

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



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

Planning Commission Minutes

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

June 25, 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, SCHLOTTMAN, TOUSSAINT, FLANGAS and WILLIAMS

Also Present: ROBERT SUMMERFIELD, Planning Director, PETER LOWENSTEIN, Deputy Planning Director, ERIC McCAMMOND, Senior Management Analyst, NICOLE EDDOWES, Senior Planner, LUCIEN PAET, Engineering Project Manager, DAVID KLEIN, Deputy Fire Marshal, BRAD JERBIC, City Attorney, BRYAN SCOTT, Assistant City Attorney, DEBRA A. OUTLAND, Deputy City Clerk and ASHLEY FOSTER, 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 Meetings of May 14 and May 28, 2019.

Minutes:

NOTE: The video does not reflect the vote accurately in that COMMISSIONER FLANGAS only abstained from voting on the Final Minutes for the Planning Commission Meeting of May 14, 2019, as he was not in attendance for that meeting.

Motion made by Louis De Salvio to Approve

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

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

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

Minutes:

ERIC McCAMMOND, Senior Management Analyst, announced those items requested to be withdrawn and abeyed. He specifically noted this was the second abeyance request for Items 10 and 11 and the first abeyance request for Items 12-14 and Items 39-41.

Motion made by Louis De Salvio to Hold in Abeyance Items 10-14 to 7/23/2019, Items 39-41 to 7/9/2019 and Withdraw without prejudice Item 24

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

For-Gus Flangas, Donna Toussaint, Trinity Haven Schlottman, Sam Cherry, Louis De Salvio, 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. EOT-76358 - EXTENSION OF TIME - SPECIAL USE PERMIT - APPLICANT/OWNER: SENIOR NEVADA BENEFIT GROUP, LP - For possible action on a request for an Extension of Time of a previously approved Special Use Permit (SUP-58539) FOR A PROPOSED MOTOR VEHICLE SALES (USED) USE WITH A WAIVER TO ALLOW 18,295 SQUARE FEET OF AREA DEDICATED TO THE USE WHERE 25,000 SQUARE FEET IS THE MINIMUM REQUIRED at 2600 Fremont Street (APN 162-01-103-001), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-76206]. Staff recommends APPROVAL.

Motion made by Louis De Salvio to Approve the Consent Agenda subject to conditions except Item(s) None

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

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

8. EOT-76359 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: SENIOR NEVADA BENEFIT GROUP, LP - For possible action on a request for an Extension of Time of a previously approved Site Development Plan Review (SDR-58540) FOR A PROPOSED MOTOR VEHICLE SALES (USED) USE WITH WAIVERS TO ALLOW A SEVEN-FOOT WIDE LANDSCAPE BUFFER ALONG THE EAST PROPERTY LINE AND A FIVE-FOOT WIDE LANDSCAPE BUFFER ALONG A PORTION OF THE WEST PROPERTY LINE WHERE 15 FEET IS REQUIRED ADJACENT TO RIGHT-OF-WAY at 2600 Fremont Street (APN 162-01-103-001), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-76206]. Staff recommends APPROVAL.

Motion made by Louis De Salvio to Approve the Consent Agenda subject to conditions except Item(s) None

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

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

9. EOT-76368 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - APPLICANT - POB LAS VEGAS, LLC - OWNER: CITY OF LAS VEGAS - For possible action on a request for a first Extension of Time of an approved Site Development Plan Review (SDR-68470) FOR A PROPOSED SINGLE-STORY, 34,782 SQUARE-FOOT SHOPPING CENTER on 3.48 acres at 300 North Casino Center Boulevard and 350 Stewart Avenue (APNs 139-34-501-004 and 008), C-2 (General Commercial) Zone, Ward 5 (Cear) [PRJ-76348]. Staff recommends APPROVAL.

Motion made by Louis De Salvio to Approve the Consent Agenda subject to conditions except Item(s) None

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

For-Gus Flangas, Donna Toussaint, Trinity Haven Schlottman, Sam Cherry, Louis De Salvio, 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. All public hearings and non-public hearings will be opened at one time. Any person representing an application or a member of the public or a member of the Planning Commission not in agreement with the conditions and all standard conditions for the application recommended by staff, should request to have that item removed from this part of the agenda.

10. ABEYANCE - GPA-75937 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: BUS YARD PROPERTIES, LLC, ET AL - For possible action on a request for a General Plan Amendment FROM: M (MEDIUM DENSITY RESIDENTIAL) TO: ML (MEDIUM LOW DENSITY RESIDENTIAL) on 15.00 acres generally located west of the intersection of Ann Road and Shaumber Road (APNs 126-36-101-006, 007 and 027), Ward 6 (Fiore) [PRJ-75900]. Staff recommends APPROVAL.

Minutes:

See Item 6 for related discussion and Item 11 for related backup.

Motion made by Louis De Salvio to Hold in Abeyance Items 10-14 to 7/23/2019, Items 39-41 to 7/9/2019 and Withdraw without prejudice Item 24

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

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

11. ABEYANCE ZON-75938 - REZONING RELATED TO GPA-75937 - PUBLIC HEARING - APPLICANT/OWNER: BUS YARD PROPERTIES, LLC, ET AL - For possible action on a request for a Rezoning FROM: R-3 (MEDIUM DENSITY RESIDENTIAL) TO: R-CL (SINGLE FAMILY COMPACT-LOT) on 15.00 acres generally located west of the intersection of Ann Road and Shaumber Road (APNs 126-36-101-006, 007 and 027), Ward 6 (Fiore) [PRJ-75900]. Staff recommends APPROVAL.

Minutes:

See Item 6 for related discussion and Items 10 and 11 for related backup.

Motion made by Louis De Salvio to Hold in Abeyance Items 10-14 to 7/23/2019, Items 39-41 to 7/9/2019 and Withdraw without prejudice Item 24

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

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

12. SUP-76456 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: PACIFIC HEALTHCARE III, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED MINI-STORAGE FACILITY WITH A WAIVER TO ALLOW STORAGE FACILITIES ON THE FIRST FLOOR WHERE SUCH IS NOT ALLOWED AND TO ALLOW THE NORTH, EAST, AND SOUTH BUILDING FACADES TO NOT APPEAR AS AN OFFICE OR RETAIL FACILITY WHERE SUCH IS REQUIRED on the east side of Riley Street, approximately 290 feet south of Rome Boulevard (APN 125-20-803-021), T-C (Town Center) Zone [MC-TC (Montecito - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-75649]. Staff recommends APPROVAL.

Minutes:

See Item 6 for related discussion and Items 13 and 14 for related backup.

Motion made by Louis De Salvio to Hold in Abeyance Items 10-14 to 7/23/2019, Items 39-41 to 7/9/2019 and Withdraw without prejudice Item 24

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

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

13. SUP-76457 - SPECIAL USE PERMIT RELATED TO SUP-76456 - PUBLIC HEARING - APPLICANT/OWNER: PACIFIC HEALTHCARE III, LLC - For possible action on a request for a Special Use Permit FOR A 79-FOOT TALL WIRELESS COMMUNICATION FACILITY (MONOPALM) on the east side of Riley Street, approximately 290 feet south of Rome Boulevard (APN 125-20-803-021), T-C (Town Center) Zone [MC-TC (Montecito - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-75649]. Staff recommends APPROVAL.

