declared the Public Hearing closed.

Motion made by Donna Toussaint to Approve subject to condition(s)

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

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

20. VAR-76338 - VARIANCE - PUBLIC HEARING - APPLICANT: ALEX MAZZOLA - OWNER: BRANDI MAZZOLA LIVING TRUST - For possible action on a request for a Variance TO ALLOW A ZERO-FOOT SIDE YARD SETBACK FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [DETACHED PATIO STRUCTURE] WHERE THREE FEET IS REQUIRED at 8308 West Deer Springs Way (APN 125-21-310-010), T-C (Town Center) Zone [L-TC (Low Density Residential) Special Land Use Designation], Ward 6 (Fiore) [PRJ-76314]. Staff recommends DENIAL.

Minutes:
CHAIR CHERRY declared the Public Hearing open.

JONATHAN BOYLES, Senior Planner, reported that the request was for a Variance to allow an existing 113 square-foot Accessory Structure (Class II) [Detached Patio Structure] which is setback zero feet from the east property line where three feet is required and was constructed without obtaining building permits. Staff has found that the applicant's hardship is self-imposed; therefore, staff recommended denial.

He noted that additional letters of support have been received since publication.

ALEX MAZZOLA introduced himself and BRANDI MAZZOLA and stated that when they purchased the home they invested $70,000 upgrading the house. He noted that the backyard structure matches the other renovations that have been completed. MR. MAZZOLA stated that he and his wife received approval from 27 of their neighbors and the wall-sharing neighbor was present in the audience. He was not aware that he needed approval to build a barbeque grill and hoped to have the Variance approved as it cost him $17,000 to build.

PATRICIA ALBERS, a next-door neighbor, spoke in support of the application stating that the applicants have done improvements that she believed have improved her home's value. She encouraged the Commission to approve the application.

RON CALDERO was also in favor of the application.

Subsequent to the vote, SENIOR ASSISTANT CITY ATTORNEY BRYAN SCOTT instructed MR. MAZZOLA to submit his support petition for the record; the document was already included in the backup documentation; therefore, it was not attached.

CHAIR CHERRY declared the Public Hearing closed.

NOTE: COMMISSIONER WILLIAMS stated that he would be abstaining from voting on this item as he knows the Mazzola Family.

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

Passed For: 4; Against: 0; Abstain: 1; Did Not Vote: 0; Excused: 2

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

21. VAR-76344 - VARIANCE - PUBLIC HEARING - APPLICANT: BEN SILLITOE - OWNER: 1800 INDUSTRIAL, LLC - For possible action on a request for a Variance TO ALLOW A ZERO-FOOT SETBACK WHERE FIVE FEET IS REQUIRED FOR TWO PROPOSED MONUMENT SIGNS at 1800 Industrial Road (APN 162-04-704-003), M (Industrial) Zone, Ward 3 (Coffin) [PRJ-76245]. Staff recommends DENIAL.

Minutes:
VICE CHAIR DE SALVIO declared the Public Hearing open.

JONATHAN BOYLES, Senior Planner, reported that the applicant is proposing to install two double-sided monument signs at an existing Marijuana Dispensary. The proposed monument signs are positioned over two landscape islands containing trees thus requiring removal of existing planting materials. While moving the proposed monument signs five feet from the property line would allow conformance with Title 19 requirements, this would result in encroachment onto the existing drive aisle on the existing property; however, an existing wall sign for the Marijuana Dispensary is contained on the subject site; additionally, the use is advertised on a billboard located adjacent to the subject site facing Industrial Road. As such, staff has determined that the proposed signage is inconsistent with the intent of the Title 19 Commercial and Industrial District Sign development standards; therefore, staff recommended denial.

BEN SILLITOE appeared representing Oasis Cannabis and stated that the establishment was proud of what it has done for the area such as beautifying the building and attracting additional businesses to the area. As a result, occupancy and visitation to the Oasis Cannabis building has increased.

Utilizing a site plan, he pointed out how the parking in front of the building requires the entrance on the north side of the property; however, Oasis Cannabis is accessed on the south side of the property. MR. SILLITOE further demonstrated how traffic flowing into the property flows in opposition to the entrance.

