

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



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

Planning Commission Minutes

Council Chambers - 495 South Main Street - Phone 702-229-6011

City of Las Vegas Internet Address: www.lasvegasnevada.gov

June 21, 2022

6:00 PM

BUSINESS ITEMS:

1. Call to Order

Minutes:

CHAIR SCHLOTTMAN 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 noticing standards as outlined in NRS 241.020: City Hall, 495 South Main Street, 1st Floor; The City of Las Vegas website – www.lasvegasnevada.gov; and The Nevada Public Notice website – notice.nv.gov.

3. Roll Call

Minutes:

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

EXCUSED: COMMISSIONER WILLIAMS

ALSO PRESENT: PETER LOWENSTEIN, Deputy Planning Director; FRED SOLIS, Planning Manager; NICOLE EDDOWES, Community Development Coordinator; STEVE SWANTON, Sr. Planner; VICTOR BOLANOS, Sr. Engineering Associate; ROBERT NOLAN, Deputy Fire Chief; JAMES B. LEWIS, Deputy City Attorney IV; REBECCA WOLFSON, Deputy City Attorney II; CHEYENNE LaRANCE, Deputy City Clerk; and GABRIELA PORTILLO-BRENNER, Deputy City Clerk

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

Minutes:

None.

5. For Possible Action to Approve the Final Minutes for the Planning Commission Meeting of May 10, 2022.

Motion made by Jeff Rogan to Approve

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

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

6. For Possible Action - Any Items from the Planning Commission, staff and/or the applicant wish to be stricken or held in abeyance to a future meeting may be brought forward and acted upon at this time.

Minutes:

NICOLE EDDOWES, Community Development Coordinator, announced requests to hold Items 20a and 20b, 21a and 21b, and 40a and 40b to the meeting of August 9, 2022, Items 27a and 27b and 30 to the meeting of July 12, 2022 and Items 43c and 43d to be Withdrawn without Prejudice. She specified that staff requested to hold Item 30 in abeyance in order to re-notice for the application.

Motion made by Jeff Rogan to Hold in Abeyance Items 20a and 20b, 21a and 21b and 40a and 40b to 8/9/2022, Items 27a and 27b and 30 to 7/12/2022 and Withdraw without prejudice Items 43c and 43d

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

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

CONSENT ITEMS:

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

7. 22-0193-TMP1 - TENTATIVE MAP - LYRA AT SUNSTONE - APPLICANT: WOODSIDE HOMES OF NEVADA, LLC - OWNER: NORTHLAND, LLC - For possible action on a Land Use Entitlement project request FOR A 284-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 50.04 acres at the northwest corner of Iron Mountain Road and Erik Lloyd Street (APNs 125-07-510-001 and 125-06-810-006), T-D (Traditional Development) Zone [L (Residential Low) Sunstone Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL.

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

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

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

8. 22-0232-TMP1 - TENTATIVE MAP - SUMMERLIN VILLAGE 22 PARCEL F - APPLICANT: TRI POINTE HOMES NEVADA, INC. - OWNER: HOWARD HUGHES COMPANY, LLC - For possible action on a Land Use Entitlement project request FOR A 56-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 14.00 acres generally located at the northwest corner of Kettle Ridge Drive and Fleet Wing Avenue (APN 137-22-511-002), P-C (Planned Community) Zone [SF3 (Single Family Detached) Special Land Use Designation], Ward 2 (Seaman). Staff recommends APPROVAL.

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

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

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

9. 22-0242-TMP1 - TENTATIVE MAP - KYLE CANYON GATEWAY UNIT 1 AND UNIT 3 - APPLICANT/OWNER: TRI POINTE HOMES NEVADA, INC. - For possible action on a Land Use Entitlement project request FOR A 271-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 46.20 acres at the northeast corner of Kyle Canyon Road and Alpine Ridge Way (APNs 126-01-601-008 through 013; 126-01-701-001, 002, 003, 004, 005

and 009), PD (Planned Development) Zone [L (Residential Low) Kyle Canyon Gateway Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL.

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

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

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

10. 22-0303 - APPLICANT/OWNER: TIB, LLC - For possible action on the following Land Use Entitlement project requests on 1.88 acres at 7610 Oso Blanca Road (APN 125-17-210-452), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Town Center Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

See Items 10a-10d for related backup.

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

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

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

- 10a. 22-0303-EOT1 - EXTENSION OF TIME - FOR THE FIRST EXTENSION OF TIME OF A PREVIOUSLY APPROVED VARIANCE (VAR-78669) TO ALLOW 55 PARKING SPACES WHERE 74 ARE REQUIRED

Minutes:

See Items 10-10d for related backup.

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

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

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

- 10b. 22-0303-EOT2 - EXTENSION OF TIME - FOR THE FIRST EXTENSION OF TIME OF A PREVIOUSLY APPROVED SPECIAL USE PERMIT (SUP-78665) FOR A PROPOSED 6,769 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) USE

Minutes:

See Items 10-10d for related backup.

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

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

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

- 10c. 22-0303-EOT3 - EXTENSION OF TIME - FOR THE FIRST EXTENSION OF TIME OF A PREVIOUSLY APPROVED SPECIAL USE PERMIT (SUP-78666) 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

Minutes:

See Items 10-10d for related backup.

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

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

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

- 10d. 22-0303-EOT4 - EXTENSION OF TIME - FOR THE FIRST EXTENSION OF TIME OF A PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN REVIEW (SDR-78667) 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

Minutes:

See Items 10-10d for related backup.

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

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

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

ONE MOTION - ONE VOTE

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

11. 21-0825-MDR1 - DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: THE HOWARD HUGHES COMPANY, LLC - For possible action on a Land Use Entitlement project request FOR SUMMERLIN VILLAGE 30A on 251.97 acres at the southwest corner of Lake Mead Boulevard and Park Drift Trail (APNs 137-21-701-001, 137-22-301-005 and 137-28-501-001), P-C (Planned Community) Zone, Ward 2 (Seaman). Staff recommends APPROVAL.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open for Items 11-19, 22-26b, 28a-29 and 31a-32.

RAE LATHROP was present to speak on Item 12, but the Chair informed her that item would be pulled for discussion.

COMMISSIONER CHERRY requested that Item 22 be removed from the One Motion One Vote Agenda for discussion.

Referring to Item 13, JEANNE ASMUSSEN said this site has been an issue within the neighborhood for a long time, and the residents have concerns about what will actually happen with the property. She said the owner has recently purchased Mansion 54 along with other real estate in the area, and she wondered what the owner has planned. CHAIR SCHLOTTMAN said the Commission is only voting on the request on this agenda, but he asked MS. ASMUSSEN to submit her information to staff so he can report back to the neighbors.

CHAIR SCHLOTTMAN declared the Public Hearing closed for Items 11-19, 22-26b, 28a-29 and 31a-32.

