

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

Planning Commission Minutes

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

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

July 13, 2021

6:00 PM

BUSINESS ITEMS:

1. Call to Order

Minutes:

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

2. Announcement: Compliance with Open Meeting Law

Minutes:

ANNOUNCEMENT MADE: This meeting has been properly noticed and posted at the following locations: City Hall, 495 South Main Street, 1st Floor; Clark County Government Center, 500 South Grand Central Parkway; Grant Sawyer Building, 555 East Washington Avenue; Howard Lieburn Senior Center, 6230 Garwood Avenue.

3. Roll Call

Minutes:

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

Also Present: SETH FLOYD, Director of Community Development; NICOLE EDDOWES, Senior Planner; JONATHAN BOYLES, Senior Planner; LUCIEN PAET, Engineering Project Manager; STEVEN TAULBEE, Assistant Fire Protection Engineer; JAMES LEWIS, Deputy City Attorney; GABRIELA PORTILLO-BRENNER, Deputy City Clerk; and CHEYENNE LaRANCE, Deputy City Clerk

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

Minutes:

TASHIKA LAWSON spoke in opposition to Item 46. She stated James Gay Park is one of only three parks located inside the Historic Westside community. Noting there was overwhelming opposition to this item at a community meeting held on July 7, 2021, she asked for the Planning Commission and City to address this with the neighborhood association like they would for any other neighborhood. The community would like the park to be reopened. They do not wish to have a co-op or vertical gardens based off the Hundred Plan from four to five years ago. She referenced the fact that residents could not attend this meeting because a housing authority meeting was taking place at the same time.

MARLENE DEMARCO spoke in reference to Item 43, stating her property is adjacent to the property that is being developed. She submitted comments, which were distributed and are included in the backup. Referencing the postcard that was sent to the neighboring properties, she indicated those she spoke to in the community misread single family to mean single story, and voted in support in error. After she clarified, they thought differently. She noted all of the surrounding developments are single story, but the proposed development will be two-story houses on abbreviated lots. She felt as though she would be looking at a prison wall, and the two-story homes would directly infringe upon her privacy because of the ability to look down on the single-story houses. Additionally, her community is very well maintained, and the layout of this development is not conducive to such.

SHONDRA SUMMERS ARMSTRONG spoke in opposition to Item 46. She felt it was important to note that the James Gay Park is one of three open spaces in Historic West Las Vegas. The park is a remnant after Interstate 15 was constructed through their community and is being rezoned because of the many small parcels. She expressed the community deserves to have green space, development that is thoughtful and respectful and housing that is not abutting a freeway because of the associated negative health outcomes of doing so. She strongly asked the Planning Commission to work with staff to have them re-visit the community. She also noted how things change over an 18-month period and asked that the item be reconsidered.

CATHY BROOKS, Owner of the Hydrant Club, indicated she would speak when Item 24 was heard.

WALTER JONES spoke in reference to Item 46. He did not believe what was being proposed was conducive to the area, especially with the biggest homeless problem in Las Vegas being between Bonanza Road, Washington Avenue and Owens Avenue. He thought there was other land the City could use and that a concentrated effort should be made to help the homeless.

5. For Possible Action to Approve the Final Minutes for the Planning Commission Meeting of June 8, 2021.

Motion made by Trinity Haven Schlottman to Approve

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

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

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, Senior Planner, announced staff was requesting Item 13a be stricken, as the application is no longer necessary, and confirmed with COMMISSIONER SCHLOTTMAN that his motion included the tabling of Items 22a and 22b.

Motion made by Trinity Haven Schlottman to Strike Item 13a, Table Items 22a and 22b, Hold in Abeyance Items 41a and 41b to 9/14/2021 and Items 44 and 46a and 46b to 8/10/2021

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

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

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. 21-0190 - APPLICANT/OWNER: NSAQ, LLC - For possible action on the following Land Use Entitlement project requests on 0.42 acres at 2600 Fremont Street (APN 162-01-103-001), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

See Items 7a and 7b for related backup.

- 7a. 21-0190-EOT1 - EXTENSION OF TIME - SPECIAL USE PERMIT - FOR A THIRD EXTENSION OF TIME OF AN 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

Minutes:

See Items 7-7b for related backup.

Motion made by Trinity Haven Schlottman to Approve the Consent Agenda except Item(s) None

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

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

- 7b. 21-0190-EOT2 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - FOR A THIRD EXTENSION OF TIME OF AN 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

Minutes:

See Items 7-7b for related backup.

Motion made by Trinity Haven Schlottman to Approve the Consent Agenda except Item(s) None

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

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

8. 21-0247 - APPLICANT/OWNER: CHARLESTON TOWERS, LLC - For possible action on the following Land Use Entitlement project requests 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 (Diaz). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

See Items 8a and 8b for related backup.

- 8a. 21-0247-EOT1 - EXTENSION OF TIME - SPECIAL USE PERMIT - FOR A FIRST EXTENSION OF TIME OF AN APPROVED SPECIAL USE PERMIT (SUP-76446) FOR A PROPOSED MIXED-USE DEVELOPMENT

Minutes:

See Items 8-8b for related backup.

Motion made by Trinity Haven Schlottman to Approve the Consent Agenda except Item(s) None

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

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

- 8b. 21-0247-EOT2 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - FOR A FIRST EXTENSION OF TIME OF AN APPROVED SITE DEVELOPMENT PLAN REVIEW (SDR-76448) 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 476 ARE REQUIRED; A 40-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 282 FEET IS REQUIRED; AND A ZERO-FOOT LANDSCAPE BUFFER ON THE NORTH, SOUTH, EAST AND WEST PROPERTY LINES WHERE 15 FEET IS REQUIRED

Minutes:

See Items 8-8b for related backup.

Motion made by Trinity Haven Schlottman to Approve the Consent Agenda except Item(s) None

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

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

9. 21-0248 - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES - For possible action on the following Land Use Entitlement project requests on 8.00 acres at 1100 East St. Louis Avenue (APN 162-03-801-005), C-V (Civic) Zone, Ward 3 (Diaz). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

See Items 9a and 9b for related backup.

- 9a. 21-0248-EOT1 - EXTENSION OF TIME - VARIANCE - FOR A FIRST EXTENSION OF TIME OF AN APPROVED VARIANCE (VAR-76200) TO ALLOW DEVIATIONS FROM TITLE 19.10.020 C-V (CIVIC) DEVELOPMENT STANDARDS

Minutes:

See Items 9-9b for related backup.

Motion made by Trinity Haven Schlottman to Approve the Consent Agenda except Item(s) None

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

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

- 9b. 21-0248-EOT2 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - FOR A FIRST EXTENSION OF TIME OF AN APPROVED SITE DEVELOPMENT PLAN REVIEW (SDR-76201) FOR A PROPOSED 98,107 SQUARE-FOOT PUBLIC SCHOOL, PRIMARY DEVELOPMENT

Minutes:

See Items 9-9b for related backup.

Motion made by Trinity Haven Schlottman to Approve the Consent Agenda except Item(s) None

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

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

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.

10. 21-0153 - PUBLIC HEARING - APPLICANT: GUARDIAN STORAGE CENTERS, LLC - OWNER: JAMES MARSH - For possible action on the following Land Use Entitlement project requests on 2.85 acres at the northeast corner of Durango Drive and Juliano Road (APNs 125-29-502-025, 020 and 032), Ward 6 (Fiore). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

By way of reading these items, CHAIR DE SALVIO declared the Public Hearing open for Items 10-21.

NICOLE EDDOWES, Senior Planner, stated Condition 3 on 21-0153-SDR1 (Item 10) contained updated conditions of approval, which she read into the record. Additionally, she noted staff did not receive the consent form related to Item 18 in order for it to be included in the One Motion One Vote portion of the agenda, and asked if there was a representative in the audience who could agree to such. As neither the applicant nor representative was present for Item 18, CHAIR DE SALVIO indicated the motion for this portion of the agenda would exclude this item.

See Items 10a-10d for related backup.

By calling for a motion, CHAIR DE SALVIO declared the Public Hearing closed for Items 10-21.

- 10a. 21-0153-ZON1 - REZONING - FROM: U (UNDEVELOPED) [TC (TOWN CENTER) GENERAL PLAN DESIGNATION] TO: T-C (TOWN CENTER)

Minutes:

See Item 10 for related discussion and Items 10-10d for related backup.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Items 13a and 18 and amended conditions for Item 10d

NOTE: The video does not reflect the vote accurately, in that Commissioner Cherry abstained from voting on Item 12 due to his involvement in the cannabis industry. Commissioner Schlottman abstained from voting on Items 15 and 18 as he owns an urban lounge within the notification areas. Commissioner Cherry disclosed that he owns property within the notification area of Items 15, 18 and 21 but as this would not affect him any greater or lesser, he would vote on the items. Commissioner Rogan abstained from voting on Item 21 as he has a commitment in a private capacity with the applicant's representative, BUNNYFISH Studio, to perform design work on a home project.

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

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

- 10b. 21-0153-SUP1 - SPECIAL USE PERMIT - FOR A MINI-STORAGE FACILITY USE

Minutes:

See Item 10 for related discussion and Items 10-10d for related backup.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Items 13a and 18 and amended conditions for Item 10d

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

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

- 10c. 21-0153-VAC1 - VACATION - PETITION TO VACATE PUBLIC RIGHT-OF-WAY GENERALLY LOCATED AT THE NORTH SIDE OF THE REGINA AVENUE ALIGNMENT BETWEEN RILEY STREET AND JULIANO ROAD

Minutes:

See Item 10 for related discussion and Items 10-10d for related backup.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Items 13a and 18 and amended conditions for Item 10d

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

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

- 10d. 21-0153-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 137,841 SQUARE-FOOT, 669-UNIT MINI-STORAGE FACILITY WITH WAIVERS OF THE TOWN CENTER DEVELOPMENT STANDARDS

Minutes:

See Item 10 for related discussion and Items 10-10d for related backup.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Items 13a and 18 and amending Condition 3 for Item 10d as read for the record:

3. All development shall be in conformance with the site plan, date stamped 05/24/21, landscape plan, date stamped 05/20/21 and building elevations, date stamped 06/21/21, except as amended herein.