He noted that a setback of five feet would put the monument signs within the driveway. The applicant was aware of the beautification of the landscaping and was open to making concessions in order to provide landscaping near the driveway, as well, but thought it was important to address issues with the traffic flow.

VICE CHAIR DE SALVIO pointed out that the applicant desired to remove the only landscaping. MR. SILLITOE agreed this seemed counterintuitive to the beautification of the lot and stated that if the Commission wished to make a condition regarding the landscaping, the applicant would be agreeable to it.

VICE CHAIR DE SALVIO noticed the current amount of signage on the building and wondered why more signage was needed. MR. SILLITOE replied that it was not a matter of needing more signage but that there is a traffic flow issue. The property does not have any indication of where patrons must enter into the building.

COMMISSIONER TOUSSAINT had a problem with there being no landscaping. She felt some plants needed to be added.

VICE CHAIR DESALVIO declared the Public Hearing closed.

NOTE: CHAIR CHERRY abstained from voting on this item as his family is in the cannabis industry and he considers BEN SILLITOE a friend.

Motion made by Donna Toussaint to Deny

Passed For: 4; Against: 0; Abstain: 1; Did Not Vote: 0; Excused: 2

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

22. VAR-76345 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SS & D PROPERTIES, LLC - For possible action on a request for a Variance TO ALLOW A ZERO-FOOT SETBACK WHERE FIVE FEET IS REQUIRED AND TO ALLOW A 320 SQUARE-FOOT SIGN AREA WHERE 194 SQUARE FEET IS THE MAXIMUM ALLOWED FOR A PROPOSED FREESTANDING SIGN on 0.65 acres at 1809 South Las Vegas Boulevard (APN 162-03-310-007), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-76292]. Staff recommends DENIAL.

Minutes:
CHAIR CHERRY declared the Public Hearing open.

JONATHAN BOYLES, Senior Planner, reported that the applicant proposes to erect a freestanding sign adjacent to Las Vegas Boulevard with a zero-foot setback where five feet is required. The applicant also requests to increase the permitted sign size area by 64 percent to allow a sign area of 320 square feet where 194 square feet is the maximum allowed. While the site is currently undeveloped, Site Development Plan Review (SDR-73846) was approved by the Planning Commission on August 14, 2018, to allow a proposed restaurant use, which will function as an IHOP, at the subject site.

As the proposed signage is inconsistent with Title 19 development standards and no evidence of a unique or extraordinary circumstance has been presented, staff recommended denial.

He noted that additional letters of protest and support have been received since publication.

JOHN VORNSAND appeared representing the applicant and stated that when the current owners purchased the subject property in April of 2018, it was already severely damaged by a fire started by homeless individuals. The owners then had the property razed and started to work on redevelopment of the property. They wished to provide a new development that would not only foster economic development and growth within the area but would also provide a sense of pride for the city; the result is an IHOP restaurant which will be the flagship of the IHOP franchise.

MR. VORNSAND noted that the request is for a freestanding sign pointing out that the site is exceptionally narrow when compared to its depth. This has provided some difficulties in locating a place for the freestanding sign. The sign is proposed at the same setback and encroachment as the existing sign and is slightly smaller and slightly higher than the existing sign. The higher height is preferable because it provides more clearance in the area of the encroachment; as far as the encroachment is concerned, he stated that the Department of Public Works has indicated that it has no objection to this, and the Director of Public Works has indicated that the proposed placement location will work with the Las Vegas Boulevard project.

MR. VORNSAND stated that the project is being completed through the New Market Tax Credit program and the applicant is working with the Department of Economic and Urban Development as well as partnering with other institutions. The applicant is also working with The Neon Museum and the City in preserving the existing signage as it is part of the city's history. He respectfully requested approval of the application and agreed with the conditions of staff and the Department of Public Works.

SEAN ASHOORI, owner, stated that he bought the property last year and in doing so inherited a mandatory Notice of Demolition issued by Code Enforcement. The reason for this notice was due in part to problems caused by homeless individuals. MR. ASHOORI noted that as soon as he purchased the property he hired 24-hour security and has been cleaning the property consistently. He believed this project would be a catalyst for other businesses in the area and added that the signage will be neon and befitting of the area.