Motion made by Jeff Rogan to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 12a-12c, 20a-22, 27a and 27b and 30

NOTE: Commissioner Cherry abstained from voting on Item 29 as he has financial interests in cannabis companies, and he disclosed that he has interests within the notification area of Items 22, 24 and 28. Additionally, Chair Schlottman disclosed for Item 29 that although his construction company has been involved

in the construction of many cannabis facilities in the past, he has voted on those matters, and he did not feel his judgement would be compromised.

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

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

12. 21-0841 - PUBLIC HEARING - APPLICANT: CIRCLE K STORES, INC. - OWNER: FEM, LLC - For possible action on the following Land Use Entitlement project requests on a portion of 4.45 acres at the northwest corner of Sahara Avenue and Maryland Parkway (APNs 162-03-802-005, 008 and 009), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open for Items 12-12c.

NICOLE EDDOWES, Community Development Coordinator, explained the proposed commercial development and use of the structures is consistent with the previously approved plans for the subject site. The proposed project is compatible with the adjacent developments and meets all of the minimum Title 19 requirements and the conditions of approval of the previous site development plan reviews for the commercial development; therefore, staff recommended approval of all applications. She noted an additional letter of support had been received since publication.

ATTORNEY TONY CELESTE appeared with Circle K representative, JODI HAMILL, and said they agree to all conditions. He offered to address any questions or concerns once the residents provided their comments.

RAE LATHROP said in 2021, the Planning Commission adopted a new Master Plan and the Maryland Parkway Transit-Oriented Development Plan, which set a vision for the future of Maryland Parkway to include many new safety improvements, mass-transit investments and proposes many types of new supporting development. Last week, her neighborhood held a meeting about the future design improvements for the Huntridge Circle Park. The conversation also included suggestions and ideas to improve Maryland Parkway's future redesign. The neighbors continue to want more pedestrian-friendly amenities, safe crossings and small business destinations. This item is to approve the final development plan for a new gas station at the corner of Sahara Avenue and Maryland Parkway, where two of the four corners of this intersection already have an operational gas station. A gas station at this spot will only continue to encourage auto traffic and increase auto-oriented development within the city. As someone who has participated in informing others of the City's vision, she asked the Commission to consider these plans, policies and future mass-transit lines for all development on Maryland Parkway. While this item is already far along in the process, she believed all proposals on Maryland Parkway should be reconsidered to support the City and community's new vision.

MR. CELESTE explained the site is about four acres and used to house various businesses, including one with a grandfathered, non-restricted gaming license. The site is now in need of redevelopment and a consolidated, fresh design. The approved Tentative Map consolidates all nine lots into one, which will provide a cohesive development. The plans now show a relocation of Dotty's, and a new Dunkin' and Habit Burger along with a gas station/convenience store. Circle K has now entered into a lease agreement with them, and they have worked closely with the City with respect to how Maryland Parkway will be reconfigured to accommodate the mass-transit corridor. MR. CELESTE reiterated that they accepted all conditions of approval.

CHAIR SCHLOTTMAN confirmed the Commission has seen these plans before, and he was willing to move forward; however, several residents have reached out to him and expressed concern about individuals purchasing a single serving of alcohol. MS. HAMILL said Circle K is willing to work with any recommendations for packaged liquor sales. They have already reduced the gaming stations to five, and they are very flexible operationally. The Chair said he lives on Fremont Street, and he has witnessed people purchasing single beers, drinking it out front of the convenience store, then littering. MS. EDDOWES read the additional condition of approval for 21-0841-SUP1, to which MS. HAMILL agreed.

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

CHAIR SCHLOTTMAN declared the Public Hearing closed for Items 12-12b.

12a. 21-0841-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 5,200 SQUARE-FOOT ALCOHOL, OFF-PREMISE BEER/WINE USE

Minutes:

See Items 11 and 12 for related discussion and Items 12-12c for related backup.

Motion made by Sam Cherry to Approve Items 12a-12c subject to condition(s) and adding the following condition as read for the record:

A. The single sales of beer and coolers shall be prohibited.

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

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

12b. 21-0841-SUP2 - SPECIAL USE PERMIT - FOR A PROPOSED 5,200 SQUARE-FOOT GAMING ESTABLISHMENT, RESTRICTED USE (1 TO 5 MACHINES)

Minutes:

See Items 11 and 12 for related discussion and Items 12-12c for related backup.

Motion made by Sam Cherry to Approve Items 12a-12c subject to condition(s) with added condition for Item 12a

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

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

12c. 21-0841-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A FOR PROPOSED 5,200 SQUARE-FOOT CONVENIENCE STORE BUILDING WITH FUEL PUMPS AND CANOPY

Minutes:

See Items 11 and 12 for related discussion and Items 12-12c for related backup.

Motion made by Sam Cherry to Approve Items 12a-12c subject to condition(s) with added condition for Item 12a

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

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

13. 22-0059-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: AJB GENERAL CONTRACTOR - OWNER: 3250 SPRING MOUNTAIN TRUST - For possible action on a Land Use Entitlement request for a Major Amendment to a previously approved Site Development Plan Review (SDR-67942) FOR A PROPOSED SINGLE-STORY, 3,900 SQUARE-FOOT GENERAL RETAIL BUILDING WITH A WAIVER OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS ARCHITECTURAL DEVELOPMENT STANDARDS on 1.04 acres at the northeast corner of Park Paseo and Las Vegas Boulevard (APN 162-03-112-021), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:

See Item 11 for related discussion.

Motion made by Jeff Rogan to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 12a-12c, 20a-22, 27a and 27b and 30

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

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

14. 22-0176-ZON1 - REZONING - PUBLIC HEARING - APPLICANT: FISHER BROTHERS LAS VEGAS, LLC - OWNER: WYANDOTTE HOLDINGS, LLC - For possible action on a Land Use Entitlement project request FROM: R-1 (SINGLE FAMILY RESIDENTIAL) AND C-1 (LIMITED COMMERCIAL) TO: C-1 (LIMITED COMMERCIAL) on a portion of 7.68 acres generally located at the southwest corner of Teddy Drive and Rancho Drive (APN 162-08-610-104), Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:

See Item 11 for related discussion.

Motion made by Jeff Rogan to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 12a-12c, 20a-22, 27a and 27b and 30

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

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

15. 22-0177-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ANGEL HAMMERING - OWNER GALLO PAUL C TRUST, ET AL - For possible action on a Land Use Entitlement project request for a Major Amendment to a previously approved Special Use Permit (SUP-76116) FOR A PROPOSED 866 SQUARE-FOOT EXPANSION AND RELOCATION ON THE SAME LEGAL PARCEL OF A PREVIOUSLY APPROVED 984 SQUARE-FOOT MASSAGE ESTABLISHMENT USE at 2910 North Tenaya Way, Suite #210 (APNs 138-15-511-002, 138-15-610-012 AND 013), C-PB (Planned Business Park) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.