Minutes:

See Item 6 for related discussion and Items 12-14 for related backup.

Motion made by Louis De Salvio to Hold in Abeyance Items 10-14 to 7/23/2019, Items 39-41 to 7/9/2019 and Withdraw without prejudice Item 24

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

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

14. SDR-76455 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-76456 AND SUP-76457 - PUBLIC HEARING - APPLICANT/OWNER: PACIFIC HEALTHCARE III, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED THREE-STORY, 517-UNIT, 75,161 SQUARE-FOOT MINI-STORAGE FACILITY AND A 80-FOOT TALL WIRELESS COMMUNICATION FACILITY (MONOPALM) WITH WAIVERS OF THE TOWN CENTER DEVELOPMENT STANDARDS TO ALLOW NONE OF THE BUILDING TO BE BUILT TO THE FRONT SETBACK LINE WHERE A MINIMUM OF 80 PERCENT IS REQUIRED, TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED, AND TO ALLOW A SIX-FOOT REAR SETBACK WHERE 20 FEET IS REQUIRED on 1.11 acres on the east side of Riley Street, approximately 290 feet south of Rome Boulevard (APN 125-20-803-021), T-C (Town Center) Zone [MC-TC (Montecito - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-75649]. Staff recommends APPROVAL.

Minutes:

See Item 6 for related discussion and Items 12-14 for related backup.

Motion made by Louis De Salvio to Hold in Abeyance Items 10-14 to 7/23/2019, Items 39-41 to 7/9/2019 and Withdraw without prejudice Item 24

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

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

15. SUP-76451 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DAD'S BAIL BONDS - OWNER: BONNEVILLE CENTER, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED BAILBOND SERVICE USE at 608 South 3rd Street (APN 139-34-311-070), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-76334]. Staff recommends APPROVAL.

Minutes:

CHAIR CHERRY declared the Public Hearing open for Items 15-20.

There being no one present to speak, he declared the Public Hearing closed for Items 15-20.

NOTE: The video does not reflect the vote accurately in that COMMISSIONER FLANGAS abstained from voting on Item 15 because his cousins are the property owners.

Motion made by Louis De Salvio to Approve the One Motion One Vote subject to condition(s) except Item(s) 10., 11., 12., 13., 14.

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

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

16. MSP-76356 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT/OWNER: CLARK COUNTY SCHOOL DISTRICT - For possible action on a request for a Master Sign Plan FOR AN EXISTING PUBLIC SCHOOL, PRIMARY on 14.92 acres at 9851 Donald Nelson Avenue (APN 125-18-201-015), C-V (Civic) Zone, Ward 6 (Fiore) [PRJ-76357]. Staff recommends APPROVAL.

Minutes:

See Item 15 for related discussion.

Motion made by Louis De Salvio to Approve the One Motion One Vote subject to condition(s) except Item(s) 10., 11., 12., 13., 14.

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

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

17. VAC-76391 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: VICTORY MISSIONARY BAPTIST CHURCH - For possible action on a request for a Petition to Vacate a 20-foot wide alley between "E" Street and "F" Street, south of Jackson Avenue, Ward 5 (Crear) [PRJ-76390]. Staff recommends APPROVAL.

Minutes:

See Item 15 for related discussion.

Motion made by Louis De Salvio to Approve the One Motion One Vote subject to condition(s) except Item(s) 10., 11., 12., 13., 14.

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

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

18. VAC-76442 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: THE HOWARD HUGHES COMPANY, LLC
For possible action on a request for a Petition to Vacate public right-of-way generally located on Crossbridge Drive, west of Suncreek Drive, Ward 2 (Vacant) [PRJ-76399]. Staff recommends APPROVAL.

Minutes:

See Item 15 for related discussion.

Motion made by Louis De Salvio to Approve the One Motion One Vote subject to condition(s) except Item(s) 10., 11., 12., 13., 14.

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

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

19. VAC-76444 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: THE HOWARD HUGHES COMPANY, LLC
- For possible action on a request for a Petition to Vacate public drainage easements generally located on the north side of Alta Drive, west of Sky Vista Drive (portion of APNs 137-28-810-001 and 137-33-512-003), Ward 2 (Vacant) [PRJ-76396]. Staff recommends APPROVAL.

Minutes:

See Item 15 for related discussion.

Motion made by Louis De Salvio to Approve the One Motion One Vote subject to condition(s) except Item(s) 10., 11., 12., 13., 14.

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

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

20. VAC-76458 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: THE HOWARD HUGHES COMPANY, LLC
- For possible action on a request for a Petition to Vacate public sewer and drainage easements generally located on the north side of Alta Drive, west of Sky Vista Drive (portion of APN 137-33-512-002), Ward 2 (Vacant) [PRJ-76431]. Staff recommends APPROVAL.

Minutes:

See Item 15 for related discussion.

Motion made by Louis De Salvio to Approve the One Motion One Vote subject to condition(s) except Item(s) 10., 11., 12., 13., 14.

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

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

PUBLIC HEARING ITEMS

21. ABEYANCE - GPA-75668 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: ZION LOVINGIER - For possible action on a request for a General Plan Amendment FROM: PCD (PLANNED COMMUNITY DEVELOPMENT) TO: SC (SERVICE COMMERCIAL) on 1.50 acres at 8311 Farm Road (APN 125-16-301-003), Ward 6 (Fiore) [PRJ-75621]. Staff recommends DENIAL.

Minutes:

CHAIR CHERRY declared the Public Hearing open for Items 21 and 22.

ERIC McCAMMOND, Senior Management Analyst, reported the proposed General Plan Amendment (GPA) and Rezoning combination is intended to provide mostly retail shopping and personal services. These areas should be located on the periphery of residential neighborhoods and confined to the intersections of primary and secondary thoroughfares along major retail corridors. The subject site is not part of the retail corridor found west of Tule

Springs Road nor is it at the intersection of thoroughfares. The proposed GPA and Rezoning would create a commercial parcel almost entirely surrounded by single-family residences. As such, staff recommended denial of both requests. He noted there were updated property photos in the Commissioners' supplemental information packet. He also noted that additional letters of protest and support were received since publication.

NATHAN TAYLOR appeared representing the applicant. Using the site plan, he oriented the Commission to the area, noting that there is residential on two sides of the property. He also pointed out there are many commercial properties in the area, including the Albertsons shopping center and a daycare center.

He explained his clients purchased the property almost one year ago. He explained the poor condition of the property when it was purchased noting that his client invested over \$1 million in renovations. This is a 1.5-acre property with a 5,000 plus square-foot residence. He provided the history of the short-term rental operation, the challenges involved with that operation and the decision for his client to relinquish their short-term rental permit to the City. He stated his clients want to be a good neighbor and realized a better use of the property would be to utilize it as a banquet facility.