COMMISSIONER QUINN trusted in MR. VORNSAND and thought the project to be beautiful. She would support the application. CHAIR CHERRY agreed.

CHAIR CHERRY declared the Public Hearing closed.

Motion made by Vicki Quinn to Approve subject to condition(s)

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

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

23. SUP-76351 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: I NEED CASH NOW - OWNER: RED FEATHER PROPERTY, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,730 SQUARE-FOOT FINANCIAL INSTITUTION, SPECIFIED USE WITH WAIVERS TO ALLOW A 59-FOOT DISTANCE SEPARATION FROM A PARCEL ZONED FOR RESIDENTIAL USE WHERE 200 FEET IS REQUIRED AND A 660-FOOT DISTANCE SEPARATION FROM ANOTHER FINANCIAL INSTITUTION, SPECIFIED WHERE 1,000 FEET IS REQUIRED at 3281 North Decatur Boulevard, Suites #250 and #260 (APN 138-12-813-001), C-2 (General Commercial) Zone, Ward 5 (Crear) [PRJ-76172]. Staff recommends DENIAL.

Minutes:
CHAIR CHERRY declared the Public Hearing open.

JONATHAN BOYLES, Senior Planner, reported that the subject site is located within an existing shopping center and within the C-2 (General Commercial) zoning district and is subject to Title 19.12 development standards.

The proposed location of this use fails to comply with the minimum distance separation requirements for the requested Special Use Permit. From the residential-zoned parcel, the proposed 59-foot residential distance separation Waiver represents a 70 percent reduction from the required 200-foot separation mandated by Title 19. The 660-foot distance separation Waiver from a similar use represents a 34 percent distance separation reduction from the 1,000 feet mandated by Title 19. There is one Financial Institution specified use within 1,000 feet of the location and the addition of one more represents an over-concentration of the use in the local area; therefore, staff recommended denial.

He noted that additional letters of protest and support have been received since publication.

TONY CELESTE appeared on behalf of the applicant and pointed out the location of the property on an aerial view of the site. It is a large commercial shopping complex located on Decatur Boulevard, Cheyenne Avenue and Rancho Drive and across from the North Las Vegas Airport. A voluntary neighborhood meeting was held on June 3rd. Only MR. CELESTE and KELLY WOODS, Special Assistant to Council, were in attendance and no neighbors attended.

MR. CELESTE understood staff's position but wished to address a couple of concerns. With respect to the distance separation from residential, the subject property is on the back side of the residential area, is a large commercial shopping center and is in a heavily trafficked area. The use would be minimal and does not require any additional parking spaces. With respect to measuring distances to commercial subdivisions, the site exceeds 1,000 feet away from the other financial institution.

COMMISSIONER WILLIAMS understood MR. CELESTE'S comments in regards to the distance separation requirements; however, the purpose of the distance separation requirement is so that like businesses are not clustered together. He agreed with the staff recommendation.

ROBERT SUMMERFIELD, Director of Planning, provided further clarification regarding the distance separation requirements for COMMISSIONER DE SALVIO stating that measurement from property line to property line has been used for 25 years. If the property line touches the radius circle, it is within the radius. In this case, although the individual tenant space is outside of the radius circle, the commercial shopping center where the property is accessed is one parcel and within the distance separation.

CHAIR CHERRY declared the Public Hearing closed.

Motion made by Anthony Williams to Deny

Passed For: 3; Against: 2; Abstain: 0; Did Not Vote: 0; Excused: 2

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

24. SDR-76332 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: HOT DIGGITY DOG DAYCARE - OWNER: THE TASS C. HARDIN AND LOIS I. HARDIN REVOCABLE FAMILY TRUST - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 10,000 SQUARE-FOOT PET BOARDING FACILITY on 1.36 acres on the south side of Red Coach Avenue, 465 feet west of Rancho Drive (APN 138-02-202-017), C-1 (Limited Commercial) Zone, Ward 4 (Anthony) [PRJ-76196]. Staff recommends APPROVAL.

Minutes:
CHAIR CHERRY declared the Public Hearing open.