Minutes:

See Item 11 for related discussion.

Motion made by Jeff Rogan to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 12a-12c, 20a-22, 27a and 27b and 30

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

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

16. 22-0181-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BATLLEBORN ACADEMY, INC - OWNER: PREMIER EDUCATIONAL FACILITIES, LLC AND UNION INTERNATIONAL HODCARRIERS #872 - For possible action on a Land Use Entitlement project request FOR A PROPOSED PUBLIC OR PRIVATE SCHOOL, PRIMARY USE on the south side of Bonanza Road, approximately 530 feet east of Sandhill Road (APNs 140-31-501-002 and 003), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:

See Item 11 for related discussion.

Motion made by Jeff Rogan to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 12a-12c, 20a-22, 27a and 27b and 30

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

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

17. 22-0185-VAC1 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: TA LAS VEGAS 3900 BE, LLC - For possible action on a Land Use Entitlement project request for a Petition to Vacate a portion of right-of-way generally located on the north side of Bonanza Road at the intersection with Honolulu Street (APN 140-30-401-011), C-V (Civic) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:

See Item 11 for related discussion.

Motion made by Jeff Rogan to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 12a-12c, 20a-22, 27a and 27b and 30

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

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

18. 22-0186-ZON1 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: ZELZAH SHRINE TEMPLE, INC. - For possible action on a Land Use Entitlement project request FROM: R-1 (SINGLE FAMILY RESIDENTIAL) AND R-2 (MEDIUM-LOW DENISTY RESIDENTIAL) TO: C-1 (LIMITED COMMERCIAL) on 2.26 acres located on the north side of Sahara Avenue, 305 feet east of Eastern Avenue (APN 162-01-401-004), Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:

See Item 11 for related discussion.

Motion made by Jeff Rogan to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 12a-12c, 20a-22, 27a and 27b and 30

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

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

19. 22-0187-MSP1 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT: CLARK COUNTY SCHOOL BOARD OF TRUSTEES - OWNER: UNITED STATES OF AMERICA - For possible action on a Land Use Entitlement project request FOR A PROPOSED 46 SQUARE-FOOT LED MESSAGE UNIT WALL SIGN on 12.41 acres at 5150 Whispering Sands Drive (APN 125-13-501-010), C-V (Civic) Zone, Ward 6 (Fiore). Staff recommends APPROVAL.

Minutes:

See Item 11 for related discussion.

Motion made by Jeff Rogan to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 12a-12c, 20a-22, 27a and 27b and 30

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

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

20. 22-0197 - PUBLIC HEARING - APPLICANT: SCA DESIGN - OWNER: DURANGO COFFEE, LLC - For possible action on the following Land Use Entitlement project requests on 0.83 acres at the northwest corner of El Capitan Way and Durango Drive (APN 125-17-612-021), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

See Item 6 for related discussion and Items 20a and 20b for related backup.

- 20a. 22-0197-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED RESTAURANT WITH DRIVE-THROUGH USE

Minutes:

See Item 6 for related discussion and Items 20-20b for related backup.

Motion made by Jeff Rogan to Hold in Abeyance Items 20a and 20b, 21a and 21b and 40a and 40b to 8/9/2022, Items 27a and 27b and 30 to 7/12/2022 and Withdraw without prejudice Items 43c and 43d

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

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

- 20b. 22-0197-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 2,015 SQUARE-FOOT RESTAURANT WITH DRIVE-THROUGH DEVELOPMENT

Minutes:

See Items 6 for related discussion and Items 20-20b for related backup.

Motion made by Jeff Rogan to Hold in Abeyance Items 20a and 20b, 21a and 21b and 40a and 40b to 8/9/2022, Items 27a and 27b and 30 to 7/12/2022 and Withdraw without prejudice Items 43c and 43d

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

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

21. 22-0198 - PUBLIC HEARING - APPLICANT/OWNER: DURANGO RETAIL, LLC - For possible action on the following Land Use Entitlement project requests on 3.17 acres located at the northwest corner of Durango Drive and El Capitan Way (APN 125-17-612-023) T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

See Item 6 for related discussion and Items 21a and 21b for related backup.

- 21a. 22-0198-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED AUTO REPAIR GARAGE (MINOR) USE WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A SINGLE-FAMILY DETACHED DWELLING WHERE 330 FEET IS REQUIRED

Minutes:

See Item 6 for related discussion and Items 21-21b for related backup.

Motion made by Jeff Rogan to Hold in Abeyance Items 20a and 20b, 21a and 21b and 40a and 40b to 8/9/2022, Items 27a and 27b and 30 to 7/12/2022 and Withdraw without prejudice Items 43c and 43d

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

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

- 21b. 22-0198-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 4,042 SQUARE-FOOT MINOR AUTO REPAIR GARAGE DEVELOPMENT

Minutes:

See Item 6 for related discussion and Items 21-21b for related backup.

Motion made by Jeff Rogan to Hold in Abeyance Items 20a and 20b, 21a and 21b and 40a and 40b to 8/9/2022, Items 27a and 27b and 30 to 7/12/2022 and Withdraw without prejudice Items 43c and 43d

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

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

22. 22-0214-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CHARLEY, LLC - For possible action on a Land Use Entitlement project request FOR THE PROPOSED ADDITION OF DIGITAL (LED) ELECTRONIC MESSAGE BOARD ILLUMINATION TO THE EAST AND WEST SIDE OF AN EXISTING OFF-PREMISE SIGN on 0.12 acres located at 210 East Charleston Boulevard (APN 162-03-110-039), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open.

STEVE SWANTON, Sr. Planner, explained that although this conforms to Title 19 requirements, this off-premise sign digital conversion requires a Major Site Development Plan Review, as it is not located within 660 feet of a highway as classified by the State of Nevada. Staff determined that the conversion would have no substantial negative impact to residential development and recommended approval. He noted that additional documents of support had been submitted since publication.

LUCY STEWART, LAS Consulting, appeared representing the applicant and explained the owner would like to convert this sign to LED whilst using the existing structure. She agreed to all conditions.

COMMISSIONER CHERRY said residents in the area have concerns about the nighttime brightness, and MS. STEWART said there will be an automatic regulator on the sign to dim the light emissions at night. NICOLE EDDOWES, Community Development Coordinator, confirmed Title 19 does limit the amount of nits emitted from the sign. If it exceeds that amount, it will become a Code Enforcement issue. MS. STEWART said the Commissioners could contact her any time if there was an issue and she would pass it on to her client.

CHAIR SCHLOTTMAN said electronic billboards that change from a dark to light background can be blinding at night. He passes by this sign every day, and he will call MS. STEWART if he notices an issue.

See Items 11 and 45 for related discussion.

CHAIR SCHLOTTMAN declared the Public Hearing closed.