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

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

11. 21-0217-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: OAKBROOK REALTY INVEST II, LLC - For possible action on a Land Use Entitlement project request for a Major Amendment to a previously approved Special Use Permit (SUP-57034) FOR A PROPOSED 3,769 SQUARE-FOOT ADDITION WITH 650 SQUARE FEET OF OUTDOOR SEATING AREA TO A PREVIOUSLY APPROVED 614 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE at 321 Casino Center Boulevard (APN 139-34-201-020), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:

See Item 10 for related discussion.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Items 13a and 18

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

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

12. 21-0246-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CURALEAF - OWNER: LVS PARTNERS, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED DRIVE THROUGH USE at 1736 South Las Vegas Boulevard (APN 162-03-302-010), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:

See Item 10 for related discussion.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Items 13a and 18

NOTE: The video does not reflect the vote accurately, in that Commissioner Cherry abstained from voting on Item 12 due to his involvement in the cannabis industry.

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

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

13. 21-0265 - PUBLIC HEARING - APPLICANT: E-STOP COFFEE AND ENERGY DRINKS - OWNER: ATLANTIC CAPITAL HOLDINGS, LLC - For possible action on the following Land Use Entitlement project requests on 0.21 acres at 1755 East Charleston Boulevard (APN 139-35-413-168), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

See Item 6 for related discussion and Items 13a-13c for related backup.

- 13a. 21-0265-VAR1 - VARIANCE - TO ALLOW A 20-FOOT RESIDENTIAL ADJACENCY SETBACK FOR A PROPOSED TRASH ENCLOSURE WHERE 50 FEET IS REQUIRED

Minutes:

See Item 6 for related discussion and Items 13-13c for related backup.

Motion made by Trinity Haven Schlottman to Strike Item 13a, Table Items 22a and 22b, Hold in Abeyance Items 41a and 41b to 9/14/2021 and Items 44 and 46a and 46b to 8/10/2021

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

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

- 13b. 21-0265-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED ALTERNATIVE PARKING STANDARD TO ALLOW 51 PARKING SPACES WHERE 103 ARE REQUIRED

Minutes:

See Items 13-13c for related backup.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Items 13a and 18

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

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

- 13c. 21-0265-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 723 SQUARE-FOOT RESTAURANT WITH DRIVE THROUGH DEVELOPMENT WITH A WAIVER TO ALLOW A 20-FOOT RESIDENTIAL ADJACENCY SETBACK FOR A PROPOSED TRASH ENCLOSURE WHERE 50 FEET IS REQUIRED

Minutes:

See Items 13-13c for related backup.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Items 13a and 18

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

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

14. 21-0267 - PUBLIC HEARING - APPLICANT: CENTENNIAL HILLS HOSPITAL MEDICAL CENTER - OWNER: VALLEY HEALTH SYSTEM, LLC - For possible action on the following Land Use Entitlement project requests on 35.74 acres adjacent to the northeast corner of Durango Drive and Deer Springs Way (APN 125-20-610-004), T-C (Town Center) Zone [MC-TC (Montecito - Town Center) Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

See Item 10 for related discussion and Items 14a and 14b for related backup.

- 14a. 21-0267-WVR1 - WAIVER - TO ALLOW SIGNAGE THAT DOES NOT MEET MINIMUM TOWN CENTER DEVELOPMENT STANDARDS FOR A PROPOSED FREESTANDING SIGN

Minutes:

See Item 10 for related discussion and Items 14-14b for related backup.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Items 13a and 18

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

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

- 14b. 21-0267-MSP1 - MASTER SIGN PLAN - FOR A MAJOR AMENDMENT TO AN APPROVED MASTER SIGN PLAN (ARC-22160) FOR A PROPOSED 24-FOOT TALL, 14-FOOT WIDE, 111 SQUARE-FOOT PYLON SIGN WITH AN ELECTRONIC MESSAGE BOARD FOR AN EXISTING HOSPITAL DEVELOPMENT

Minutes:

See Item 10 for related discussion and Items 14-14b for related backup.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Items 13a and 18

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

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

15. 21-0279-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: ZLIFE AT 1025 MAIN STREET, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 3,570 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE WITH 5,700 SQUARE FEET OF OUTDOOR SEATING at 921 South Main Street (APN 139-33-801-023), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:

See Item 10 for related discussion.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Items 13a and 18

NOTE: The video does not reflect the vote accurately, in that Commissioner Schlottman abstained from voting on Item 15 because he owns an urban lounge within the notification area. Commissioner Cherry disclosed that he owns property within the notification area of Item 15 but as this would not affect him any greater or lesser, he would vote on the matter.

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

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

16. 21-0285-VAC1 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: THE HOWARD HUGHES COMPANY, LLC - For possible action on a Land Use Entitlement project request for a Petition to Vacate a Public Access Easement generally located on the north side of Kindle Corner Way between Clowder Spring Way and Desert Foothills Drive (APN 137-26-112-008), P-C (Planned Community) Zone, Ward 2 (Seaman). Staff recommends APPROVAL.

Minutes:

See Item 10 for related discussion.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Items 13a and 18

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

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

Donald Walsh;

17. 21-0319 - PUBLIC HEARING - APPLICANT: HOLE 19 - OWNER: GREAT WASH PARK, LLC - For possible action on the following Land Use Entitlement project requests on 28.43 acres at the northeast corner of Alta Drive and Rampart Boulevard (APN 138-32-615-001), C-2 (General Commercial) Zone, Ward 2 (Seaman). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

See Item 10 for related discussion and Items 17a and 17b for related backup.

- 17a. 21-0319-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 13,000 SQUARE-FOOT BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE

Minutes:

See Item 10 for related discussion and Items 17-17b for related backup.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Items 13a and 18

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

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

- 17b. 21-0319-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 13,000 SQUARE-FOOT COMMERCIAL RECREATION/AMUSEMENT (OUTDOOR)[PRIVATE DOG PARK] DEVELOPMENT

Minutes:

See Item 10 for related discussion and Items 17-17b for related backup.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Items 13a and 18

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

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

18. 21-0322-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ENRICH, LLC - OWNER: 4 EAST CHARLESTON PARTNERS, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 1,338 SQUARE-FOOT BEER/WINE/COOLER OFF-SALE ESTABLISHMENT USE at 4 East Charleston Boulevard (APN 162-03-110-075), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open.

NICOLE EDDOWES, Senior Planner, explained staff found the proposed use will be an appropriate and harmonious addition to the surrounding area. The proposed Beer/Wine/Cooler Off-Sale Establishment use will not negatively affect the site's existing uses, and therefore recommended approval of the Special Use Permit subject to conditions.

There was no representative present to speak on this item.

COMMISSIONER CHERRY agreed with staff's recommendation of approval, as it is consistent with development occurring in this neighborhood.

See Item 10 for related discussion.

CHAIR DE SALVIO declared the Public Hearing closed.

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

NOTE: Commissioner Schlottman abstained from voting on Item 18 because he owns an urban lounge within the notification area. Commissioner Cherry disclosed that he owns property within the notification area of Item 18 but as this would not affect him any greater or lesser, he would vote on the matter.

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

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

19. 21-0323-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LOS CUCOS MEXICAN CAFE - OWNER: FORT APACHE CAPITAL MANAGEMENT, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 6,700 SQUARE-FOOT RESTAURANT WITH ALCOHOL USE WITH 1,800 SQUARE FEET OF OUTDOOR SEATING at 1121 South Fort Apache Road (APN 163-05-110-007), C-1 (Limited Commercial) Zone, Ward 2 (Seaman). Staff recommends APPROVAL.

Minutes:

See Item 10 for related discussion.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Items 13a and 18

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

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

20. 21-0325-VAC1 - VACATION - PUBLIC HEARING - APPLICANT: PINNACLE HOMES, INC. - OWNER: PUSHING 30, LLC - For possible action on a Land Use Entitlement project request for a Petition to Vacate U.S. Government Patent Easements generally located west of Park Street, south of Hammer Lane, east of Grand Canyon Drive and north of Fisher Avenue (APNs 125-31-601-001 and 002), R-E (Residence Estates) Zone, Ward 6 (Fiore). Staff recommends APPROVAL.

Minutes:

See Item 10 for related discussion.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Items 13a and 18

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

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

21. 21-0340-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: SETO II APARTMENTS, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED FOUR-STORY, NINE-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS AREA 2 DEVELOPMENT STANDARDS on 0.16 acres at 304 South Maryland Parkway (APN 139-34-712-116), R-4 (High Density Residential) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:

See Item 10 for related discussion.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Items 13a and 18

NOTE: The video does not reflect the vote accurately, in that Commissioner Rogan abstained from voting on Item 21 because he has a commitment in a private capacity with the applicant's representative, BUNNYFiSH Studio, to

perform design work on a home project. Commissioner Cherry disclosed that he owns property within the notification area of Item 21 but as this would not affect him any greater or lesser, he would vote on the matter.

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

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

PUBLIC HEARING ITEMS

22. ABEYANCE - 21-0034 - PUBLIC HEARING - APPLICANT/OWNER: BONANZA AUTO PLAZA, LLC - For possible action on the following Land Use Entitlement project requests on 2.09 acres at 4565 East Bonanza Road (APN 140-32-101-016), Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

See Item 6 for related discussion and Items 22a and 22b for related backup.

- 22a. ABEYANCE - 21-0034-GPA1 - GENERAL PLAN AMENDMENT - FROM: SC (SERVICE COMMERCIAL) TO: GC (GENERAL COMMERCIAL)

Minutes:

See Item 6 for related discussion and Items 22-22b for related backup.

Motion made by Trinity Haven Schlottman to Strike Item 13a, Table Items 22a and 22b, Hold in Abeyance Items 41a and 41b to 9/14/2021 and Items 44 and 46a and 46b to 8/10/2021

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

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

- 22b. ABEYANCE - 21-0034-ZON1 - REZONING - FROM: C-1 (LIMITED COMMERCIAL) TO: C-2 (GENERAL COMMERCIAL)

Minutes:

See Item 6 for related discussion and Items 22-22b for related backup.