JONATHAN BOYLES, Senior Planner, reported that the applicant was proposing to construct a 10,000 square-foot Pet Boarding Facility on an undeveloped lot. The current zoning is C-1 (Limited Commercial) with an SC (Service Commercial) General Plan designation. Pet Boarding is a conditional land use in the C-1 (Limited Commercial) zoning district. Per the submitted justification letter, the proposed project meets all conditional use requirements.

In addition, the subject site adheres to all required parking and landscaping requirements outlined in Title 19. As the proposed use meets all applicable Title 19 development standard requirements, staff found the use can be conducted in a harmonious and compatible manner with the existing development in the area; therefore, staff recommended approval.

RICHARD GALLEGOS appeared representing the applicant. He stated that the applicant was agreeable to the recommended conditions and showed a rendering of the proposed project.

COMMISSIONER TOUSSAINT was excited about the project as her daughter takes her dog to doggy daycare. MR. GALLEGOS confirmed for the Commission that the proposed project was an expansion of the current location.

CHAIR CHERRY declared the Public Hearing closed.

Motion made by Donna Toussaint to Approve subject to condition(s)

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

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

25. SDR-76350 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: TRUE LOVE MISSIONARY BAPTIST CHURCH - For possible action on a request for a Site Development Plan Review FOR A PROPOSED PARKING LOT EXPANSION on 2.28 acres at 1941 H Street (APN 139-21-703-003), C-V (Civic) Zone, Ward 5 (Crear) [PRJ-76225]. Staff recommends DENIAL.

Minutes:
CHAIR CHERRY declared the Public Hearing open.

JONATHAN BOYLES, Senior Planner, reported that the subject site is partially developed with an existing Church. Currently, an approximately 72-foot wide area adjacent to the north perimeter and a 49-foot wide area adjacent to the west perimeter remains undeveloped within the existing parking lot. The applicant has proposed to pave the undeveloped area within the parking lot to mitigate dust control and aid in protecting air quality in the area.

Pursuant to an approved building permit and plot plan review date stamped 9/5/1974, the subject site was required to provide a five-foot-wide landscape buffer adjacent to the north perimeter of the site and a one-foot wide landscape buffer adjacent to a portion of the east perimeter. Within the north landscape buffer five-gallon Oleander shrubs were required to be planted four feet off center. Also, five-gallon juniper shrubs were required to be planted three feet off center within the one-foot landscape buffer adjacent to H Street.

The applicant has requested an Exception of planting materials to allow no planting materials throughout the site. Due to the proposed removal of all required planting materials from the parking lot area, staff has determined the proposed project is not compatible with surrounding development in the area and will have a negative impact to the adjacent multi-family residential development to the north and south and single-family residential development to the east of the subject site; therefore, staff recommended denial of this project subject to conditions.

He noted that additional letters of support have been received since publication.

HAILEY SHINTON appeared on behalf of the applicant and stated that the purpose of the application is to mitigate dust. The church has plans to add to the existing building which at that time all zoning and building code requirements will be met.

COMMISSIONER WILLIAMS understood staff's recommendation for denial and asked MS. SHINTON why the applicant requested to have no plant materials. Because of the future plans to add onto the existing building, MS. SHINTON said all landscaping would be demolished anyway. She was unsure about the timing of the new construction.

COMMISSIONER WILLIAMS wondered if the applicant would be willing to meet so that he could better understand the applicant's intentions. He expressed his desire to hold this item in abeyance. MS. SHINTON agreed to the Commissioner's request.

CHAIR CHERRY confirmed the item could be held in abeyance one time. He understood how hard it is to raise funds but thought it would be nice to see some sort of landscaping.

SCOTT MARX, True Love Missionary Baptist Church, appeared representing the applicant. He wondered about discussing the issues now; however, the Commissioner wished to pursue the abeyance.

CHAIR CHERRY declared the Public Hearing closed.

Motion made by Anthony Williams to Hold in Abeyance to 7/9/2019

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

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

Citizens Participation:

26. 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:
CHAIR CHERRY welcomed COMMISSIONER WILLIAMS to the Planning Commission.

The meeting was adjourned at 7:40 p.m.

Respectfully submitted:

____
Ashley Foster, Deputy City Clerk

____
Debra Outland, 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