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

NOTE: Commissioner Cherry disclosed under Item 11 that he has interests within the notification area of Items 22, 24 and 28.

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

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

23. 22-0215-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: FIESTA TACOS - OWNER: WETHERBEE PROPERTIES, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 800 SQUARE-FOOT ALCOHOL, ON-PREMISE BEER/WINE USE at 941 North Pecos Road (APN 139-25-601-004), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:

See Item 11 for related discussion.

Motion made by Jeff Rogan to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 12a-12c, 20a-22, 27a and 27b and 30

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

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

24. 22-0231-VAC1 - VACATION - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: CITY PARKWAY V, INC. - For possible action on a Land Use Entitlement project request for a Petition to Vacate a portion of public right-of-way at the northeast corner of Bonneville Avenue and Main Street, Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:

See Item 11 for related discussion.

Motion made by Jeff Rogan to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 12a-12c, 20a-22, 27a and 27b and 30

NOTE: Commissioner Cherry disclosed that he has interests within the notification area of Items 22, 24 and 28.

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

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

25. 22-0234-VAC1 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: SOUTHWEST ANGLERS TRUST - For possible action on a Land Use Entitlement project request for a Petition to Vacate public sewer easements generally located south of Rosada Way, east of Juliano Road (APN 125-32-705-014), Unincorporated Clark County. Staff recommends APPROVAL.

Minutes:

See Item 11 for related discussion.

Motion made by Jeff Rogan to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 12a-12c, 20a-22, 27a and 27b and 30

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

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

26. 22-0237 - PUBLIC HEARING - APPLICANT: GREYSTONE OF NEVADA, LLC - OWNER: NORTHLAND, LLC - For possible action on the following Land Use Entitlement project requests on 81.16 acres at the northwest corner of Sunstone Parkway and N Skye Canyon Park Dr (APN 125-06-510-003), T-D (Traditional Development) Zone, Ward 6 (Fiore). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

See Item 11 for related discussion and Items 26a and 26b for related backup.

- 26a. 22-0237-VAC1 - VACATION - PETITION TO VACATE A 20-FOOT WIDE PUBLIC SEWER EASEMENT

Minutes:

See Item 11 for related discussion and Items 26-26b for related backup.

Motion made by Jeff Rogan to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 12a-12c, 20a-22, 27a and 27b and 30

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

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

- 26b. 22-0237-TMP1 - TENTATIVE MAP - ALIA AT SUNSTONE - FOR A 293-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

Minutes:

See Item 11 for related discussion and Items 26-26b for related backup.

Motion made by Jeff Rogan to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 12a-12c, 20a-22, 27a and 27b and 30

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

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

27. 22-0241 - PUBLIC HEARING - APPLICANT/OWNER: PACIFIC CLASSIC, LLC, ET AL - For possible action on the following Land Use Entitlement project requests on 27.63 acres at the northwest corner of Iron Mountain Road and Skye Village Road (APNs 126-01-801-005, 006, 009, 017, 018, and 019), C-1 (Limited Commercial) Zone, Ward 6 (Fiore). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

See Item 6 for related discussion and Items 27a and 27b for related backup.

- 27a. 22-0241-VAC1 - VACATION - PETITION TO VACATE A BUREAU OF LAND MANAGEMENT (BLM) RIGHT-OF-WAY GRANT EASEMENT AND U.S. GOVERNMENT PATENT EASEMENTS GENERALLY LOCATED AT THE NORTHWEST CORNER OF IRON MOUNTAIN ROAD AND SKYE VILLAGE ROAD

Minutes:

See Item 6 for related discussion and Items 27-27b for related backup.

Motion made by Jeff Rogan to Hold in Abeyance Items 20a and 20b, 21a and 21b and 40a and 40b to 8/9/2022, Items 27a and 27b and 30 to 7/12/2022 and Withdraw without prejudice Items 43c and 43d

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

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

- 27b. 22-0241-TMP1 - TENTATIVE MAP - IRON MOUNTAIN PLAZA - FOR A ONE-LOT COMMERCIAL SUBDIVISION

Minutes:

See Item 6 for related discussion and Items 27-27b for related backup.

Motion made by Jeff Rogan to Hold in Abeyance Items 20a and 20b, 21a and 21b and 40a and 40b to 8/9/2022, Items 27a and 27b and 30 to 7/12/2022 and Withdraw without prejudice Items 43c and 43d

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

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

28. 22-0243 - PUBLIC HEARING - APPLICANT/OWNER: API NEVADA PROPERTIES, INC - For possible action on the following Land Use Entitlement project requests on 0.48 acres at 233 South 4th Street (APN 139-34-601-004), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

See Item 11 for related discussion and Items 28a and 28b for related backup.

- 28a. 22-0243-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 33,170 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE WITH AN 11,234 SQUARE-FOOT OUTDOOR PATIO AREA

Minutes:

See Item 6 for related discussion and Items 28-28b for related backup.

Motion made by Jeff Rogan to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 12a-12c, 20a-22, 27a and 27b and 30

NOTE: Commissioner Cherry disclosed that he has interests within the notification area of Items 22, 24 and 28.

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

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

- 28b. 22-0243-SUP2 - SPECIAL USE PERMIT - FOR A PROPOSED 33,170 SQUARE-FOOT NIGHTCLUB USE WITH AN 11,234 SQUARE-FOOT OUTDOOR PATIO AREA

Minutes:

See Item 11 for related discussion and Items 28-28b for related backup.

Motion made by Jeff Rogan to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 12a-12c, 20a-22, 27a and 27b and 30

NOTE: Commissioner Cherry disclosed that he has interests within the notification area of Items 22, 24 and 28.

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

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

29. 22-0244-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NATURAL MEDICINE - OWNER: KURASHIGE 2013, LLC - For possible action on a Land Use Entitlement project request FOR A 6,355 SQUARE-FOOT CANNABIS DISPENSARY USE at 101 South Rainbow Boulevard, Suites #1 - #5 (APN 138-34-513-007), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.

Minutes:

See Item 11 for related discussion.

Motion made by Jeff Rogan to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 12a-12c, 20a-22, 27a and 27b and 30

NOTE: The video does not reflect the vote accurately, in that Commissioner Cherry abstained from voting on Item 29 as he has financial interests in cannabis companies. Additionally, Chair Schlottman disclosed for Item 29 that although his construction company has been involved in the construction of many cannabis facilities in the past, he has voted on those matters, and he did not feel his judgement would be compromised.

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

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

30. 22-0250-VAC1 - VACATION - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES, LLC - OWNER: CENTURY COMMUNITIES OF NEVADA, LLC - For possible action on a Land Use Entitlement project request for a Petition to Vacate a public drainage easement generally located at the southwest corner of Iron Mountain Road and Sheep Mountain Parkway (APN 126-12-101-003), Ward 6 (Fiore). Staff recommends APPROVAL.