MR. TAYLOR stated they met with Business Licensing and Code Enforcement to discuss some events that were already booked for the property that they preferred not to cancel. As such, his client paid the associated fine, but did not schedule any further events.

The requested GPA and Rezoning are required in order to operate as a banquet facility, which is the first part of the land use approval process. Subsequent to these applications, a Site Development Plan Review (SDR) and Special Use Permit (SUP) would have to come before the Commission. He informed neighbors that a banquet facility use is better than a short-term rental because it is more highly regulated. Conditions included with the SUP will address hours of operation, the City noise ordinance and parking requirements, etc. He noted this request is similar to The Grove, another banquet facility a few hundred yards down the road, which is completely surrounded by residential single-family homes and has operated in a cohesive manner with its neighbors for many years. He pointed out that two neighborhood meetings were held, one of which was mandatory. Fifty people showed up to the second meeting, and all were in favor of the application. He requested the Commission vote to approve these requests.

The following individuals spoke in support: KAREN CONDOS, DENISE TOMCHEK, JUSTIN ROBERTS, JILL, SEAN, GARRETT and RYAN FERRERO, JACOB CLAY, DELOY BLANCHARD, BRIAN HORNER, ANDREW PARKER, DELANEY FIGUEROA, JENNIFER CARDELL, PAUL SCHWARZ, KEVIN SAGER, JOSH HALDEMAN, CAYDEN ROBERTS and ROCHELLE HENDRICKS.

Their comments included the change in use would allow for more oversight, there would be a time limit regarding the noise, the current property owners have integrity, are respectful and have transformed the property from an eyesore into something more positive, wedding/banquet halls are underserved in Las Vegas, individuals will no longer be allowed to stay overnight and staff will be at the location to help regulate the activity. Additional comments included the applicant is capitalizing on what America stands for and adding value to the community, some individuals already have a wedding booked and may need to scramble to find a new venue and it fit with the other commercial properties. Many spoke of the evil in the home prior to the transformation.

STEVEN PERMANN spoke in opposition and shared how the noise went beyond 9:00 p.m. or 10:00 p.m. at a recent event even with staff onsite. He ended up calling the Police Department who informed him he was one of multiple neighbors in that community who have complained and said they make two stops a week to the location to address the noise issue.

MR. TAYLOR stated now that the applicant gave up their short-term rental, no one will be living or staying on the premises. This will alleviate the problems that occurred in the past with regard to how many people were staying on the property and the associated noise late in the evening.

COMMISSIONER TOUSSAINT indicated she went by the property and was very impressed. The applicants have cleaned up the property, and they would have her support.

COMMISSIONER SCHLOTTMAN asked staff to explain why there were no conditions of approval. ROBERT SUMMERFIELD, Planning Director, explained the GPA and zoning change request are not conditional applications, which is why there are no conditions of approval. MR. SUMMERFIELD and COMMISSIONER SCHLOTTMAN also discussed whether SUP and SDR applications would come through the Planning

Commission at a future date for a wedding facility.

COMMISSIONER SCHLOTTMAN asked if the applicant would be required to convert from a residential structure to a commercial structure. MR. SUMMERFIELD explained after the zone change, the house could still be used as residential until such time as the applicant wished to move forward with the commercial use of the property. At that point, additional applications will be required. Not only will the applicant need to come forward for the residential to commercial conversion, but because it does not meet the C-1 (Limited Commercial) standards, they will need to request some variances related to residential-adjacency, setbacks and landscaping requirements, but any associated conditions will be related to development, not operational.

MR. SUMMERFIELD confirmed for COMMISSIONER SCHLOTTMAN that the applicant would still be required to adhere to Title 6 regulations. MR. TAYLOR noted there are requirements of the Southern Nevada Health District that the client will have to comply with regarding the new use as well. The Commissioner thought it was a nice looking building, but that the applicant had their work cut out for them with regard to the conversion. He also wanted to ensure mechanisms were in place with regard to Building/Safety/Fire.

CHAIR CHERRY hoped the neighbors understood that changing to C-1 did not guarantee a banquet facility would always be at the location; another use could end up there. Referring to when he owned a banquet facility, he did not think converting to a banquet facility meant the noise was going to stop as the noise is not regulated any differently than what it currently is. MR. SUMMERFIELD confirmed the noise regulation would be no different from when it was being operated as a short-term rental. The Chair appreciated those that came and spoke in support, but wanted to make sure they understood both sides.

COMMISSIONER DE SALVIO stated he would support what his Ward wants, but he also wanted to make sure the neighbors understood what was being requested and that the City would not have any control over what the operator decided to do with that property because C-1 zoning includes a multitude of businesses. Additionally, the Commission cannot guarantee that the noise will stop at a certain time. He stated if the residents wanted what was being requested, he would make the motion, but he cautioned them as to what they were asking for because it seemed the opposite of what they were trying to circumvent. He wanted it put on the record that he and other Commissioners pointed out what could potentially happen with the property if the zoning was changed to C-1. He thought the owners/operators were great individuals, but he stressed approving the request would not stop the noise or traffic, and it was possible it could intensify it.

See Item 22 for related backup.

CHAIR CHERRY declared the Public Hearing closed for Items 21 and 22.

NOTE: COMMISSIONER FLANGAS stated he has performed legal services for the applicant's representative and out of an abundance of caution, he abstained from voting on Items 21 and 22.

Motion made by Louis De Salvio to Approve

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

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

22. ABEYANCE - ZON-75669 - REZONING RELATED TO GPA-75668 - PUBLIC HEARING - APPLICANT/OWNER: ZION LOVINGIER - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL) on 1.50 acres at 8311 Farm Road (APN 125-16-301-003), Ward 6 (Fiore) [PRJ-75621]. Staff recommends DENIAL.

Minutes:

See Item 21 for related discussion and Items 21 and 22 for related backup.

NOTE: COMMISSIONER FLANGAS stated he has performed legal services for the applicant's representative and out of an abundance of caution, he abstained from voting on Items 21 and 22.

Motion made by Louis De Salvio to Approve

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

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

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

Minutes:

CHAIR CHERRY declared the Public Hearing open for Items 23, 25 and 26.

ERIC McCAMMOND, Senior Management Analyst, reported that over time, the subject segment of Arville Street has transitioned from residential uses to office uses. The proposed rezoning would follow this trend towards more commercial applications and would be compatible with existing developments along Arville Street. The proposed mini-storage facility meets all Title 19 requirements except for the landscape buffer along portions of the site's perimeter and landscape materials within the parking lot and adjacent to the east property line. Despite the Waiver and Exceptions, the development incorporates additional planters and a screen wall to buffer the facility and parking lot from neighboring properties and the right-of-way. As such, staff recommended approval of all applications.

ATTORNEY JENNIFER LAZOVICH appeared on behalf of the applicant. She thanked staff for working with them on this application and appreciated the recommendation of approval. She noted they also worked with an adjacent neighbor to address their concerns regarding the landscaping and setback, which is reflected on the plans provided to staff.