Motion made by Trinity Haven Schlottman to Strike Item 13a, Table Items 22a and 22b, Hold in Abeyance Items 41a and 41b to 9/14/2021 and Items 44 and 46a and 46b to 8/10/2021

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

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

23. ABEYANCE - 21-0039-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: ALMON MYLES - For possible action on a Land Use Entitlement project request FOR A COMMUNITY RESIDENCE (INCLUDING FAMILY COMMUNITY RESIDENCE AND TRANSITIONAL COMMUNITY RESIDENCE) USE on 0.16 acres at 3408 Bonn Court (APN 138-12-711-008), R-1 (Single Family Residential) Zone, Ward 5 (Crear). Staff recommends APPROVAL.

Minutes:

This item was heard subsequent to Item 47.

CHAIR DE SALVIO declared the Public Hearing open.

NICOLE EDDOWES, Senior Planner, reported that the subject site narrowly missed the distance separation requirement by 11 feet. There is no direct vehicular access between the proposed site and the existing site, and are separated by Jay Avenue, a 58-foot local street. Staff found the proposed use can be conducted in a

harmonious and compatible manner with the existing neighborhood and surrounding land uses and recommended approval of the Special Use Permit.

LAMAR BRILEY, neighbor and past President of Northwest Area Residents Association, opposed this request, and he hoped the Planning Commission would vote against it or forward it to the City Council for consideration. He commented the applicant was conducting business at the location even though the item was held in abeyance.

COMMISSIONER WILLIAMS stated he reviewed the item and took into account staff's recommendation of approval.

CHAIR DE SALVIO declared the Public Hearing closed.

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

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

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

24. ABEYANCE - 21-0116-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: ST. JOSEPH CATHOLIC CHURCH, INC. - For possible action on a Land Use Entitlement request FOR A 9,851 SQUARE-FOOT ADDITION TO AN EXISTING 3,060 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP WITH WAIVERS OF TITLE 19.09 FORM BASED CODE DEVELOPMENT STANDARDS on 0.48 acres at the southwest corner of Ogden Avenue and 9th Street (APNs Multiple), T5-MS (T5 Main Street) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open.

NICOLE EDDOWES, Senior Planner, explained the applicant is requesting waivers of the setback and amenity zone requirements and the proposed development thereby does not support the goals and objectives of the Vision 2045 Downtown Master Plan for creating a vibrant pedestrian-oriented environment. Staff therefore recommended denial of the request, and she noted that additional letters of support had been received since publication.

FATHER COURTNEY KRIER, St. Joseph Catholic Church, appeared, stating the church has been at this location for 40 years and is growing. They acquired the adjacent property because they are not able to use their facilities for catechism classes, instruction for children, bible study or meetings. The buildings are outdated, and they would like to upgrade them. He noted where the church currently sits in relation to the property line on Ogden Avenue, Eighth Street and Ninth Street. They would like to have a clear view outside the church and not have any corners, so as not to present a possible hazard for the children. He referenced their parking lot, which they invested a lot of money in in order to meet the necessary requirements. They are trying to improve the area by taking down these older buildings, but would need to replace them.

KATHY BROOKS, owner of the Hydrant Club and neighbor to the church, commented on how great a neighbor the church is and what wonderful work it does, but noted there has been an increasing problem with regard to the homeless feedings happening at the church. She appreciates the church providing a well, much needed service to those who need it, but the feedings currently take place on the corner, and those individuals then bring the food down the street to her property or others. She now has a rat problem because food is being left outside, she has to ask these individuals to move from the front of her property, and they get verbally aggressive while she is trying to build a nice business downtown and create something for the neighborhood. She was excited when she heard about the development at the church because she thought they would have a hall where the feedings could take place inside. However, she was informed homeless individuals would not be permitted in the building at all. Her concern is with the request to expand the use of a building and services where the services are not necessarily being managed in such a way that is harmonious to the rest of the neighborhood. She understands the need for the service, but thought there needed to be a little more symbiosis with the rest of the neighborhood. She referenced complaints from clients stating they could not drive down the street and of being accosted verbally at their car by

individuals who clearly have containers from the church. She reiterated her concern and stated she would appreciate the Commission's consideration.

ANDREW ZIMMERMAN, Chief Financial Officer and Manager of the Gold and Silver Pawn Shop, stated he has been part of the community for 31 years. He has seven children who FATHER KRIER baptized and confirmed. FATHER KRIER has been an integral part of the downtown area for a long time, and he thought the ability for him to expand and increase his parishioners was vital.

COMMISSIONER SCHLOTTMAN hoped after the last Planning Commission meeting that FATHER KRIER would have reached out to him, as no one was present at that meeting to represent the church. He stated he held this item 60 days to allow for the church to talk to the neighbors because there were 66 protests from that meeting.

FATHER KRIER stated COUNCILWOMAN DIAZ advised him the item would be held, and there was no need for them to appear at that meeting. COMMISSIONER SCHLOTTMAN stated that aside, no one reached out to him. Discussion took place between FATHER KRIER and the Commissioner regarding public meetings and the ability to contact City staff. FATHER KRIER pointed out of those opposed, all had the same address, except for the Downtown Project. COMMISSIONER SCHLOTTMAN stated he passes by the church every day and sees 100 people lined up on the sidewalk such that pedestrians are unable to use it. Noting that he has done work for the Downtown Project, he requested input from the other Commissioners and indicated he would ask legal counsel if he needed to abstain.

COMMISSIONER ROGAN stated his concern had nothing to do with feeding the homeless and only dealt with whether or not the application complied with the new Form-Based Code. He wished the problem would have been addressed during the last 60 days to bring it into compliance. The Commission supports the Form-Based Code and wants to see buildings constructed that comply with it. He indicated he was amenable to holding the item in abeyance again in order to allow the compliance issues to be resolved.

COMMISSIONER SCHLOTTMAN was not opposed to the project, but he wished more issues had been addressed. He also indicated out of an abundance of caution, he would abstain on this matter.

COMMISSIONER CHERRY stated he has seen both good and bad things come from the church, but that he agreed with staff's recommendation.

CHAIR DE SALVIO declared the Public Hearing closed.

Motion made by Sam Cherry to Deny

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

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

25. ABEYANCE - 21-0188 - PUBLIC HEARING - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES - For possible action on the following Land Use Entitlement project requests on 18.19 acres at 2480 Maverick Street (APN 138-14-802-005), Ward 5 (Crear). Staff recommends APPROVAL on 21-0188-ZON1 and DENIAL on 21-0188-MSP1. Staff recommends APPROVAL on 21-0188-ZON1 and DENIAL on 21-0188-MSP1.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open for Items 25-25b.

NICOLE EDDOWES, Senior Planner, explained the proposed rezoning would bring the zoning into alignment with the existing Public Facilities Land Use Designation and staff recommended approval of the rezoning request. Staff was not able to ensure the proposed animated electronic message board would not be visible from the residences adjacent to Maverick Street at the corners of Robin Hood Circle and Sir Lancelot Circle; therefore, staff was not able to support the proposed Master Sign Plan and recommended denial of the application.

CHRIS DINGELL, Clark County School District, stated this request was before the Commission in June, and COMMISSIONER WILLIAMS asked that it be held in abeyance to allow for a neighborhood meeting to take place. MR. DINGELL stated a neighborhood meeting was held on June 29, 2021. Notices were sent out to property owners within a 750-foot radius, and there were no concerns from neighbors at that meeting.

See Items 25a and 25b for related backup.

CHAIR DE SALVIO declared the Public Hearing closed for Items 25-25b.

- 25a. ABEYANCE - 21-0188-ZON1 - REZONING - FROM: U (UNDEVELOPED) [PF (PUBLIC FACILITIES) GENERAL PLAN DESIGNATION] TO: C-V (CIVIC)

Minutes:

See Item 25 for related discussion and Items 25-25b for related backup.

Motion made by Anthony Williams to Approve Items 25a and 25b subject to condition(s)

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

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

- 25b. ABEYANCE - 21-0188-MSP1 - MASTER SIGN PLAN - FOR THE CONVERSION OF AN EXISTING SEVEN-FOOT TALL FREESTANDING SIGN FROM STATIC TO ANIMATED FOR A PUBLIC SCHOOL, PRIMARY

Minutes:

See Item 25 for related discussion and Items 25-25b for related backup.

Motion made by Anthony Williams to Approve Items 25a and 25b subject to condition(s)

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

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

26. ABEYANCE - 21-0227 - PUBLIC HEARING - APPLICANT: TOLL BROTHERS - OWNER: ELKHORN 56, LLC - For possible action on the following Land Use Entitlement project requests on 55.52 acres on the southeast corner of Elkhorn Road and Jones Boulevard (APNs 125-24-101-001 and 125-24-201-001), R-1 (Single Family Residential) Zone, Ward 6 (Fiore). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open for Items 26-26b.

NICOLE EDDOWES, Senior Planner, reported Staff is recommending denial of the Variance request for the modified cul-de-sacs and reduced Connectivity ratio as it does not provide a diverse transportation network for both vehicles and pedestrians. While the proposed Tentative Map meets the density and minimum lot requirements set forth by Title 19.06 for the R-1 zoning district, staff is not able to support the Variance request for modified cul-de-sacs and reduced connectivity and as a result is not able to support the proposed Tentative Map and recommended denial.

ATTORNEY JENNIFER LAZOVICH appeared on behalf on the applicant, Toll Brothers. She pointed out the location of the site and described the surrounding streets, noting her firm has been involved in some of its history. They previously represented the Catholic Church, which as part of a settlement agreement, sold this property to a third party. The third party's engineer, with no builder involvement at that time, agreed to certain conditions, which included single-story homes on certain lots and larger lots in some areas. Toll Brothers since purchased the property and is looking to build this project, staying with the R-1 (Single Family Residential) zoning, but they are asking to do a new Tentative Map and associated Variances.

MS. LAZOVICH displayed the site plan that was previously approved, which highlighted those specific lots that were agreed to be single-story homes. She then displayed the plan that was before the Commission for approval. She read those conditions from the previous approval that they still agree to. These related to the number of lots, landscaping at the entrance off of Elkhorn Road, perimeter subdivision walls, gating of the community and no access to Leon Avenue.