Minutes:

See Item 6 for related discussion.

Motion made by Jeff Rogan to Hold in Abeyance Items 20a and 20b, 21a and 21b and 40a and 40b to 8/9/2022, Items 27a and 27b and 30 to 7/12/2022 and Withdraw without prejudice Items 43c and 43d

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

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

31. 22-0251 - PUBLIC HEARING - APPLICANT/OWNER: HOWARD HUGHES COMPANY, LLC - For possible action on the following Land Use Entitlement project requests on 551.17 acres on the north side of Lake Mead Boulevard alignment, 740 feet west of Reverence Parkway (APNs 137-15-401-003, 137-22-101-005 and 137-21-501-001), P-C (Planned Community) Zone, Ward 2 (Seaman). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

See Item 11 for related discussion and Items 31a and 31b for related backup.

- 31a. 22-0251-MOD1 - MAJOR MODIFICATION - FOR MODIFICATIONS TO THE SUMMERLIN WEST VILLAGE 27 DEVELOPMENT PLAN

Minutes:

See Item 11 for related discussion and Items 31-31b for related backup.

Motion made by Jeff Rogan to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 12a-12c, 20a-22, 27a and 27b and 30

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

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

- 31b. 22-0251-TMP1 - TENTATIVE MAP - SUMMERLIN WEST VILLAGE 27 - FOR A 25-LOT PARENT TENTATIVE MAP FOR SUMMERLIN WEST VILLAGE 27

Minutes:

See Item 11 for related discussion and Items 31-31b for related backup.

Motion made by Jeff Rogan to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 12a-12c, 20a-22, 27a and 27b and 30

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

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

32. 22-0268-MOD1 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT/OWNER: THE HOWARD HUGHES COMPANY, LLC - For possible action on a Land Use Entitlement project request for a Major Modification of the approved Summerlin Development Standards TO MODIFY SFSD (SINGLE FAMILY SPECIAL LOT DEVELOPMENT STANDARDS (APNs Multiple), P-C (Planned Community) Zone, Ward 2 (Seaman) and Ward 4 (Anthony). Staff recommends APPROVAL.

Minutes:

See Item 11 for related discussion.

Motion made by Jeff Rogan to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 12a-12c, 20a-22, 27a and 27b and 30

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

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

PUBLIC HEARING ITEMS

33. ABEYANCE - RENOTIFICATION - 22-0023-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DANIEL LIBONATI - For possible action on a Land Use Entitlement project request TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING PATIO COVER AND TO ALLOW THE PATIO COVER TO EXCEED THE 12-FOOT HEIGHT LIMITATION on 0.19 acres at 6104 Tamar Court (APN 125-26-811-014), R-1 (Single Family Residential) Zone, Ward 6 (Fiore). Staff recommends DENIAL.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open.

STEVE SWANTON, Sr. Planner, explained the applicant constructed an attached 15-foot tall, 30-foot long patio cover with the support structures adjacent to the easterly property line without a building permit. Title 19 requires such structures to be no more than 12-feet tall and at least five feet from the side property line. As the hardship in this case is self-imposed and unrelated to the physical characteristics of the site, staff recommended denial.

Applicant DANIEL LIBONATI explained he built this structure to house his RV (recreational vehicle). He also submitted a support petition from the nearby residents, a copy of which was attached as backup.

COMMISSIONER DE SALVIO confirmed MR. LIBONATI received support from the neighbors and the HOA (Homeowner's Association), and he has not received any protest.

CHAIR SCHLOTTMAN declared the Public Hearing closed.

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

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

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

34. 22-0171-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: REBRONZE TRUST, ALEX K. BOUZARI TRUSTEE - For possible action on a Land Use Entitlement project request TO ALLOW A 10-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR A PROPOSED ACCESSORY STRUCTURE (CLASS II) [GUARD HOUSE]; AN ACCESSORY STRUCTURE TO BE ERECTED OR MOVED ONTO THE LOT PRIOR TO CONSTRUCTION OF THE PRIMARY DWELLING; AN ACCESSORY STRUCTURE IN FRONT OF THE PRIMARY DWELLING WHERE SUCH IS NOT PERMITTED; AN EIGHT-FOOT TALL SOLID FRONT YARD WALL WITH 10-FOOT TALL PILASTERS WHERE FIVE FEET IS THE MAXIMUM HEIGHT ALLOWED at 8112 Via Olivero Avenue (APN 163-04-801-007), R-E (Residence Estates) Zone, Ward 2 (Seaman). Staff recommends DENIAL.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open.

NICOLE EDDOWES, Community Development Coordinator, reported that staff found the requested Variance to be a self-imposed hardship, as it is preferential in nature, and recommended denial. She noted additional letters of support and protest had been received since publication.

ATTORNEY STEPHANIE ALLEN said the site is made up of two parcels located near Cimarron Road and Sahara Avenue, although it will be combined into one parcel through this application. The north houses the residential property, and the south houses amenities. This proposal is for a guard gate located on the south portion of the property to serve as a secondary entrance. She said the 50-foot setback requirement would be

too deep for the property, and they do not think there would be any adverse effect. MS. ALLEN presented aerial views and renderings of the subject site and said she was unaware of any opposition to the request.

COMMISSIONER WALSH said he reviewed the application and had no concerns.

CHAIR SCHLOTTMAN declared the Public Hearing closed.

Motion made by Donald Walsh to Approve subject to condition(s)

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

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

35. 22-0175 - PUBLIC HEARING - APPLICANT: FISHER BROTHERS LAS VEGAS, LLC - OWNER: FISHER BROTHERS LAS VEGAS, LLC ET AL - For possible action on the following Land Use Entitlement project requests on 2.49 acres located on the west side of Rancho Drive, approximately 355 feet north of Meade Avenue (APNs 162-08-701-001 and 162-08-603-001, 002 and 003), Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

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

NICOLE EDDOWES, Community Development Coordinator, explained that the applicant requested a Variance for each of the three subject lots in order to rezone them to M (Industrial). Since the lots do not meet the minimum standards for lot width for the Industrial zoning district, staff recommended denial. She noted that additional letters of support and protest had been received since publication

ATTORNEY TONY CELESTE said the applicant owns all of the property immediately to the south, and they are trying to create a cohesive development; therefore, he requested approval with the recommended conditions.

CHAIR SCHLOTTMAN said this could be an exciting project, and he offered his support.

See Items 35a-35d for related backup.