CHAIR CHERRY thanked the applicant for working with the neighbor. His understanding was that the site plan and intensity was discussed, and that the applicant was willing to scale it back. MS. LAZOVICH confirmed for the Chair that the plan that was submitted showed new eight-foot CMU (concrete masonry unit) walls on the north and east side.

Subsequent to the motions for Items 23 and 25, further discussion took place between the Chair, COMMISSIONER DE SALVIO, MS. LAZOVICH and ROBERT SUMMERFIELD, Planning Director, regarding the wall height. MR. SUMMERFIELD confirmed if the owner of the existing six-foot block wall does not give permission for the applicant to add two-feet to the wall, the applicant would be obligated to construct a wall. In lieu of amending Condition 6 on Item 26, direction to staff was provided and is included as part of the motion for that item.

See Items 24-26 for related backup.

CHAIR CHERRY declared the Public Hearing closed for Items 23, 25 and 26.

Motion made by Sam Cherry to Approve

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

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

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

Minutes:

See Item 6 for related discussion and Items 23-26 for related backup.

Motion made by Louis De Salvio to Hold in Abeyance Items 10-14 to 7/23/2019, Items 39-41 to 7/9/2019 and Withdraw without prejudice Item 24

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

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

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

Minutes:

See Item 23 for related discussion and Items 23-26 for related backup.

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

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

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

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

Minutes:

See Item 23 for related discussion and Items 23-26 for related backup.

Motion made by Sam Cherry to Approve subject to condition(s) with direction to staff that the north and east wall be eight feet tall, Condition #5 be updated for City Council to reflect the Planning Commission's intent/request and that staff work with the applicant to determine the other portion of the wall

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

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

27. ABEYANCE - RENOTIFICATION - VAR-75852 - VARIANCE - PUBLIC HEARING - APPLICANT: FISHER BROTHERS - OWNER: INTEGRAL PARTNERS PARK PLACE CENTRE-LAS VEGAS, LLC - For possible action on a request for a Variance TO ALLOW 921 PARKING SPACES WHERE 2,869 PARKING SPACES ARE REQUIRED on 14.71 acres at the southwest corner of Sirius Avenue and Rancho Drive (APN 162-08-418-002), C-2 (General Commercial) Zone, Ward 1 (Tarkanian) [PRJ-75760]. Staff recommends DENIAL.

Minutes:

CHAIR CHERRY declared the Public Hearing open for Items 27-30.

NICOLE EDDOWES, Senior Planner, reported the applicant was proposing a 7,776 square-foot expansion to the existing commercial recreation establishment in addition to entitling the entire facility as a tavern and nightclub in order to accommodate future tenants and provide them flexibility in programming their floor plans, which would not necessarily include all the available square-footage. Nevertheless, staff was unable to support an addition, and two additional land uses that intensify the previously-approved alternative parking analysis and recommended denial of all applications. She noted additional letters of support and protest were received since publication.

ATTORNEY JENNIFER LAZOVICH appeared on behalf of Area 15. As she has spoken on this project over the last couple of years, she provided some background information for the benefit of the two new Planning Commissioners.

She read the definition of "nightclub" into the record. Although not a typical nightclub, because it is so broad in nature, all of Area 15 potentially fits into that definition.

She explained they anticipate playing music in the center part of Area 15, where people may or may not dance. They are also requesting a tavern license, which triggers the idea of a nightclub use. Additionally, considering this land use across the entire site triggered a different calculation for parking, which required the requested

parking variance. The variance appears excessive, but is similar to Circa downtown. Circa applied for a 600,000 square-foot nightclub knowing the entire facility would not be a nightclub but did so in order to provide the same flexibility this applicant is requesting. The applicant believed not all 921 parking spaces would be used. They are in the process of conducting other studies and looking at other applications heard at the City Council level where they believe more than 50 percent of the patrons will be tourists that will utilize other means of transportation. She reiterated while the parking variance seems large, in theory, it is not meant to be as large as it is because the nightclub use is calculated slightly differently.

The final component of the application is the SUP for the tavern. The intent was to always apply for a tavern land use entitlement, but originally, the proximity to an existing tavern down the street, prevented them from doing so. With the many concepts coming forward, the tavern use allows the flexibility needed in placing the tenants with different types of liquor licenses. She understood why staff had to recommend denial, but the application looks worse than it is.

CHAIR CHERRY stated the notification is deceiving when it appears across the entire use. He remembered when Circa came forward, and he had no issues with the requests being made and could support them.

COMMISSIONER SCHLOTTMAN thought the nightclub license was of no benefit, and it should be abolished because the term "nightclub" scares people. He did not think people dancing made a venue a nightclub. ROBERT SUMMERFIELD, Planning Director, informed the Commissioner that staff is currently working on some options for the City Council to consider in relation to the nightclub ordinance in regard to projects like this and Circa where the request for a nightclub for the entire square footage is misleading. He hoped something would be before the Commission in the next couple of months.

COMMISSIONER SCHLOTTMAN appreciated MR. SUMMERFIELD and his staff for taking into consideration what the Commission says in drafting ordinances. Based on what he heard, he could support the requests.

MS. EDDOWES confirmed for CHAIR CHERRY that detailed floor plans are required to be submitted as part of the business license application process, which will include those areas where the alcohol and nightclub activities are restricted.

See Items 28-30 for related backup.

CHAIR CHERRY declared the Public Hearing closed for Items 27-30.

Motion made by Trinity Haven Schlottman to Approve subject to condition(s)

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

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

28. SUP-76362 - SPECIAL USE PERMIT RELATED TO VAR-75852 - PUBLIC HEARING - APPLICANT: FISHER BROTHERS - OWNER: INTEGRAL PARTNERS PARK PLACE CENTRE-LAS VEGAS, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 213,748 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) USE at the southwest corner of Sirius Avenue and Rancho Drive (APN 162-08-418-002), C-2 (General Commercial) Zone, Ward 1 (Tarkanian) [PRJ-75760]. Staff recommends DENIAL.

Minutes:

See Item 27 for related discussion and Items 27-30 for related backup.

Motion made by Trinity Haven Schlottman to Approve subject to condition(s)

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

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

29. SUP-76663 - SPECIAL USE PERMIT RELATED TO VAR-75852 AND SUP-76362 - PUBLIC HEARING - APPLICANT: FISHER BROTHERS - OWNER: INTEGRAL PARTNERS PARK PLACE CENTRE-LAS VEGAS, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 213,748 SQUARE-FOOT NIGHTCLUB USE at the southwest corner of Sirius Avenue and Rancho Drive (APN 162-08-418-002), C-2 (General Commercial) Zone, Ward 1 (Tarkanian) [PRJ-75760]. Staff recommends DENIAL.

Minutes:

See Item 27 for related discussion and Items 27-30 for related backup.