While the previous plan required only specific lots to have single-story homes, she stated the east side is planned to be all single-story homes and the west side, all two-story homes. This was done because of Leon Avenue being a 60-foot residential street, while Jones Boulevard is much wider. Another design change relates to the size of the lots along Jones Boulevard. The new design includes lot sizes that range from 6,500 square feet to just under 19,000 square feet, but are including a large entryway park and an active trail open space for use by the residents, which the prior project did not have.

As far as the south end, the lots to the right of the active trail will all be single story, and they are proposing the lots to the left be two-story. This new design eliminated homes where the rear yards backed up to the rear yards of the community south of this development. Instead there will be a 14-foot landscape buffer, a 45-foot street and 20-foot driveways. This results in the front of the homes being 60 feet away from the southern boundary of the development. Additional Variances being requested include lowering the connectivity ratio and a modified cul-de-sac design where they are asking for a radius of 25 feet where 40 feet is required.

CHARLES WEBER stated he has been a facility maintenance contractor for 25 years working for developers doing home associations and is now a consultant on the Environmental Protection Act, including the Federal Clean Air Act and Federal Water Act and how it deals with street sweepers. With regard to the end cul-de-sacs, the applicant is requesting the City to violate the Federal Clean Air Act because the sweeper cannot do a 90-degree turn. When the cul-de-sacs are modified, such as is being requested, the sweeper cannot properly reach the entire area, causing the aggregate to build up, resulting in degradation of the asphalt, and run off into the sewer system. The sewer system will back up, which will end up costing the City. He indicated he has seen this repeatedly, and many associations have changed to a round design so the sweeper can reach all areas. He noted one violation of the Federal Water Act can cost \$7 million or more. He expressed his opposition to the request.

RAY STRICKLAND stated the plan definitely impacts his view of Sheephead Mountain. He referenced an agreement with the Archdiocese that there would be a single-story house in front of his home. Of the four homes on Leon Avenue, two look toward that mountain. On the east side of Eagle Canyon, there will be all single-story homes, but on the west side of the development, there will be all two-story houses. He did not understand what the applicant was proposing with regard to the wall. The prior approval involved a six-inch gap that would be filled in with concrete to support the wall. Additionally, he requested there be no trees on the south side because they would block his view.

PAT FILBERT stated he had a copy of the agreement with the law firm stating which homes would be single-story. With regard to the trees they are proposing to plant, he said as the trees grow, their roots will grow under the wall and cause damage which, per his homeowners association, he will be responsible for once the builder is gone. He did not want to be responsible for an 11- to 12-foot wall because of these trees; he was agreeable to bushes. Additionally, he asked for clarification on the wall the applicant's representative spoke about. He noted since the item was held, there have been no meetings or updates.

KATHY THOMAS expressed concern that the original plan had two ingress/egress points, but the new plan only has one, and with 199 homes, there is the potential for 400 vehicles using this one ingress/egress. She thought two extra lanes would have to be added to Elkhorn Road for turning into the development, which would result in it becoming five lanes instead of three. She also expressed safety concerns on Elkhorn Road with regard to bicyclists, dog walkers and sometimes horses.

TOBE DANSEREAU pointed out he purchased his home in this area only two months prior and was told only single-story homes would be behind his property. They bought the house for the view and want to retain that view, so he requested Lots 37-42 be single story.

SUSAN MICAL stated her home borders the southern side of this development. She attended every neighborhood meeting where they were told the homes on the southern end would be single story. She also expressed concern with how the development would be graded and whether people could look into their backyard. They asked for rural development along Leon Avenue since it is still an equestrian area, so she did not want additional development there.

MS. LAZOVICH stated there is a condition for rural street standards along Leon Avenue to maintain that rural preservation. She understands the request for single-story homes, but wished to point out that while two-story homes can go as high as 35 feet, the pitch of the roof is typically around 30 feet, not 40 feet. She made a note of the request of the neighbors to not plant trees within the landscape buffer on the southern boundary. Additionally, her understanding of the condition is that a second wall is to be constructed along the southern property line of the site and would either be lower or match the height of the adjacent subdivision, and they would do whatever was necessary to ensure no small animals or such would fall between the two walls.

CHAIR DE SALVIO stated many discussions have taken place with the applicant and their representatives. He agreed with the neighbors who spoke at the meeting because that is what was originally agreed upon, and the plan exceeded the neighbors' expectations. The original plan had more of the rural look of Ward 6 and was harmonious and compatible with the area. With the new plan, the houses are on top of each other, the lots are smaller, and this gives the perception of a cookie-cutter development, which is not what is wanted in this area. He stated he has not received one phone call asking for anything other than what was originally agreed upon. His lack of support for these requests comes from what the neighbors were promised not only from the church, but from previous meetings. He also wondered how two neighborhood meetings could be held and yet he was not invited knowing what his concerns were. This development would have a huge impact on this corner, and the City needs to get it right. He encouraged the item be held in abeyance and another neighborhood meeting be held to see if they can take the two plans and figure out something that works.

MS. LAZOVICH stated she was asked by the client to not accept an abeyance. She worried if there was another neighborhood meeting that the applicant might not sway from their position, and it would be a waste of the neighbors' time. CHAIR DE SALVIO indicated he was going to make a motion for denial, and if that passed, he wanted the neighbors to understand it would go before the City Council for consideration.

See Items 26a and 26b for related backup.

CHAIR DE SALVIO declared the Public Hearing closed for Items 26-26b.

- 26a. ABEYANCE - 21-0227-VAR1 - VARIANCE - TO ALLOW MODIFIED CUL-DE-SACS WHERE CUL-DE-SACS ARE REQUIRED FOR PRIVATE STREETS BEHIND A GATE; AND A CONNECTIVITY RATIO OF 1.03 WHERE 1.30 IS REQUIRED

Minutes:

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

Motion made by Louis De Salvio to Deny Items 26a and 26b

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

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

- 26b. ABEYANCE - 21-0227-TMP1 - TENTATIVE MAP - JONES & ELKHORN - FOR A PROPOSED 199-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION WITH A WAIVER TO ALLOW THE DEFERRAL OF HALF-STREET IMPROVEMENTS FOR LEON AVENUE

Minutes:

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

Motion made by Louis De Salvio to Deny Items 26a and 26b

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

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

27. 21-0102-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT: BSC SIGNS - OWNER: TWIN STAR ENERGY, LLC - For possible action on a Land Use Entitlement project request TO ALLOW TWO PROPOSED CANOPY SIGNS THAT EXCEED 25 PERCENT OF THE CANOPY FACE AREA at 1701 South Las Vegas Boulevard (APN 162-03-310-001), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

Minutes:

VICE CHAIR SCHLOTTMAN declared the Public Hearing open.

NICOLE EDDOWES, Senior Planner, reported staff found that the applicant has created a self-imposed hardship by proposing to incorporate signage that exceeds the Title 19 development standards and therefore recommended denial of the request.

No applicant or representative was present.

MS. EDDOWES clarified for VICE CHAIR SCHLOTTMAN how the sign calculations are determined, after which the Vice Chair stated he felt the signs fit within the overall building.

COMMISSIONER CHERRY asked if this request was subject to the Las Vegas Boulevard Scenic Byway Overlay District standards with regard to neon and animation. JONATHAN BOYLES, Senior Planner, confirmed this site is subject to the Scenic Byway requirements, and that the Downtown Design Review Committee will review it administratively because the signage is in compliance with the 75 percent animation and/or neon for the entire development.

VICE CHAIR SCHLOTTMAN declared the Public Hearing closed.

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

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

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

28. 21-0144-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: KIM & KATERI CHRISTIAN - 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 ATTACHED SHADE STRUCTURE [CARPORT] on 0.16 acres at 1513 South 9th Street (APN 162-03-615-008), R-1 (Single Family Residential) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

Minutes:

VICE CHAIR SCHLOTTMAN declared the Public Hearing open.

NICOLE EDDOWES, Senior Planner, reported that no substantial evidence has been presented to warrant the requested variance. Staff found that the applicant created a self-imposed hardship by constructing the carport without proper building permits and therefore recommended denial of the request. She noted that additional letters of protest and support had been received since publication.

KIM CHRISTIAN, applicant/owner, stated he built the carport because he wanted to improve his house, and he thought there were others in the neighborhood built the same way.

MATTHEW ERICKSON, neighbor, stated the carport looks nice, and he did not have a problem with it.

COMMISSIONER SCHLOTTMAN appreciated the applicant reaching out to him. He referenced the look of some

carports in the past that he did not like the look of, but he thought this one looked harmonious, and it was significant MR. CHRISTIAN had his neighbor's support.

CHAIR DE SALVIO declared the Public Hearing closed.

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

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

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

29. 21-0193-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ANCELMO G. DIAZ - For possible action on a Land Use Entitlement project request TO ALLOW A ONE-FOOT REAR YARD AND TWO-FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [PATIO COVER] AND A THREE-FOOT CORNER SIDE YARD SETBACK FOR AN EXISTING SINGLE-STORY PORCH ELEMENT (PATIO COVER) WHERE 10 FEET IS REQUIRED on 0.13 acres at 10234 Audobon Peak Avenue (APN 126-13-616-134), PD (Planned Development) Zone [ML (Medium Low Density Residential) Cliff's Edge (Providence) Special Land Use Designation] Zone, Ward 6 (Fiore). Staff recommends DENIAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open.

NICOLE EDDOWES, Senior Planner, reported that no substantial evidence had been presented to warrant the requested variance. Staff found that the applicant created a self-imposed hardship by developing the site without proper building permits nor complying with the associated Cliff's Edge Master Development Plan and Design Guidelines development standards. Staff therefore recommended denial of the request, and she noted additional letters of support had been received since publication.

ANCELMO DIAZ, applicant, stated during the pandemic he had a company build the patio cover to provide shade for his wife and children to do homework outside. He thought as a legitimate company, the proper permits would have been obtained. That company did not want to help him with that process, so he had to obtain the permits on his own with the help of staff. Part of that process includes requesting a Variance because he used all of his savings to build the structure, and does not have the money to have it rebuilt within the proper setback.