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

- 35a. 22-0175-ZON1 - REZONING - FROM: P-R (PROFESSIONAL OFFICE AND PARKING) TO: M (INDUSTRIAL)

Minutes:

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

Motion made by Jeff Rogan to Approve Items 35a-35d subject to condition(s)

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

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

- 35b. 22-0175-VAR1 - VARIANCE - TO ALLOW 65-FOOT WIDE LOT WHERE 100 FEET IS THE MINIMUM REQUIRED (APN 162-08-603-001)

Minutes:

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

Motion made by Jeff Rogan to Approve Items 35a-35d subject to condition(s)

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

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

- 35c. 22-0175-VAR2 - VARIANCE - TO ALLOW 65-FOOT WIDE LOT WHERE 100 FEET IS THE MINIMUM REQUIRED (APN 162-08-603-002)

Minutes:

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

Motion made by Jeff Rogan to Approve Items 35a-35d subject to condition(s)

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

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

- 35d. 22-0175-VAR3 - VARIANCE - TO ALLOW 65-FOOT WIDE LOT WHERE 100 FEET IS THE MINIMUM REQUIRED (APN 162-08-603-003)

Minutes:

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

Motion made by Jeff Rogan to Approve Items 35a-35d subject to condition(s)

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

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

36. 22-0207-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CASH AMERICA WEST, INC. DBA SUPERPAWN - OWNER: C EAGLE SPIRIT, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED PAWN SHOP USE WITH WAIVERS TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A PARCEL ZONED FOR RESIDENTIAL USE WHERE 200 FEET IS REQUIRED AND TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM AN EXISTING SIMILAR USE WHERE 1,000 FEET IS REQUIRED at 2300 East Bonanza Road (APN 139-35-501-001), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open.

NICOLE EDDOWES, Community Development Coordinator, explained that due to the requested Waivers for the distance separation requirements from similar uses and a residential neighborhood, staff was unable to support the requested Special Use Permit and recommended denial. She noted that additional letters of support and protest had been received since publication.

ATTORNEY JOE DAGHER appeared representing SuperPawn, who has been operating 23 stores in Southern Nevada for over 38 years, and they are the largest pawn operator in Nevada. In October 2021, SuperPawn won an auction hosted by the City for a new license, which they paid \$1.9 million for in order to build a new location within a specified timeframe. SuperPawn submitted applications for three different sites, two of which fell through for reasons beyond their control. This standalone site is located on the northwest corner of Eastern Avenue and Bonanza Road, and is an overall part of an 8.77-acre shopping center. He stressed that the prior use of this building was a Koster's Cash Loans, which operated from 2004 through 2021. It has been vacant for over a year, and has been subject to vandalism and graffiti. Prior to commencing operations, SuperPawn will put a substantial investment into the building and renovate it entirely, which he presented a rendering for.

MR. DAGHER reiterated that the prior use would have also required the same distance separation waiver requested for this site. Further, he pointed out other financial institutions in the area also have a distance separation waiver. He did, however, point out that SuperPawn will be different in that there will be no check

cashing services at this location, nor will they offer auto title loans. If measured from building to building, there is a distance separation of approximately 988 feet. He alleged that by approving this application, the Commission is not setting a precedent because they have already approved similar applications in the past, which he named. Additionally, they have obtained support petitions, which were included in the backup materials, from the nearby residents, the other tenants in the shopping center and SuperPawn employees that live in Ward 3.

In closing, MR. DAGHER said he has not heard of any opposition, and the community welcomes this use. SuperPawn is making a substantial investment in the community, and they will be a wonderful neighbor.

CHAIR SCHLOTTMAN confirmed there was no opposition, and he has supported SuperPawn projects in the past, although they met the distance separation requirements. He had concerns about saturation, and he requested to hear from the other Commissioners.

COMMISSIONER CHERRY confirmed through MR. DAGHER that the old signage would be removed and the exterior of the building would be completely renovated. He then expressed concern about items being displayed outside of the shop, and MR. DAGHER said it was not their intention to advertise anything outdoors. MS. EDDOWES added the approval would include a non-waivable requirement prohibiting outside displays, sales or storage of any merchandise. Although COMMISSIONER CHERRY understood the Chair's comments regarding saturation, he felt he could support the application.

COMMISSIONER DE SALVIO said he travels this area often, and he believed the project would be an improvement to the area and generate additional jobs. He felt comfortable knowing that the residents supported it. Further, Bonanza Road has been reinventing itself over the last few years, and this specific corner needs new development. He supported the application.

COMMISSIONER ROGAN agreed with the comments made by COMMISSIONERS CHERRY and DE SALVIO. It is far from other financial institutions in the area, and the uses are different from each other.

COMMISSIONER TOUSSAINT felt this would be a big improvement to the community, and offered her support.

CHAIR SCHLOTTMAN declared the Public Hearing closed.

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

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

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

37. 22-0212 - PUBLIC HEARING - APPLICANT/OWNER: ROBERT ALLEN - For possible action on the following Land Use Entitlement project requests on 0.19 acres at 619 Park Paseo (APN 162-03-510-002), Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

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

STEVE SWANTON, Sr. Planner, explained that an existing casita was constructed along the east side property line without a building permit. Title 19 requires a three-foot setback to the side property line, but the current owner would like to maintain the casita as constructed. In the absence of an extraordinary circumstance related to the physical characteristics of the property, the hardship is determined to be self-imposed and staff recommended denial. He noted that additional documents of support had been received since publication.

Applicant ROBERT ALLEN said he wishes to proceed with the improvements on his casita that he initiated in 2021. Upon learning of the requirements to fix a broken window, he worked with DIANE SIEBRANDT, Historic Preservation Officer, and submitted the appropriate documents. He has also halted all other work in the casita since last year to ensure the proper protocol is followed. He has been the proud owner of this property for ten years, and he purchased the property next door in 2003. This casita was converted from an accessory structure

in 1995, before he assumed ownership of the property, and he was unaware the improvements were unpermitted. He wishes to move forward with the improvements and bring the property into compliance.

JEANNE ASMUSSEN lives across the street from MR. ALLEN, and she has been introducing her neighbors to the permitting process. MR. ALLEN has gone out of his way to get everything up to standards and improve the structure. She hoped the Commission would approve his request, and she submitted her support postcard, which was attached as backup.

CHAIR SCHLOTTMAN confirmed the structure has been there since 1995. There have been no complaints, and he was willing to support the application.

COMMISSIONER TOUSSANT said she is very familiar with the area, and offered her support.

See Items 37a and 37b for related backup.

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

- 37a. 22-0212-VAR1 - VARIANCE - TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED

Minutes:

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

Motion made by Donna Toussaint to Approve Items 37a and 37b subject to condition(s)

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

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

- 37b. 22-0212-SUP1 - SPECIAL USE PERMIT - FOR AN EXISTING 528 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS I) USE [CASITA]

Minutes:

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

Motion made by Donna Toussaint to Approve Items 37a and 37b subject to condition(s)

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

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

38. 22-0213 - PUBLIC HEARING - APPLICANT: ELBEZE HAIRVOLUTION II, LLC - OWNER: FAEC HOLDINGS WIRRULLA, LLC - For possible action on the following Land Use Entitlement project requests on 2.75 acres at 450 Fremont Street, Suite #270 (APN 139-34-513-002), C-2 (General Commercial) Zone, Ward 5 (Crear). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

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

NICOLE EDDOWES, Community Development Coordinator, explained the applicant proposed to remodel an existing suite within the Neonopolis in order to accommodate a nightclub with an outdoor patio area. The Neonopolis is designed to accommodate such uses, and staff recommended approval of the requested Special Use Permit and Site Development Plan Review.