Motion made by Trinity Haven Schlottman to Approve subject to condition(s)

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

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

30. ABEYANCE - RENOTIFICATION - SDR-75854 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-75852, SUP-76362 AND SUP-76663 - PUBLIC HEARING - APPLICANT: FISHER BROTHERS - OWNER: INTEGRAL PARTNERS PARK PLACE CENTRE-LAS VEGAS, LLC - For possible action on a request for a Major Amendment of an approved Site Development Plan Review (SDR-70652) FOR A PROPOSED 7,776 SQUARE-FOOT INDOOR FLOOR AREA ADDITION TO AN APPROVED 205,972 SQUARE-FOOT COMMERCIAL RECREATION/AMUSEMENT (INDOOR AND OUTDOOR) DEVELOPMENT AND PROPOSED EXPANSION OF THE PARKING LOT AREA on 14.71 acres at the southwest corner of Sirius Avenue and Rancho Drive (APN 162-08-418-002), C-2 (General Commercial) Zone, Ward 1 (Tarkanian) [PRJ-75760]. Staff recommends DENIAL.

Minutes:

See Item 27 for related discussion and Items 27-30 for related backup.

Motion made by Trinity Haven Schlottman to Approve subject to condition(s)

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

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

31. ZON-76110 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: ALBERTO E. & MERICIA G. ACHAVAL - For possible action on a request for a Rezoning FROM: P-R (PROFESSIONAL OFFICE AND PARKING) TO: C-1 (LIMITED COMMERCIAL) on 0.45 acres at 820, 826 and 830 East Charleston Boulevard (APN 162-03-501-007), Ward 3 (Coffin) [PRJ-76067]. Staff recommends APPROVAL.

Minutes:

CHAIR CHERRY declared the Public Hearing open for Items 31 and 32.

NICOLE EDDOWES, Senior Planner, stated staff supports the Rezoning and Waiver applications as these requests support the goals of the Redevelopment Plan and the Vision 2045 Downtown Master Plan to redevelop and revitalize the area through the rehabilitation of existing architecture while intensifying the commercial uses adjacent to Charleston Boulevard. She noted that additional letters of support and protest were received since publication.

GEORGE GARCIA, G.C. Garcia, Inc. stated they concur with staff's analysis and recommendation.

COMMISSIONER SCHLOTTMAN noted he had reviewed the items and thought the request fit with the vision for this area.

See Item 32 for related backup.

CHAIR CHERRY declared the Public Hearing closed for Items 31 and 32.

Motion made by Trinity Haven Schlottman to Approve

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

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

32. WVR-76111 - WAIVER RELATED TO ZON-76110 - PUBLIC HEARING - APPLICANT/OWNER: ALBERTO E. & MERICIA G. ACHAVAL - For possible action on a request for a Waiver TO ALLOW A FOUR-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED on 0.45 acres at 820, 826 and 830 East Charleston Boulevard (APN 162-03-501-007), P-R (Professional Office and Parking) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 3 (Coffin) [PRJ-76067]. Staff recommends APPROVAL.

Minutes:

See Item 31 for related discussion and Items 31 and 32 for related backup.

Motion made by Trinity Haven Schlottman to Approve subject to condition(s)

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

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

33. ZON-76475 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: JORGE CRUZ DIAZ - For possible action on a request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL) TO: C-2 (GENERAL COMMERCIAL) on 0.57 acres at 400 West Owens Avenue (APN 139-22-403-003), Ward 5 (Crear) [PRJ-74190]. Staff recommends DENIAL.

Minutes:

CHAIR CHERRY declared the Public Hearing open for Items 33-35.

NICOLE EDDOWES, Senior Planner, reported the applicant is requesting to rezone the subject property in order to accommodate a major auto repair facility which would allow collision repair work such as auto body repair and paint, repairs to vehicles over 10,000 pounds and engine installation where currently these activities are prohibited at the existing minor auto repair facility. Additionally, the conditional use regulations for a major auto repair facility prohibits the use from locating adjacent to single-family residences, thus resulting in the requested Special Use Permit (SUP) as the subject site shares a property line with single-family residences to the north. Staff found the proposed C-2 zoning district and major auto repair facility to be too intense for residential adjacency and recommended denial of both requests. She noted additional letters of support were received since publication.

EDGAR DE MONTALVO appeared representing the applicant and stated he has worked with Planning staff for approximately one year to try to make the application work. When they propose a project, they encourage their clients to improve the urban image. He thought it important to note staff's recommendation was not from the most recent site plan. He noted he has been working with STEVE SWANTON, Senior Planner, and that the conditions of approval were incorporated into the current site plan. He explained the buffer on the north side would consist of a six-foot decorative block wall and trees. He also spoke of the 17-acre C-2 (General Commercial) property across the street from the subject property. He presented a video/virtual rendering of the intended use that was not submitted for the record. He also noted the client agreed to keep the iconic canopy.

COMMISSIONER WILLIAMS stated he visited the site on two occasions to gain a better understanding, noting there were concerns in relation to noise and the surrounding residents and asked the applicant if they were proposing trees to help mitigate that nuisance. MR. DE MONTALVO confirmed they were proposing to have an intensive buffer on the north property line. The Commissioner asked if they met with the residents; MR. DE MONTALVO indicated they had not yet done so. He was amenable to meeting with the residents, but did not foresee any opposition.

COMMISSIONER WILLIAMS stated he was not in favor of changing this to C-2 due to the residents in the area and agreed with staff's recommendation of denial.

See Items 34 and 35 for related backup.

CHAIR CHERRY declared the Public Hearing closed for Items 33-35.

Subsequent to ROBERT SUMMERFIELD, Planning Director, announcing these items would move forward to the August 7, 2019 City Council meeting, he asked that the applicant work with Planning staff to ensure they have the most current set of plans available for analysis prior to that meeting.

Subsequent to reading Items 36-38 into the record, COMMISSIONER WILLIAMS also recommended the applicant hold a neighborhood meeting prior to the City Council meeting.

Motion made by Anthony Williams to Deny

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

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

34. SUP-76476 - SPECIAL USE PERMIT RELATED TO ZON-76475 - PUBLIC HEARING - APPLICANT/OWNER: JORGE CRUZ DIAZ - For possible action on a request for a Special Use Permit FOR AN AUTO REPAIR GARAGE, MAJOR USE at 400 West Owens Avenue (APN 139-22-403-003), C-1 (Limited Commercial) Zone [PROPOSED: C-2 (General Commercial)], Ward 5 (Crear) [PRJ-74190]. Staff recommends DENIAL.

Minutes:

See Item 33 for related discussion and Items 33-35 for related backup.

Motion made by Anthony Williams to Deny

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

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

35. SDR-76477 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-76475 AND SUP-76476 - PUBLIC HEARING - APPLICANT/OWNER: JORGE CRUZ DIAZ - For possible action on a request for a Site Development Plan Review FOR THE PROPOSED 2,053 SQUARE-FOOT EXPANSION OF AN EXISTING 1,050 SQUARE-FOOT BUILDING on 0.57 acres at 400 West Owens Avenue (APN 139-22-403-003), C-1 (Limited Commercial) Zone [PROPOSED: C-2 (General Commercial)], Ward 5 (Crear) [PRJ-74190]. Staff recommends DENIAL.

Minutes:

See Item 33 for related discussion and Items 33-35 for related backup.