MARILYN SHANKU, neighbor, stated her rear yard abuts the applicant's rear yard, and she is adamantly opposed to this request. She indicated she called the City and discovered the pool, patio cover and entertainment center were all built without permits. A permit to build the pool was pulled years ago to show intent, but she said it was never followed through on. She believes her 10 eight-foot bushes along the rear wall were killed because the applicant did not like the leaves in his yard, and she had a receipt from Moon Nursery for \$9,000 for replacement of those bushes with four-foot ones. She indicated she went to New York as a registered nurse to help with COVID-19, and when she returned the applicant's gardener had cut the bushes down and they died again, so she had to remove them herself. She submitted photos to staff for the record, which are included in the backup.

DAVID BRAY appeared as corporate counsel representing the Hearthstone Brookstone Homeowners Association (HOA), which is the common interest community where this property is located. He stated the Association is requesting denial of the Variance as the HOA has received complaints from other homeowners regarding the installation and construction of the patio cover, and the HOA has not been kept informed. There was a conditional approval of this improvement, but those conditions have yet to be met. As such, the Association is requesting the Variance be denied.

GARY KAEMPFER stated he is on the Board of the HOA, but was present as a homeowner and not as a Board member. After receiving the postcard in the mail, he went online and read all of the backup documentation associated with this Variance request, but he saw no mention in any of the documents of approval from the HOA. He wished for the Commission to ask the applicant if such was obtained.

RUBY DIAZ, daughter of the applicant, stated she completed all of the paperwork for the applicant and submitted it to the HOA, and received approval, acknowledging there were certain conditions that needed to be met when it was built. They informed Premier Patio Covers of these conditions and expected them to comply with those conditions and obtain all of the necessary permits because that is their profession, and not the applicant's. MR. DIAZ stated he had the approval letter from the HOA on his phone and reiterated he did not know the company did not obtain the necessary permits. He stated MS. SHANKU is the only neighbor who is opposed and support from the other surrounding neighbors had been submitted. MS. DIAZ added the patio cover does not obstruct anything.

CHAIR DE SALVIO asked MR. BRAY about the conditions on the HOA approval letter that were not met. MR. BRAY explained one condition was the submittal of plans and specifications, but the HOA has not received any specifications or drawings, even though the application indicated they were attached. Additionally, there was a condition that approval be obtained from the Master Association with regard to the setbacks, and he did not believe that was done either.

DEPUTY CITY ATTORNEY JIM LEWIS reminded the Commission that staff looks at City codes to determine whether or not a request complies with all conditions of approval, and whether or not an applicant has complied with HOA rules does not preclude the Commission from taking action it deems appropriate, as those obligations are outside the Commission's purview.

CHAIR DE SALVIO stated he typically does not take issue with structures if they are not an eyesore unless the neighbors and HOA have a problem with it because it must be harmonious and compatible. He did not think not knowing a permit was required was an adequate explanation. MR. DIAZ stated he turned the company into the Nevada State Contractors Board and had asked Providence about the setback. He obtained estimates to move the patio cover, which he said would place it in a worse position for the neighbor. Although not an eyesore, CHAIR DE SALVIO could not support the request because it was built without permits, and there was too much opposition from the neighbor and the HOA.

CHAIR DE SALVIO declared the Public Hearing closed.

Motion made by Louis De Salvio to Deny

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

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

30. 21-0197 - PUBLIC HEARING - APPLICANT: CENTURA DEVELOPMENT - OWNER: CASINO CENTER, LLC - For possible action on the following Land Use Entitlement project requests on 2.70 acres at 1245 Lindell Road (APNs 163-01-103-027 and 028), Ward 1 (Knudsen). Staff recommends APPROVAL on 21-0197-GPA1 and 21-0197-ZON1. Staff recommends DENIAL on 21-0197-VAR1, 21-0197-VAR2 and 21-0197-SDR1.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open for Items 30-30e.

NICOLE EDDOWES, Senior Planner, explained staff found the requested TOC-1 (Transit Oriented Corridor) General Plan Designation to be compatible with the land use designations of the properties in the surrounding area, and the amendment will allow a uniform General Plan Designation for the entire subject site. In addition, the requested Rezoning to R-4 is consistent with the proposed Transit Oriented Corridor designation, and staff recommended approval of both the General Plan Amendment and the Rezoning. Staff found the proposed reduced setbacks, and the waiver and exception requests for reduced landscape materials to be self-imposed hardships and will have a negative impact to the surrounding area; therefore, staff recommended denial of both Variance applications and the Site Development Plan Review. She advised the Commission of an updated staff report in their back-up materials and said additional letters of protest had been received since publication.

ATTORNEY CHRIS KAEMPFER appeared on behalf of the applicant, but noted the owner of the property was in the audience. MR. KAEMPFER stated approximately two years ago, the Planning Commission and City Council

approved a 140-unit senior rental housing project on the adjacent site across Lindell Road, which is referred to as Lindell 1. The proposed site is a sister project, almost identical in design, look, feel and use, and the same senior rental multi-family housing project is being requested.

Although the lot is not irregularly shaped to justify the Variance, he said the proposed project would face Lindell Road, which would necessitate the Variance and Waiver. He explained the fence would be in the front yard and is the same fence that was approved for the other project. The eight-foot fence would create a harmonious look and provide more safety for the senior residents. He described how the orientation of the buildings affected the setback and noted the 10-foot setback only applies to a small portion where the building juts out, and the setback for the remainder of the property is 16.5 feet. Additionally, they intend to plant a significant amount of trees between the building and property to the west. He thought it important to note that every setback requirement for Buildings 1, 2 and 3 was exceeded except for the rear west side of Building 2.

With regard to the Waivers allowing an eight-foot landscape buffer along a portion of the east property line, the decorative fence and landscape buffer is similar to that of the Lindell 1 project to maintain the same look. Landscape trees will be provided along the north property line as well as a dog park that will abut it. He explained in other areas, the setback is decreased due to increasing the width of the driveways to allow for easier traffic movement.

With regard to the Variance related to allowing more than one address, they believe having one mailbox at the clubhouse is not ideal for the senior residents, who they anticipate will be age 75 and older.

MR. KAEMPFER pointed out a deed restriction was recorded on the Lindell 1 project stating it could only be used for senior housing. He requested that same condition be imposed on this application.

He displayed elevations of the clubhouse and all three buildings, stating they were excited about developing property to serve the senior population.

COMMISSIONER ROGAN referenced the approval of Lindell 1, an almost identical project, a year ago. He recalled his discussion with the owner of the commercial property to the west with regard to the setback of that first project, pointing out these older areas have a lot of problems that often necessitate the need for a Variance.

See Items 30a-30e for related backup.

CHAIR DE SALVIO declared the Public Hearing closed for Items 30-30e.

Subsequent to the vote, MR. KAEMPFER verbally agreed to all staff's conditions.

- 30a. 21-0197-GPA1 - GENERAL PLAN AMENDMENT - FROM: SC (SERVICE COMMERCIAL) TO: TOC-1 (TRANSIT ORIENTED CORRIDOR) (APN 163-01-103-028)

Minutes:

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

Motion made by Jeff Rogan to Approve Items 30a-30e subject to condition(s)

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

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

- 30b. 21-0197-ZON1 - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: R-4 (HIGH DENSITY RESIDENTIAL) (APNs 163-01-103-027 and 028)

Minutes:

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

Motion made by Jeff Rogan to Approve Items 30a-30e subject to condition(s)

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

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

- 30c. 21-0197-VAR1 - VARIANCE - TO ALLOW AN EIGHT-FOOT TALL FRONT YARD FENCE WHERE FIVE FEET IS THE MAXIMUM ALLOWED AND TO ALLOW A 10-FOOT REAR YARD SETBACK WHERE 20 FEET IS THE MINIMUM REQUIRED

Minutes:

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

Motion made by Jeff Rogan to Approve Items 30a-30e subject to condition(s)

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

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

- 30d. 21-0197-VAR2 - VARIANCE - TO ALLOW THREE ADDRESSES WHERE ONE IS ALLOWED FOR A SENIOR CITIZEN APARTMENTS DEVELOPMENT

Minutes:

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

Motion made by Jeff Rogan to Approve Items 30a-30e subject to condition(s)

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

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

- 30e. 21-0197-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED THREE-STORY TALL, 90-UNIT SENIOR CITIZENS APARTMENTS DEVELOPMENT WITH A WAIVER OF THE PERIMETER LANDSCAPE DEVELOPMENT STANDARDS

Minutes:

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

Motion made by Jeff Rogan to Approve Items 30a-30e subject to condition(s)

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

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

31. 21-0232 - PUBLIC HEARING - APPLICANT/OWNER: 1000 FREMONT, LLC - For possible action on the following Land Use Entitlement project requests on 0.67 acres at 1020 Fremont Street, Suites #100 and #120 (APN 139-34-612-080), T5-MS (T5 Main Street) Zone, Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

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

NICOLE EDDOWES, Senior Planner, reported that while the proposed uses are appropriate for the Fremont East District, the lack of parking provided remains a major concern for staff as it creates an unnecessary burden to the neighboring developments to provide parking of the proposed establishment. As a result, staff recommended denial on all applications, and she noted the Waiver application was incorrectly advertised as a Variance and 21-0232-VAR1 is correct in the staff report as 21-0232-WVR1. The Waiver is a less intense application request and re-

notification is not necessary. She also advised that the Commissioners had revised plans date stamped 07/12/21 in their back-up materials, and additional letters of support and protest had been received since publication.

MARK CARLSON appeared representing DTP, and JENNIFER TALER, appeared representing Fergusons. MS. TALER stated Vegas Test Kitchen, in Suite 120, was opened at the end of 2020. It is a product of COVID-19 and was a way to support local chefs and feed the community, along with doing pop-ups and resident chefs. Currently, they sell wine, beer and liquor within the establishment, but want to utilize the tavern-limited license so it is operationally more seamless and can be run in the way it was originally intended.