Applicant AVRAHAM ELBEZE said he would like to provide good energy and vibes for the locals.

See Items 38a and 38b for related backup.

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

38a. 22-0213-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 15,526 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE

Minutes:

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

Motion made by Sam Cherry to Approve Items 38a and 38b subject to condition(s)

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

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

38b. 22-0213-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 15,526 SQUARE-FOOT NIGHT CLUB WITH OUTDOOR PATIO

Minutes:

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

Motion made by Sam Cherry to Approve Items 38a and 38b subject to condition(s)

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

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

39. 22-0221-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: YOURSPACE AMERICA, INC. - OWNER: 4700 RANCHO, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 1,100-UNIT, FOUR-STORY, 156,852 SQUARE-FOOT MINI-STORAGE DEVELOPMENT on 2.39 acres at 120 West Owens Avenue (APN 139-22-404-005), C-2 (General Commercial) Zone, Ward 5 (Crear). Staff recommends APPROVAL.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open.

NICOLE EDDOWES, Community Development Coordinator, explained staff found the proposed mini-storage facility development to be harmonious and compatible with the surrounding area and recommended approval of the development.

FRANK FERDON and PATRICK ANDERSEN, Magellan Architecture, were present. MR. FERDON said they plan to build a 155,000 square-foot, self-storage facility at the northwest corner of Owens Avenue and the 215 Beltway. They presented renderings of the buildings, and MR. FERDON recalled a similar application of theirs that was approved six months ago.

COMMISSIONER CHERRY said this looks like a great building, and he did not have any issues with the project.

CHAIR SCHLOTTMAN declared the Public Hearing closed.

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

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

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

40. 22-0226 - PUBLIC HEARING - APPLICANT/OWNER: CHURCH OF GOD (SEVENTH DAY) ENGLISH - For possible action on the following Land Use Entitlement project requests on 2.00 acres at 3523 North Jones Boulevard (APN 138-11-704-009), C-V (Civic) Zone, Ward 5 (Crear). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

See Item 6 for related discussion and Items 40a and 40b for related backup.

- 40a. 22-0226-VAR1 - VARIANCE - TO ALLOW VARIATIONS FROM THE C-V (CIVIC) ZONING DISTRICT STANDARDS

Minutes:

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

Motion made by Jeff Rogan to Hold in Abeyance Items 20a and 20b, 21a and 21b and 40a and 40b to 8/9/2022, Items 27a and 27b and 30 to 7/12/2022 and Withdraw without prejudice Items 43c and 43d

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

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

- 40b. 22-0226-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 10,420 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP

Minutes:

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

Motion made by Jeff Rogan to Hold in Abeyance Items 20a and 20b, 21a and 21b and 40a and 40b to 8/9/2022, Items 27a and 27b and 30 to 7/12/2022 and Withdraw without prejudice Items 43c and 43d

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

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

41. 22-0228-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: STEWART PLAZA, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED THREE-STORY MIXED-USE DEVELOPMENT WITH 69 MULTI-FAMILY RESIDENTIAL UNITS AND 2,601 SQUARE FEET OF COMMERCIAL FLOOR AREA IN CONJUNCTION WITH AN EXISTING 4,025 SQUARE-FOOT CONVENIENCE STORE WITH FUEL PUMPS, CANOPY AND CAR WASH WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 2.78 acres at the northwest corner of Stewart Avenue and Mojave Road (APN 139-36-603-001), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open.

STEVE SWANTON, Sr. Planner, explained this proposed mixed-use development provides infill development in the area, and the location is appropriate near other multi-family residential uses, the I-515 freeway and various civic uses. The development is generally consistent with Title 19 and is compatible with the adjacent commercial use on the site. Therefore, staff recommended approval.

JOE HAUN, Hauntec Civic Engineering, appeared with ERIC CHRISTENSEN, Architectural Solution, and explained this property is already partially developed with a convenience store. The owner would like to add a three-story building that will house 69 multi-family residential units along with commercial space on the lower level. They have reviewed and accepted all conditions.

CHAIR SCHLOTTMAN was glad to see this project come forward.

CHAIR SCHLOTTMAN declared the Public Hearing closed.

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

NOTE: Chair Schlottman disclosed that he has worked with Joe Hahn, Hahn Engineering, in the past but given he has no open contracts with him and has no relation to the owners of the subject property, he would be voting.

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

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

42. 22-0238 - PUBLIC HEARING - APPLICANT/OWNER: GMD PROPERTIES, LLC - For possible action on the following Land Use Entitlement project requests on 0.69 acres on the west side of 10th Street, approximately 205 feet north of Stewart Avenue (APNs 139-35-112-005 and 139-35-211-008), T5-N (T5 Neighborhood) Zone, Ward 5 (Crear). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open for Items 42-42b.

STEVE SWANTON, Sr. Planner, reported the proposed multi-family residential infill development generally provides the form of development that is sought in the Fremont East District. The requested waivers are for minor design adjustments that would not alter the desired form of development for this area. Therefore, staff recommended approval of the Site Development Plan Review, and he noted that additional documents of protest had been received since publication.

TESSA McDEVITT appearing on behalf the applicant, JOE DiLEO, said they have already completed other projects in the area, and they were excited to move forward with this project.

BRANDON DAVIS said he owns the property at 314 North 9th Street, and he was concerned about the alleyway access because that is how Republic Services gains access to his trash containers. GREG SEEHAFFER, Greene Tindall Design, confirmed that only a small portion of the alley is being vacated, and trash vehicles will still be able to access the area. VICTOR BOLANOS, Sr. Engineering Associate, added that a condition for 22-0238-SDR1 is included to ensure uniform widths in the alley.

See Items 42a and 42b for related backup.

CHAIR SCHLOTTMAN declared the Public Hearing closed for Items 42-42b.

- 42a. 22-0238-VAC1 - VACATION - PETITION TO VACATE A PORTION OF A PUBLIC ALLEY SOUTH OF MESQUITE AVENUE BETWEEN 9TH STREET AND 10TH STREET

Minutes:

See Item 42 for related discussion and Items 42-42b for related backup.

Motion made by Louis De Salvio to Approve Items 42a and 42b subject to condition(s)

NOTE: Commissioner Cherry abstained from voting out of caution as he has a similar project within the notification area.

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

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

- 42b. 22-0238-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED FOUR-STORY, 36-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF TITLE 19.09 FORM-BASED CODE STANDARDS

Minutes:

See Item 42 for related discussion and Items 42-42b for related backup.