Motion made by Anthony Williams to Deny

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

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

36. VAR-76459 - VARIANCE - PUBLIC HEARING - APPLICANT: SUMMIT HOMES OF NEVADA, LLC - OWNER: PRESIDIO SUMMIT REGENA 18, LLC - For possible action on a request for a Variance TO ALLOW A 10-FOOT TALL RETAINING WALL WHERE SIX FEET IS ALLOWED AND AN OVERALL WALL HEIGHT OF 16 FEET WHERE 12 FEET IS ALLOWED ON LOT 16 OF AN APPROVED 18-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 0.19 acres on the south side of Centennial Parkway, approximately 275 feet west of Fort Apache Road (APN 125-30-512-016), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-76412]. Staff recommends DENIAL.

Minutes:

CHAIR CHERRY declared the Public Hearing open for Items 36-38.

NICOLE EDDOWES, Senior Planner, reported due to existing drainage patterns on the subject site, there are no viable alternatives that would allow lower retaining walls for the three lots in question. In addition, there are 12-15-foot tall trees that help mitigate the views for the neighboring assisted living apartment development. Staff found the Variance requests were warranted, were not self-imposed hardships and recommended approval of all three variance requests. She noted additional letters of support were received since publication.

ROBERT CUNNINGHAM, Taney Engineering, appeared on behalf of the applicant. He pointed out the subject site, which is adjacent to an assisted living facility. A drainage study was done that required the elevation of the street be raised. When doing so, they tried working with the back portion of the lot which ended up becoming elevated approximately eight- and-one-half feet above grade, but staff requested 10 feet to avoid having to possibly come back in the future. The permit for grading has already been obtained and grading has commenced on the site. The three lots back up to parking located on the assisted living facility site. As staff noted, there are tall pine trees and a power transformer in the area, and he hoped the Planning Commission would recommend approval.

See Items 37 and 38 for related backup.

CHAIR CHERRY declared the Public Hearing closed for Items 36-38.

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

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

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

37. VAR-76460 - VARIANCE - PUBLIC HEARING - APPLICANT: SUMMIT HOMES OF NEVADA, LLC - OWNER: PRESIDIO SUMMIT REGENA 18, LLC - For possible action on a request for a Variance TO ALLOW A 10-FOOT TALL RETAINING WALL WHERE SIX FEET IS ALLOWED AND AN OVERALL WALL HEIGHT OF 16 FEET WHERE 12 FEET IS ALLOWED ON LOT 17 OF AN APPROVED 18-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 0.19 acres on the south side of Centennial Parkway, approximately 275 feet west of Fort Apache Road (APN 125-30-512-017), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-76412]. Staff recommends DENIAL.

Minutes:

See Item 36 for related discussion and Items 36-38 for related backup.

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

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

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

38. VAR-76461 - VARIANCE - PUBLIC HEARING - APPLICANT: SUMMIT HOMES OF NEVADA, LLC - OWNER: PRESIDIO SUMMIT REGENA 18, LLC - For possible action on a request for a Variance TO ALLOW A 10-FOOT TALL RETAINING WALL WHERE SIX FEET IS ALLOWED AND AN OVERALL WALL HEIGHT OF 16 FEET WHERE 12 FEET IS ALLOWED ON LOT 18 OF AN APPROVED 18-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 0.24 acres on the south side of Centennial Parkway, approximately 275 feet west of Fort Apache Road (APN 125-30-512-018), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-76412]. Staff recommends DENIAL.

Minutes:

See Item 36 for related discussion and Items 36-38 for related backup.

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

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

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

39. VAR-76469 - VARIANCE - PUBLIC HEARING - APPLICANT: RHYTHM'S DANCE STUDIO - OWNER: 4545 WEST SAHARA AVE, LLC - For possible action on a request for a Variance TO ALLOW 47 PARKING SPACES WHERE 173 SPACES ARE REQUIRED on 0.76 acres at 4545 West Sahara Avenue (APN 162-07-101-020), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-76404]. Staff recommends DENIAL.

Minutes:

See Item 6 for related discussion and Items 40 and 41 for related backup.

Motion made by Louis De Salvio to Hold in Abeyance Items 10-14 to 7/23/2019, Items 39-41 to 7/9/2019 and Withdraw without prejudice Item 24

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

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

40. SUP-76470 - SPECIAL USE PERMIT RELATED TO VAR-76469 - PUBLIC HEARING - APPLICANT: RHYTHM'S DANCE STUDIO - OWNER: 4545 WEST SAHARA AVE, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 7,800 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) [TAVERN-RESTRICTED] USE WITH 1,000 SQUARE FEET OF OUTDOOR SEATING WITH A WAIVER TO ALLOW A 150-FOOT DISTANCE SEPARATION FROM A SIMILAR USE WHERE 1,500 FEET IS REQUIRED at 4545 West Sahara Avenue (APN 162-07-101-020), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-76404]. Staff recommends DENIAL.

Minutes:

See Item 6 for related discussion and Items 39-41 for related backup.

Motion made by Louis De Salvio to Hold in Abeyance Items 10-14 to 7/23/2019, Items 39-41 to 7/9/2019 and Withdraw without prejudice Item 24

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

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

41. SUP-76471 - SPECIAL USE PERMIT RELATED TO VAR-76469 AND SUP-76470 - PUBLIC HEARING -

APPLICANT: RHYTHM'S DANCE STUDIO - OWNER: 4545 WEST SAHARA AVE, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 7,800 SQUARE-FOOT NIGHTCLUB USE WITH 1,000 SQUARE FEET OF OUTDOOR SEATING, IN CONJUNCTION WITH AN ESTABLISHMENT THAT HAS A TAVERN-RESTRICTED LICENSE, WITH A WAIVER TO ALLOW A 150-FOOT DISTANCE SEPARATION FROM A SIMILAR USE WHERE 1,500 FEET IS REQUIRED at 4545 West Sahara Avenue (APN 162-07-101-020), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-76404]. Staff recommends DENIAL.

Minutes:

See Item 6 for related discussion and Items 39-41 for related backup.

Motion made by Louis De Salvio to Hold in Abeyance Items 10-14 to 7/23/2019, Items 39-41 to 7/9/2019 and Withdraw without prejudice Item 24

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

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

42. VAR-76400 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ALDEGUNDA DURAN MENDOZA - For possible action on a request for a Variance TO ALLOW A SIX-FOOT CORNER SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED FOR A PROPOSED ATTACHED ACCESSORY STRUCTURE [COVERED BARBEQUE] AND TO ALLOW A ZERO-FOOT SEPARATION FROM THE MAIN BUILDING WHERE SIX FEET IS REQUIRED on 0.70 acres at 1400 Comstock Drive (APN 139-28-110-081), R-E (Residence Estates) Zone, Ward 5 (Crear) [PRJ-76286]. Staff recommends DENIAL.

Minutes:

CHAIR CHERRY declared the Public Hearing open.