MR. CARLSON added that although they hold a tavern-limited license, the business currently operates as a restaurant. There is no walk-up bar or seats at the bar; it is full service. This request is more of a formality for them so they can serve liquor the way they desire moving forward. There is not the traditional occupancy one would see in a large bar/tavern type of establishment.

MS. TALER stated Suite 100 is approximately 1,400 square feet, with the 1,000 square feet in front currently being used for a micro studio retail experience. This is another product of COVID-19. Fergusons Downtown supports a lot of local small businesses, and as things shifted with the pandemic, people took that leap of faith, where their side hustle became their predominant source of income. Through various ways of supporting these businesses, they were able to turn the former Writer's Block into what is now called Gather House which includes eight micro-retail experiences.

One occupant is a 12-year-old who started her brand when she was nine years old, another deals with mental health awareness and one with supporting local small businesses.

She said they are asking for the 400 square feet in the back of the space to become a speakeasy bar to help drive more awareness to this city block and keep it more intimate to what Fergusons is, which is quality over quantity, depth over dollars and create another special, unique experience that is more of a sense of discovery and not a nightclub.

COMMISSIONER CHERRY commented he lived in the Arts District for 12 years and frequented this area many times. He understood the parking issues, noting the Arts District organically came together. People park on the ambassador site to the west on Fremont Street, which is a few acres, and walk through the community, so he thought the proposed project would fit.

CHAIR DE SALVIO asked staff about the verbiage pertaining to allowing zero to 84 parking spaces, as he did not recall seeing a range before. MS. EDDOWES explained it to be a part of the new Form-Based Code. Staff determines the range after considering whether the particular use is high or low impact. COMMISSIONER CHERRY added the range can vary based on the existence of alternative methods of getting to a location, and MS. EDDOWES confirmed.

See Items 31a-31c for related backup.

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

- 31a. 21-0232-VAR1 - VARIANCE - TO ALLOW ZERO PARKING SPACES WHERE 44 TO 82 SPACES ARE REQUIRED

Minutes:

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

Motion made by Sam Cherry to Approve Items 31a-31c subject to condition(s)

NOTE: Commissioner Schlottman abstained from voting because he has an ongoing business relationship with the applicant's representatives. Commissioner Cherry disclosed that he owns property within the notification area and he has a landlord-tenant relationship with the applicant's representative

but as this would not affect him any greater or lesser, he would be voting.

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

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

- 31b. 21-0232-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 1,060 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE WITH 681 SQUARE FEET OF OUTDOOR SEATING AREA FOR SUITE #100

Minutes:

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

Motion made by Sam Cherry to Approve Items 31a-31c subject to condition(s)

NOTE: Commissioner Schlottman abstained from voting because he has an ongoing business relationship with the applicant's representatives. Commissioner Cherry disclosed that he owns property within the notification area and he has a landlord-tenant relationship with the applicant's representative but as this would not affect him any greater or lesser, he would be voting.

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

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

- 31c. 21-0232-SUP2 - SPECIAL USE PERMIT - FOR A PROPOSED 2,212 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE WITH 2,621 SQUARE FEET OF OUTDOOR SEATING AREA FOR SUITE #120

Minutes:

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

Motion made by Sam Cherry to Approve Items 31a-31c subject to condition(s)

NOTE: Commissioner Schlottman abstained from voting because he has an ongoing business relationship with the applicant's representatives. Commissioner Cherry disclosed that he owns property within the notification area and he has a landlord-tenant relationship with the applicant's representative but as this would not affect him any greater or lesser, he would be voting.

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

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

32. 21-0238-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SCOTT D. HELM - For possible action on a Land Use Entitlement project request TO ALLOW AN EXISTING SIX-FOOT TALL FRONT YARD FENCE WHERE FIVE FEET IS THE MAXIMUM HEIGHT ALLOWED on 0.23 acres at 4240 Carnation Lane (APN 138-02-311-029), R-MH (Mobile/Manufactured Home) Zone, Ward 4 (Anthony). Staff recommends DENIAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open.

NICOLE EDDOWES, Senior Planner, reported staff found that the applicant created a self-imposed hardship by constructing the fence without proper building permits that resulted in the non-compliance with the Title 19.06 residential development standards. Staff therefore recommended denial of the request, and she noted that additional letters of support were received since publication.

LAZELL PREATOR, Preator Consulting Engineers, appeared on behalf of the applicant. He stated this property was developed in the mid 1970s. He pointed out it is a very irregular-shaped lot, and that the developers created a hardship for the applicant with the street system because they changed the street names where the units changed and not where the streets themselves turned. As such, when the property owner took over the property in March 2020, there was a chain link fence, and Code Enforcement had written several violations because it was in poor condition. The new owner decided to install a much nicer fence and match the height he thought was there at the time. They have applied for building permits, and noted the fencing is much more decorative and allows for better use of the backyards. There is a greater than 15-foot setback along the frontage of the home, and reduces at the tangent point at the juncture of Carnation Lane, which they consider to be the side or backyard. He noted the property they abut to the south has an eight-foot fence.

KEN McFATE, neighbor around the corner from the subject site, stated he has lived in this area for more than 15 years, and he thought the work that was done was fantastic, adds value and makes the property stand out. He spoke to nine people in the neighborhood, and no one voiced any concerns. The chain link fence was broken and had weeds growing through it, and he really liked the look of the new fence. He thought the height of the fence was appropriate to help keep people from looking in at the pool as they walk or drive by. He asked the Commission to approve this request.

Applicant SCOTT HELM stated when he purchased the home it was an eyesore, so he decided to fix it up and hire a contractor to install the fence. He feels it is an improvement and adds value to the neighborhood. MR. PREATOR added that they agree to all conditions if approved.

COMMISSIONER TOUSSAINT was not sure of this request when she first saw the application, but pointed out the support indicated on the staff report and the fact there was no opposition. She thought the fence looked very nice in the photo, and she understood why it was constructed.

CHAIR DE SALVIO declared the Public Hearing closed.

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

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

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

33. 21-0255 - PUBLIC HEARING - APPLICANT/OWNER: CARDAN LINDELL NORTH, LLC - For possible action on the following Land Use Entitlement project requests on 4.01 acres at 5540 West Sahara Avenue (APN 163-01-404-022), C-2 (General Commercial) Zone, Ward 1 (Knudsen). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open for Items 33-33b.

NICOLE EDDOWES, Senior Planner, reported the existing 11-foot tall fence exceeds the maximum height allowed and utilizes razor wire, which is not an acceptable material that accumulates trash as evidenced by the photos taken during a routine field check performed by staff. Razor wire is not appropriate for the area and staff recommended denial of the Variance. Due to the existing adjacent single-family residences that abut the northwest property line of the subject site, staff found the outdoor speaker system would be a constant disruption and nuisance to these neighboring residential properties and therefore recommended denial of the Special Use Permit. She noted that additional letters of protest were received since publication.

STEPHANIE SMITH appeared representing the applicant. Also present was RONY MANSOUR, General Manager of the dealership that installed the razor wire. With regard to the Variance request for the razor wire, MS. SMITH stated the area has been evolving, with many incidents involving trespassers trying to enter the lot. Her client hired a security guard to patrol the area, but a single individual cannot monitor the entire lot at once. The razor wire serves as a deterrent, but they do understand the concern of one of the residential neighbors. MS. SMITH said she

has consulted with a contractor, and the razor wire could be removed along the residential area to make that neighbor more comfortable, but they would like to be able to keep the wire in the open access points that run adjacent to Lindell Road and Sahara Avenue, which are busy streets.

With respect to the Special Use Permit, it came to their attention that only a request for a speaker system was submitted. She clarified it is not a speaker system that will be playing music or announcements all day long. Rather, it is part of a fully monitored comprehensive security system the client wishes to install that would include cameras and additional lighting. The speaker would be utilized to address someone who entered the property to inform them they are aware of their presence, the authorities are going to be notified and to ask them to leave the premises. It is strictly an enhanced security measure. They also believe it supports the health and safety of their personnel and customers by making them comfortable leaving their vehicles in their care. They believe the speaker system, as part of the overall security system, can be done in a harmonious and compatible way to help deter crime in that area.

COMMISSIONER ROGAN asked if the overall height of the wall excluding the razor wire was 10 feet or less and if the wall would be in compliance if the wire were removed. MS. EDDOWES explained the razor wire was included in the 11-foot measurement, and that a Variance would still be required if the razor wire was removed because the maximum wall height in this commercial zoning district is eight feet. The Commissioner asked if there would be multiple speakers throughout the property to address the trespasser directly. MR. MANSOUR explained the speaker system would be within the camera, so it would be dependent on the number of cameras installed. He reiterated the only time the speaker system would be used was if there was someone trespassing on their property. He has worked at the location since 2005, and in the last four to five years, there have been a lot of break-ins, with the majority occurring at night, and the property is large enough where the security guard cannot cover the entire area at one time. With the number of break-ins over the course of a year, the speaker system would not be used very often. The trespassers are breaking into cars and their building, and last year someone actually came into the building and attacked the staff. The Commissioner asked if the hiring of the security guard was recent. MR. MANSOUR stated they have now hired three security guards to be able to provide security 24/7. Criminal activity in this area is increasing, and he thought the security system would provide an additional level of safety not only for them, but also the neighbors if the police are called to remove the individual from the area.

COMMISSIONER ROGAN explained the Commission consistently has had requests for razor wire come before them and routinely it has not been approved because it makes the neighborhood look like a prison. Even with the homeless problems in Wards 1 and 3, property owners are asked to remove it. It is not an attractive feature and degrades the neighborhood, so he cannot support that request. With regard to the speakers, he was concerned about the volume in relation to the residential neighbor and the church to the north. As such, he could not support that request either.

COMMISSIONER CHERRY stated he is familiar with these types of systems. They can either be remotely monitored, which he thought was more effective, or there is a sensor that is triggered. He understood the noise concern, but wondered if a condition could be added to address this. He stated it is being used on some of his properties, and it is the latest technology that has helped them.