Motion made by Louis De Salvio to Approve Items 42a and 42b subject to condition(s)

NOTE: Commissioner Cherry abstained from voting out of caution as he has a similar project within the notification area.

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

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

43. 22-0240 - PUBLIC HEARING - APPLICANT/OWNER: S & S FUELS, LLC - For possible action on the following Land Use Entitlement project requests on 0.51 acres at the northeast corner of Charleston Boulevard and Antelope Way (APNs 138-34-802-005 and 006), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open for Items 43-43b and 43e.

STEVE SWANTON, Sr. Planner, explained staff found that although dedication of 15 feet of frontage along Charleston Boulevard for public right-of-way is planned, there is adequate space to design the proposed development in conformance with Title 19 commercial development standards. The applicant created a self-imposed hardship by proposing a site design that has resulted in the need for Variances, Waivers and Exceptions, and staff recommended denial of all applications. He noted that additional documents of protest were received since publication.

LUU LUONG, LEBODESIGN, said their client bought this property with the intent of remodeling the existing building and installing a fueling canopy. During the application process, they found out the City has requested to take 15 feet of their property for a future turning lane and bus pullout. They will now demolish the building and build a new one on the back of the property, which accounts for one of the variances. The waivers related to landscaping and parking spaces are due to the way the site will be constrained once the 15 feet is taken away.

COMMISSIONER ROGAN said he received a comment from a resident that was concerned about this location being used as a cut-through, but he was not concerned after looking at the site plans. MR. LUONG clarified for the Commissioner that the landscape buffer reduction would be needed for both the Charleston Boulevard and Antelope Way facing sides. COMMISSIONER ROGAN said he did not see any problems with this, as it is mostly surrounded by commercial properties. He did, however, suggest that MR. LUONG try to add more landscaping before the City Council hearing.

COMMISSIONER CHERRY asked for the size of the box trees on the site, to which MR. LUONG said they were 24-inch trees. The Commissioner requested the applicant replace those trees with 36-inch box trees, to which MR. LUONG agreed.

See Items 43a-43e for related backup.

CHAIR SCHLOTTMAN declared the Public Hearing closed for Items 43-43b and 43e.

- 43a. 22-0240-VAR1 - VARIANCE - TO ALLOW 15 PARKING SPACES WHERE 20 ARE REQUIRED AND TO ALLOW NO LOADING SPACE WHERE ONE IS REQUIRED

Minutes:

See Item 43 for related discussion and Items 43-43e for related backup.

Motion made by Jeff Rogan to Approve Items 43a, 43b and 43e subject to condition(s) with added condition for Item 43e

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

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

43b. 22-0240-VAR2 - VARIANCE - TO ALLOW A 10-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED

Minutes:

See Item 43 for related discussion and Items 43-43e for related backup.

Motion made by Jeff Rogan to Approve Items 43a, 43b and 43e subject to condition(s) with added condition for Item 43e

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

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

43c. 22-0240-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 3,436 SQUARE-FOOT ALCOHOL, OFF-PREMISE BEER/WINE USE

Minutes:

See Item 6 for related discussion and Items 43-43e for related backup.

Motion made by Jeff Rogan to Hold in Abeyance Items 20a and 20b, 21a and 21b and 40a and 40b to 8/9/2022, Items 27a and 27b and 30 to 7/12/2022 and Withdraw without prejudice Items 43c and 43d

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

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

43d. 22-0240-SUP2 - SPECIAL USE PERMIT - FOR A PROPOSED GAMING ESTABLISHMENT, RESTRICTED USE (ONE TO FIVE MACHINES)

Minutes:

See Item 6 for related discussion and Items 43-43e for related backup.

Motion made by Jeff Rogan to Hold in Abeyance Items 20a and 20b, 21a and 21b and 40a and 40b to 8/9/2022, Items 27a and 27b and 30 to 7/12/2022 and Withdraw without prejudice Items 43c and 43d

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

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

43e. 22-0240-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 3,436 SQUARE-FOOT CONVENIENCE STORE WITH FUEL PUMPS AND CANOPY WITH WAIVERS OF TITLE 19 LANDSCAPE BUFFER REQUIREMENTS AND A WAIVER TO NOT ORIENT THE BUILDING TO THE CORNER WHERE SUCH IS REQUIRED

Minutes:

See Item 43 for related discussion and Items 43-43e for related backup.

Motion made by Jeff Rogan to Approve Items 43a, 43b and 43e subject to condition(s) and adding the following condition:

A. The landscape plan shall be revised to depict 36-inch box trees within perimeter landscape buffer and parking lot planters.

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

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

44. 22-0288-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: STEVEN CORBIN & SHAY FAMILY TRUST - For possible action on a Land Use Entitlement project request TO ALLOW A THREE-FOOT REAR YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR A PROPOSED PATIO COVER on 0.13 acres at 3909 Hampton Grove Court (APN 138-07-110-047), R-CL (Single Family Compact-Lot) Zone, Ward 4 (Anthony). Staff recommends DENIAL.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open.

STEVE SWANTON, Sr. Planner, reported that staff found the variance request to be a self-created hardship that is not related to the physical characteristics of the property and recommended denial.

JESSICA LANE, Proficient Patios, explained her client is requesting a side setback reduction from five feet to three feet for an alumawood patio cover that has been painted to match the house. The patio cover has been permitted, but it failed inspections due to the smaller setback. In closing, she noted that this community is not governed by an HOA (Homeowner's Association).

COMMISSIONER TOUSSAINT said similar variances have been granted in the past. There has been no opposition submitted, and she offered her support.

CHAIR SCHLOTTMAN declared the Public Hearing closed.

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

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

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

Citizens Participation:

45. 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 SCHLOTTMAN thanked Las Vegas Fire and Rescue for their response to the recent fire that happened Downtown. Due to their firefighters noticing the fire from four blocks away before it was called in, they saved many lives. ROBERT NOLAN, Sr. Deputy Fire Chief, said Las Vegas Fire and Rescue appreciates the kind words, comments and support.

Two unidentified individuals appeared for Item 22, and CHAIR SCHLOTTMAN informed them the item was approved. They turned in a support postcard, which was attached as backup to that item.

The meeting was adjourned at 7:33 p.m.

Respectfully submitted:

Gabriela Portillo-Brenner, Deputy City Clerk

Cheyenne LaRance, Deputy City Clerk

THIS MEETING WAS PROPERLY NOTICED AND POSTED AT THE FOLLOWING LOCATIONS
IN ACCORDANCE WITH THE NOTICING STANDARDS AS OUTLINED IN NRS 241.020:

The City of Las Vegas website – www.lasvegasnevada.gov

The Nevada Public Notice website – notice.nv.gov

City Hall, 495 South Main Street, 1st Floor