ERIC McCAMMOND, Senior Management Analyst, reported that no evidence of a unique or extraordinary circumstance was presented, in that the applicant created a self-imposed hardship by proposing an accessory structure that fails to meet Title 19 standards for building setback and separation from the primary dwelling. As such, staff recommended denial of the Variance request. He noted additional letters of protest were received since publication.

RICK SALEMME appeared representing the owner. He explained there is an existing patio/barbecue area in the side yard where the applicant is proposing to build a patio cover that would be attached to the dwelling. The patio cover is complementary to the home, with the roofing and stucco being the same. He stated in discussions with the Department of Building and Safety that staff agreed the six-foot separation is not required because the patio cover is attached.

CHAIR CHERRY declared the Public Hearing closed.

Motion made by Anthony Williams to Approve subject to condition(s)

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

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

43. SUP-75826 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: INTEGRAL DBA ESSENCE TROPICANA, LLC - OWNER: TEN15 CRAIG TENAYA, LLC - For possible action on a request FOR A PROPOSED 4,280 SQUARE-FOOT MARIJUANA DISPENSARY USE at the northeast corner of Craig Road and Tenaya Way (APN 138-03-611-014), C-1 (Limited Commercial) Zone, Ward 4 (Anthony) [PRJ-75788]. Staff has NO RECOMMENDATION.

Minutes:

Items 43 and 44 were heard subsequent to the One Motion One Vote agenda items.

VICE CHAIR DE SALVIO declared the Public Hearing open for Items 43 and 44.

ERIC McCAMMOND, Senior Management Analyst, reported the proposed use does not meet Title 19 distance separation requirements as a martial arts studio that primarily services minors operates within the subject shopping center. This distance separation requirement is not eligible to be waived; therefore, the proposed application is invalid and no action may be taken on this Special Use Permit (SUP) request.

In the absence of compelling evidence that this application is valid, staff recommended that the Planning

Commission strike the SUP application as the application was not eligible for acceptance by Planning Department staff. However, the proposed Site Development Plan adheres to all applicable Title 19 development standards and staff recommended approval of the Site Development Plan Review. He noted additional letters of protest and support were received since publication.

ATTORNEY JAY BROWN appeared representing the applicant. He explained Item 43 is the applicant's request for an SUP for a proposed 4,280 square-foot marijuana use at the northeast corner of Craig Road and Tenaya Way which is in a C-1 (Limited Commercial) zoning district. Staff determined that the applicant does not meet the requirements from a protected land use. He noted staff stated there is a martial arts studio that primarily services minors within 300 feet of the proposed dispensary. He pointed out the key phrase was "primarily services minors" because a martial arts studio is fine, but it cannot primarily service minors. He provided the Commissioners and submitted for the record a letter from the owner of the martial arts studio that addresses this allegation directly. He called the Commissioner's attention to the first sentence of that letter which confirms the primary function of the martial arts studio is not instruction to minors. He also quoted the last sentence referencing their online schedule of regularly scheduled classes are geared towards adult students. He stated the owner had no reason to misrepresent this to the City, and MR. BROWN asked that the SUP application be approved.

MR. BROWN requested the Commission's approval with regard to Item 44, as there appeared to be no associated issues with it and staff supported the request.

The following individuals spoke in opposition: GAIL ROYBAL, DENISE TOMCHEK, JILL FERRARO and JENNIFER CORDELL. They expressed concerns with being exposed to the associated odor, safety, traffic, the elementary school in the area, there were other dispensaries in the vicinity, not everyone was in favor of legalizing marijuana, the dispensaries are infusing neighborhoods, they should be a safe distance from residential areas, and an industrial location would be more suitable.

MR. BROWN responded odors should not be emitted from any dispensary, and if there were, Code Enforcement would address it. Additionally, marijuana can only be smoked in a person's home, not near a dispensary. For those that voiced safety concerns, MR. BROWN stated there is always security at a dispensary, making it safer. He also pointed out there are residents in the area, but not in close proximity to the location.

CITY ATTORNEY BRAD JERBIC explained there are two issues the Commission has to decide with respect to this item: 1) Whether this is a valid application. The staff report indicated a finding was made some time ago that the martial arts studio was predominately a children's use. Evidence submitted by MR. BROWN in the form of a letter from the owner of the martial arts studio stated it is not an institution geared primarily towards minors. The members of the audience that spoke commented on whether it was harmonious and compatible, but prior to that question, the Commission needed to discuss the evidence as to whether it is an acceptable application. If the Commission determines it is not a valid application, then there is no need to discuss it any further. If the Commission determines the application is valid, then they must discuss the merits of the SUP.

MR. SUMMERFIELD added if there is a finding that the application is valid, he would need to provide a staff recommendation as to the disposition of the application.

COMMISSIONER TOUSSAINT thanked the residents for coming out and speaking. She recognizes this is a controversial issue and because she believed it needs more attention, she indicated she would like to abey this item for 30 days.

MR. BROWN indicated his preference would be not to abey it. He understood the Commissioner's concern with regard to speaking to the neighbors but thought there should be a ruling on the martial arts issue based on the letter submitted. VICE CHAIR DE SALVIO indicated he had concerns as well. MR. BROWN agreed to the 30-day abeyance and a neighborhood meeting at the request of COMMISSIONER TOUSSAINT in order to address their concerns.

See Item 44 for related backup.

VICE CHAIR DE SALVIO declared the Public Hearing closed for Items 43 and 44.

NOTE: CHAIR CHERRY abstained from voting on Items 43 and 44 as his family is in the cannabis industry and sells to all of the dispensaries. COMMISSIONER SCHLOTTMAN disclosed he has worked on dispensaries, production facilities and cultivation facilities throughout the valley, but that would not affect his independence of judgment, and he would be voting on these items.

Motion made by Donna Toussaint to Hold in Abeyance Items 43 and 44 to 7/23/2019 and for the applicant to hold a neighborhood meeting

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

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

44. SDR-75825 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-75826 - PUBLIC HEARING - APPLICANT: INTEGRAL DBA ESSENCE TROPICANA, LLC - OWNER: TEN15 CRAIG TENAYA, LLC - For possible action on a request for a Major Amendment to an approved Site Development Plan Review (SDR-59306) FOR A PROPOSED 4,280 SQUARE-FOOT COMMERCIAL BUILDING on 0.95 acres at the northeast corner of Craig Road and Tenaya Way (APN 138-03-611-014), C-1 (Limited Commercial) Zone, Ward 4 (Anthony) [PRJ-75788]. Staff has NO RECOMMENDATION.

Minutes:

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

NOTE: CHAIR CHERRY abstained from voting on Items 43 and 44 as his family is in the cannabis industry and sells to all of the dispensaries. COMMISSIONER SCHLOTTMAN disclosed he has worked on dispensaries, production facilities and cultivation facilities throughout the valley, but that would not affect his independence of judgment, and he would be voting on these items.

Motion made by Donna Toussaint to Hold in Abeyance Items 43 and 44 to 7/23/2019 and for the applicant to hold a neighborhood meeting

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

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

45. SUP-76446 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: CHARLESTON TOWERS, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED MIXED-USE DEVELOPMENT at the northwest corner of Charleston Boulevard and 10th Street (APNs 139-34-810-074, 075, 101 through 105; and 139-34-812-003), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-76401]. Staff recommends APPROVAL.