COMMISSIONER ROGAN asked if the decibel volume was such that it would not cause a disturbance to neighboring homes and churches. COMMISSIONER CHERRY indicated it is minimum in nature and involves a very short announcement. MR. MANSOUR confirmed the system they would install would be live-monitored. COMMISSIONER ROGAN asked about an added condition where no music could be played and only announcements related to security could be made. MS. EDDOWES crafted and read such into the record. MR. MANSOUR agreed to this condition.

CHAIR DE SALVIO inquired about the decibel level. MR. MANSOUR did not have that information, but thought it would be similar to the Ring doorbell and that the announcement would come from the camera closest to the trespasser. The Chair asked if a not-to-exceed decibel level could be included in that condition as well. COMMISSIONER ROGAN was amenable to this.

COMMISSIONER CHERRY stated of the ones he has seen, the level is slightly above the decibel level of a conversation but was definitely not on the higher end of the spectrum, and he compared it to that of the Nest security cameras. He agreed with COMMISSIONER ROGAN'S comments with regard to the razor wire.

If the Commission was overly concerned about the noise, COMMISSIONER SCHLOTTMAN suggested a one-year administrative review as an option. COMMISSIONER ROGAN liked this suggestion and asked if the applicant was agreeable; MR. MANSOUR confirmed. MS. EDDOWES read that added condition into the record.

See Items 33a and 33b for related backup.

CHAIR DE SALVIO declared the Public Hearing closed for Items 33-33b.

- 33a. 21-0255-VAR1 - VARIANCE - TO ALLOW AN EXISTING 11-FOOT TALL PERIMETER WALL WITH RAZOR WIRE WHERE 10 FEET IS THE MAXIMUM HEIGHT ALLOWED AND RAZOR WIRE IS NOT ALLOWED

Minutes:

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

Motion made by Jeff Rogan to Approve subject to condition(s) and adding the following condition as read for the record:

A. Remove the razor wire upon final approval.

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

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

- 33b. 21-0255-SUP1 - SPECIAL USE PERMIT - FOR A MOTOR VEHICLES SALES (NEW) USE

Minutes:

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

Motion made by Jeff Rogan to Approve subject to condition(s) and adding the following condition as read for the record:

A. A one-year administrative review shall be performed from the date of final approval.

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

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

34. 21-0258-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: LINDSEY J. WASHINGTON AND MONTANA N. WASHINGTON - For possible action on a Land Use Entitlement project request TO ALLOW A FIVE-FOOT CORNER SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED FOR A PROPOSED PATIO COVER on 0.47 acres at 8238 Beldina Street (APN 125-09-712-033), R-PD2 (Residential Planned Development - 2 Units per Acre) Zone, Ward 6 (Fiore). Staff recommends DENIAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open.

JONATHAN BOYLES, Senior Planner, reported that no evidence of a unique or extraordinary circumstance has been presented, in that the applicant created a self-imposed hardship by proposing a detached patio cover that encroaches into the 15-foot corner side yard setback area. Moving the proposed patio cover 10 feet to the south and/or reducing the width of the patio cover would allow conformance to the Title 19 requirements. Staff therefore

recommended denial of the applicant's Variance request, and he noted additional letters of protest and support were submitted since publication.

LINDSEY and MONTANA WASHINGTON, applicants, were present. MS. WASHINGTON stated the patio cover was needed to protect their outdoor kitchen and seating area and to provide some shade in their backyard. She stated their contractor, Celebrity Patios, was unaware of the 15-foot setback when they first submitted the request. They did not break ground until they obtained the approval of the Homeowners Association and their neighbors. MR. WASHINGTON added it is their understanding this requirement is special to their development, and would not be an issue outside of this community. He understands the spirit of the law and not blocking people's view, but he did not think it applied in this case. The wall that is in front of the patio cover is nine feet tall, which already poses as an obstruction, so he wondered why there would be an issue placing something behind this wall. MS. WASHINGTON stated the neighbor across the street has a higher perimeter wall, and she did not believe their request would obstruct any STOP signs. MR. WASHINGTON stated what they are requesting to build is the same as the patio cover the neighbor has, with the only difference being they are not located on a main street.

MIKE and TAMRA COULTER, neighbors, were present. MR. COULTER stated their home is directly west of the subject property. They would be able to see the edge of the patio cover when existing their front door, and indicated their full support, as they felt it was harmonious with the neighborhood. They have the same patio cover, but with a five-foot setback. MS. COULTER agreed. She said they drove around the neighborhood to try to identify any obstructions, but noted it would not block the stop sign or hinder being able to see oncoming traffic because it is at the end of a cul-de-sac.

ANDRE PARKS stated he is next to the applicant's neighbor to the rear of the property. He has been in construction all his life, and only a small portion of the patio cover would be visible due to the height of the wall. He indicated his support of the request.

CHAIR DE SALVIO commented this was not an elevation issue, but rather a setback issue, and it is a self-imposed hardship. He drove past the location and stated it did not appear to be an eyesore to him. He thought it was harmonious and compatible with the neighborhood, and he did not receive any protest calls. He appreciated the neighbors coming to the meeting to voice their support.

CHAIR DE SALVIO declared the Public Hearing closed.

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

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

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

35. 21-0266-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: KB HOME LV MONTALADO, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED TEMPORARY COMPRESSED NATURAL GAS (CNG) SUPPLY TRAILER on 0.37 acres at 5415, 5419, 5423 and 5427 El Nevero Street (APNs 126-36-110-011, 012, 013 and 014), R-CL (Single-Family Compact-Lot) Zone, Ward 6 (Fiore). Staff recommends DENIAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open.

JONATHAN BOYLES, Senior Planner, explained the applicant proposed to install a temporary compressed natural gas supply trailer to be located within a developing residential subdivision in order to supply the new residences with natural gas. In order to provide this utility service, the applicant must be granted an access easement by the Bureau of Land Management (BLM); however, since the commencement of construction of the single-family residential subdivision, the applicant has yet to obtain such an easement and the recently constructed model homes and for sale product do not have permanent underground natural gas service. Staff did not support the request as the applicant was attempting to develop an area of land that has no readily available utilities to service

the residential subdivision. In addition, the applicant offered no alternative means of supplying the subject residential subdivision natural gas service if the applicant fails to obtain the necessary access easement from the BLM; therefore, staff recommended denial of the requested concurrent Site Development Plan Review.

TONY VANCHIERI, Southwest Gas and Project Manager for this subdivision, thanked the City of Las Vegas, KB Home and his Southwest Gas teammates, some of whom were also present, as this was a great joint effort between all parties over the past eight months. Although compressed natural gas (CNG) is not new to Southwest Gas, it was to the City of Las Vegas and KB Home, and they appreciate the time dedicated to gain a better understanding of this process to get to where they are.

He shared some of the back story, the current situation, some photos, descriptions and security procedures for the CNG site. Last year, KB Home received City approvals to build this 113-home subdivision called Montalado, with the rights to install utilities, including natural gas. In the design phase, Southwest Gas realized that it was necessary to cross 50 feet of BLM land to serve this community. They applied for a BLM permit in October 2020, but due to COVID-19 and being short-staffed, the BLM approval process was extended from six to eight months to 18 to 24 months. To stay within construction timeframes, it was decided to use a temporary CNG system as a solution.

In regard to due diligence and ensure safety precautions were taken, both the City and Southwest Gas added third party subject matter experts specializing in fire, risk and safety, and Southwest Gas was asked to complete a fire safety report and a hazard area plan per code under the National Fire Protection Association, which both were recently approved. The final City inspection was completed on July 9, 2021, and approval was granted to utilize the CNG station.

He was excited to share that gas is flowing through the Montalado subdivision and meters are set on seven homes, two of which are the model homes and five for new homeowners moving in as early as the week of July 19, 2021.

Additionally, their BLM permit that was expected to take 18 to 24 months was approved last week, but it will take multiple weeks before the documentation is issued allowing the installation of the gas facilities in that 50 feet. The approved document was shown.

MR. VANCHIERI stated once the permit is received, the 50 feet of pipe will be installed within two to three business days, and the CNG station will be removed. The current temporary permit issued on February 24, 2021, expires on August 25, 2021. As such, they are asking for another temporary permit to allow the time needed for the BLM to issue the approval document to install the gas facilities.

He shared some photos and provided brief descriptions of the CNG station, along with the security procedures that were approved by the Las Vegas Metropolitan Police Department (LVMPD). This included the location of the 113 homes and the CNG station, the block wall and chain link fence decorated with wind screen securing the CNG site, approved signage, views from the west looking to the southeast showing the CNG Trailer, secure locks and communications skid, which communicates with the supervisory control and data acquisition system. That system is monitored 24/7 by their gas control team, and if there is an event, an emergency crew will be dispatched to the site. This type of monitoring secured their CNG system in Mesquite, Nevada, for the past 18 months. In addition to this security, construction workers are on site during the workday and on some weekends, there is roaming security patrols at night and on weekends, along with Southwest Gas customer field technicians that conduct random security checks.

In closing, he stated all parties put in a lot of hard work, and they are at the finish line. He thanked the Commission for their consideration.

CHRISTA BILBREY, KB Home, asked that part of the request is to waive Condition 4 related to the 24-hour security. CHAIR DE SALVIO indicated that would be discussed.

CHAIR DE SALVIO stated he initially had concerns, but Southwest Gas has been operating this type of system in Mesquite for quite some time. He had concerns with security, but after visiting the facility over the weekend, he

found it to be quite secure. He confirmed with MR. VANCHIERI they were requesting an extension to January 1, 2023, but that the approval documentation from BLM may be received sooner, and that once that happens, the trailer can be removed. Additionally, the LVMPD, Fire Department and Southwest Gas were all okay with the monitoring system. Taking into consideration everything, he supported the request to allow them to keep moving forward, with the hope BLM provides the necessary documentation to tie in the 46 feet, at which time this will become a non-issue.

NICOLE EDDOWES, Senior Planner, read an amended Condition 4 into the record. She also confirmed for MS. BILBREY this entailed providing a copy of the security plan that was indicated by the applicant as being approved by LVMPD.