Minutes:

CHAIR CHERRY declared the Public Hearing open for Items 45 and 46.

ERIC McCAMMOND, Senior Management Analyst, reported despite the requested waivers, staff found that the proposed development achieves the intent of the Vision 2045 Downtown Las Vegas Master Plan which encourages higher density Mixed-Use development in order to deliver an energetic urban way of life and high-quality physical environment for locals and visitors. The proposed use also meets the purpose of the Live/Work Overlay District along parts of Charleston Boulevard that allows owners and operators of businesses to occupy joint living and work quarters in commercial and industrial areas where other types of residential uses are inappropriate. As such, staff recommended approval of both applications. He noted additional letters of protest and support were received since publication.

GEORGE GARCIA, G.C. Garcia Inc., appeared and concurred with staff's analysis, recommendations and conditions.

ANGELA LIZADA, Lizada Law Firm, stated she just purchased 711 South 9th Street in May, and the request for a zero-foot setback would greatly affect the access to her property. She displayed a drawing and pointed out her lot along with the lots on 10th Street and 9th Street. She explained parking for her property is accessible through the back alley through a tight gate, and the proposed zero-foot setback would make it more difficult. There is very limited parking and access on the street due to the current driveways. The applicant is requesting 331

parking spaces for 343 units, which does not include the employees of the apartments or of the 8,000 square-foot commercial space. She requested the Commission deny this request. She reiterated the zero-foot setback would severely affect her business and access to her property.

RON RIPP, resident of the John S. Park neighborhood, opposed the elimination of the landscape buffer. He stated the John S. Park neighborhood, which is adjacent to the subject site, was started by people like him who dreamed of projects such as this that are vibrant and people-friendly coming downtown. They worked hand in hand with the City to come up with a plan of which landscaping was a major component. No landscaping and lack of parking happens in cities, but this provides the opportunity to prevent that from happening. He thought asking for a zero-foot buffer was like a slap in the face to what the residents have worked for. He feared once one waiver was approved, more would follow. He respects the developer in that this is a good investment opportunity, but he asked that the work the residents did to make it such a good opportunity be respected as well. A simple landscape buffer will help make it vibrant, people-friendly and the downtown that John S. Park has been fighting for for a long time.

MR. GARCIA stated they are not eliminating the alley so access to MS. LIZADA'S property will not change. He noted the footprint of the building was previously approved. With regard to the landscape buffer, it is not traditional; they are creating an urban street scene with plaza conditions with approximately 50 trees. There will be public transportation, such as Uber, Lyft, bicycles, motorcycles, all which allow for an appropriate reduction. They also have offsetting uses between commercial and residential where some operate during the day and some at night.

MR. GARCIA confirmed for COMMISSIONER SCHLOTTMAN the only area where there would be no landscaping was just along the alley. The Commissioner mentioned a recent project of his where a sidewalk had to be put in to prevent people from walking on the landscaping, which triggered the zero-foot setback, and it sometimes sounds worse than what it is. He noted the past approval allowed for a more intense use, and if this request is approved, the old entitlements will be expunged, and they would be approving a less-intense project. Taking that into consideration, he indicated he understood the urban environment the applicant was trying to create and could support the project.

With regard to the almost 16 feet in the alley where there was no proposed landscaping, CHAIR CHERRY asked if that was sidewalk. MR. GARCIA explained it would be a paver-type treatment; that would be determined during the final permitting process.

COMMISSIONER TOUSSAINT stated she grew up in this area and was excited about the project and the applicant would have her approval.

See Item 46 for related backup.

CHAIR CHERRY declared the Public Hearing closed for Items 45 and 46.

Motion made by Trinity Haven Schlottman to Approve subject to condition(s)

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

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

46. SDR-76448 - SITE DEVELOPMENT PLAN REVIEW RELATED SUP-76446 - PUBLIC HEARING - APPLICANT/OWNER: CHARLESTON TOWERS, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED EIGHT-STORY MIXED-USE DEVELOPMENT CONSISTING OF 343 RESIDENTIAL UNITS AND 8,000 SQUARE FEET OF COMMERCIAL SPACE WITH WAIVERS TO ALLOW 331 PARKING SPACES WHERE 522 ARE REQUIRED; A 40-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 282 FEET IS REQUIRED; A ZERO-FOOT LANDSCAPE BUFFER ALONG PORTIONS OF THE NORTH PROPERTY LINE WHERE EIGHT FEET IS REQUIRED; AND A ZERO-FOOT LANDSCAPE BUFFER ON THE EAST, SOUTH AND WEST PROPERTY LINES WHERE 15 FEET IS REQUIRED on 2.18 acres at the northwest corner of Charleston Boulevard and 10th Street (APNs 139-34-810-074, 075, 101 through 105; and 139-34-812-003), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-76401]. Staff recommends APPROVAL.

Minutes:

See Item 45 for related discussion and Items 45 and 46 for related backup.

Motion made by Trinity Haven Schlottman to Approve subject to condition(s)

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

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

DIRECTOR'S BUSINESS:

47. TXT-76662- TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to amend LVMC Title 19.12 Permissible Uses and 19.18 Definitions & Measures to clarify and define distance separation and access requirements, and to provide for other related matters. Staff recommends APPROVAL.

Minutes:

ERIC McCAMMOND, Senior Management Analyst, explained the proposed amendments address wording specific to one or more minimum distance separation requirements in each of the listed uses. The amendments are intended to clarify ambiguities in how or to what the applicable separation requirement is to be applied. No other issues are explicitly addressed in the amended wording or uses in this section. Staff recommended approval of the Text Amendment.

ROBERT SUMMERFIELD, Planning Director, noted there was a typographical error in the Chairman's script, and he confirmed staff was recommending approval of this item. He explained this Text Amendment came at the direction of Council and was based on an appeal regarding an application where there was some ambiguity with regard to what the term access meant. There is no substantive change; it simply addresses this ambiguity by clarifying what the term means.

CHAIR CHERRY declared the Public Hearing closed.

Motion made by Donna Toussaint to Approve

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

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

Citizens Participation:

48. 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:

With regard to Item 45, RON RIPP thanked the Commission for taking the time to look into the zero-foot landscape buffer and the time the Commission takes to ensure downtown becomes the cool place it should be.

COMMISSIONER SCHLOTTMAN commented he served on the Planning Commission eight of the 12 years COMMISSIONER QUINN served. He enjoyed that time and thought she was a great steward for Ward 1 who encouraged neighborhood meetings and always cared about what the public said.

COMMISSIONER TOUSSAINT also expressed her thanks to COMMISSIONER QUINN for her kindness and help when she was first appointed to the Planning Commission.

CHAIR CHERRY stated COMMISSIONER QUINN was tough on him, but that is what he liked about her, and he said good-bye on behalf of the Commission.

The meeting was adjourned at 8:05 p.m.

Respectfully submitted:

Debra A. Outland, Deputy City Clerk

Ashley Foster, 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