Additionally, MR. VANCHIERI stated Condition 5 was no longer relevant because gas is being provided to the community at this point. MS. EDDOWES clarified that the condition was that staff wished for prospective homebuyers to be informed their natural gas is being provided by an above-ground trailer and not through underground utilities. CHAIR DE SALVIO stated that condition needed to remain. MS. BILBREY confirmed they have been providing this disclosure since they opened.

CHAIR DE SALVIO declared the Public Hearing closed.

Motion made by Louis De Salvio to Approve subject to condition(s) and amending Condition 4 as read for the record:

4. Security shall be provided in accordance with the Las Vegas Metropolitan Police Department and a copy of the approved security plan shall be provided to the Planning Department upon final approval.

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

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

36. 21-0310 - PUBLIC HEARING - APPLICANT: LM CONSTRUCTION, LLC - OWNER: PLACES, LLC - For possible action on the following Land Use Entitlement project requests on 0.15 acres at 212 East Charleston Boulevard (APN 162-03-110-038), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open for Items 36-36b.

JONATHAN BOYLES, Senior Planner, reported the applicant was proposing to develop a 21 space permanent parking lot development. The submitted site plan indicates that vehicles are intended to enter the site via a one-way vehicular access aisle from the alleyway on the southern perimeter of the site and exit onto Charleston Boulevard. Staff noted that Title 19 established vehicular parking lot access aisle widths have been developed to provide accessible and adequate vehicular maneuverability for well-maintained off-street parking facilities; however, no evidence of a unique or extraordinary circumstance had been presented, in that the applicant created a self-imposed hardship by designing the proposed parking lot access aisle to not meet the minimum requirements for a one-way vehicular access drive aisle. Furthermore, staff did not support the requested Waivers of Appendix F Interim Downtown Las Vegas, Area 1 permanent parking lot development standards to allow no ornamental parking lot screening where such is required, to allow two 24-inch box trees and zero shrubs where four 15-gallon trees with four one gallon shrubs are required and to allow 50 square feet of landscaping surface area where 210 square feet is the minimum required; therefore, staff recommended denial of the project, and he noted additional letters of support had been submitted since publication.

LARRY MONKARSH, LM Construction, appeared representing the applicant. He stated the property is located at 212 East Charleston Boulevard just east of Casino Center Boulevard, and the parking lot is being developed at 200 East Charleston Boulevard. They are awaiting permits for interior tenant improvements, but once completed, employees will be parking at this location.

With regard to the Variance, MR. MONKARSH explained they provided a one-way access off the alleyway to the south, with traffic going out onto Charleston Boulevard. They met with COUNCILWOMAN DIAZ and spoke to her about the landscaping, and it was agreed two 24-inch box trees would be provided in lieu of the four 15 gallon trees. Additionally, they discussed the nuisance of landscaping in this area and all agreed that the two trees exiting onto East Charleston Boulevard would help the streetscape. The parking lot has been designed in accordance with the architectural graphic standards for parking lots within the city of Las Vegas for commercial industrial parking. They believe a lot for employees will alleviate on-street parking and provide much needed parking for the downtown area. With regard to the other Variance, he stated a screen wall would pose a security risk in that someone could lay in and wait for somebody coming to their vehicle at night. He respectfully requested the approval of the Commission.

COMMISSIONER SCHLOTTMAN stated this parking lot reminds him of parking lots he has seen in San Diego and San Francisco, California. It is a little bit tight, but when there is not a lot of parking available, it is nice to be able to find a parking space. Noting there is no parking along this Charleston corridor, he could support the requests.

See Items 36a and 36b for related backup.

CHAIR DE SALVIO declared the Public Hearing closed for Items 36-36b.

- 36a. 21-0310-VAR1 - VARIANCE - TO ALLOW A 11-FOOT WIDE ONE WAY ACCESS AISLE WHERE 13 FEET IS THE MINIMUM ALLOWED FOR 55 DEGREE PARKING SPACES

Minutes:

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

Motion made by Trinity Haven Schlottman to Approve Items 36a and 36b subject to condition(s)

NOTE: Commissioner Cherry disclosed that he owns property within the notification area but as this would not affect him any greater or lesser, he would vote on the matter. Commissioner Schlottman disclosed that he owns an urban lounge within the notification area but as this would not affect him any greater or lesser, he would vote on the matter.

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

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

- 36b. 21-0310-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 21 SPACE PARKING LOT DEVELOPMENT WITH A WAIVER OF THE APPENDIX F SCREENING AND PERMANENT PARKING LOT INTERIOR PARKING LOT LANDSCAPE DEVELOPMENT STANDARDS

Minutes:

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

Motion made by Trinity Haven Schlottman to Approve Items 36a and 36b subject to condition(s)

NOTE: Commissioner Cherry disclosed that he owns property within the notification area but as this would not affect him any greater or lesser, he would vote on the matter. Commissioner Schlottman disclosed that he owns an urban lounge within the notification area but as this would not affect him any greater or lesser, he would vote on the matter.

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

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

37. 21-0315 - PUBLIC HEARING - APPLICANT: TRI POINTE HOMES - OWNER: ACACIA PROPERTIES, LLC ET AL - For possible action on the following Land Use Entitlement project requests on 28.22 acres at the northeast corner

of Iron Mountain Road and Alpine Ridge Way (APNs Multiple), Ward 6 (Fiore). Staff recommends APPROVAL on 21-0315-GPA1, 21-0315-ZON1 and 21-0315-VAC1. Staff recommends DENIAL on 21-0315-VAR1 through 21-0315-VAR145 and 21-0315-TMP1.

Minutes:

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

JONATHAN BOYLES, Senior Planner, explained staff determined that the proposed MLA (Medium-Low Attached) General Plan designation and R-TH (Single Family Attached) zoning district are compatible with the existing ML (Medium Low) Skye Canyon designation on property adjacent to the south; therefore, staff recommended approval of the proposed General Plan Amendment and Rezoning. In addition, staff also recommended approval of the requested Vacation application request to relinquish the City's interests in U.S. Government Patent Reservations and public rights-of-way. However, the applicant has requested a Variance to allow the utilization of stub street termini where cul-de-sacs and multiple Variances are required to allow reduced front yard setbacks where 10 feet is the minimum required to allow balconies that encroach into the front yard setback and reduced lot sizes where 1,600 square feet is the minimum required which will impact multiple lots within the subdivision. Staff found the requests to be a self-imposed hardship and thereby recommended denial of the Tentative Map and all associated Variances. He noted additional letters of support had been submitted since publication.

ATTORNEY JENNIFER LAZOVICH appeared representing Tri Pointe Homes. The site plan was displayed, and she pointed out the location of the site, which is located immediately north of Skye Canyon. She noted this is the same project Tri Pointe built in Inspirada. The community adjacent to the right of the subject site is a single-family detached product and to the left is an attached, for-sale townhouse project. There is an open space as you enter the community, and there will be a significant number of amenities. They provided additional dog park areas throughout the community to make them closer for the homeowners.

She noted they held two neighborhood meetings, and only two people attended the first meeting just to find out what was going on, with no one attending the second meeting. She explained the Variance for the front yard setback relates to the entire townhome product, and Tri Pointe would like to take the reduced square footage from the front yard and add it to the rear yard. She displayed photos of the backyards of the model homes at Inspirada, noting they have a minimum rear yard of 10 feet.

With respect to a couple of the other Variances related to the modified stub streets, she asked for the Commission's approval since this is a gated community with private streets. Although the site plan does not show it, the engineers informed her on the technical plans, the secondary and emergency access is located at the bottom of street L with access onto Iron Mountain Road.

MS. LAZOVICH noted part of the General Plan Amendment includes a notch to the north. That Tentative Map is not before the Commission, but she said Tri Pointe will come back with a single-family detached for-sale product, with density being just over five units to the acre.

CHAIR DE SALVIO appreciated all the work that went into this, being able to see this product at Inspirada and for the developer making the backyards bigger in lieu of a longer driveway. As far as landscaping, MS. LAZOVICH stated although the plan does not reflect it, they will be planting 36-inch box trees instead of 24-inch ones and wondered if that needed to be added as a condition to the Tentative Map. MR. BOYLES indicated this added condition would be imposed on Item 37e. MS. LAZOVICH agreed to this condition.

See Items 37a-37e for related backup.

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

- 37a. 21-0315-GPA1 - GENERAL PLAN AMENDMENT - FROM: PCD (PLANNED COMMUNITY DEVELOPMENT) TO: MLA (MEDIUM-LOW ATTACHED)

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

- 37b. 21-0315-ZON1 - REZONING - FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION]] TO: R-TH (SINGLE FAMILY ATTACHED)

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

- 37c-1. 21-0315-VAR1 - VARIANCE - TO ALLOW STUB STREET TERMINI WHERE CUL-DE-SACS ARE REQUIRED

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

- 37c-2. 21-0315-VAR2 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 103 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

- 37c-3. 21-0315-VAR3 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 107 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

Donald Walsh; Against-Jeff Rogan;

37c-4. 21-0315-VAR4 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 90 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-5. 21-0315-VAR5 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 94 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-6. 21-0315-VAR6 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 101 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-7. 21-0315-VAR7 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 102 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-8. 21-0315-VAR8 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 104 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-9. 21-0315-VAR9 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 105 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-10. 21-0315-VAR10 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 106 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-11. 21-0315-VAR11 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 108 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-12. 21-0315-VAR12 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 109 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-13.21-0315-VAR13 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 110 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-14.21-0315-VAR14 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 111 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-15.21-0315-VAR15 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 112 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-16.21-0315-VAR16 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 113 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-17.21-0315-VAR17 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 114 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-18.21-0315-VAR18 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 115 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-19.21-0315-VAR19 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 116 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-20.21-0315-VAR20 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 117 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-21.21-0315-VAR21 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 118 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-22. 21-0315-VAR22 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 119 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-23. 21-0315-VAR23 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 120 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-24. 21-0315-VAR24 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 121 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-25. 21-0315-VAR25 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 122 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-26. 21-0315-VAR26 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 123 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-27.21-0315-VAR27 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 124 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-28.21-0315-VAR28 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 125 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-29.21-0315-VAR29 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 126 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-30.21-0315-VAR30 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 127 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-31.21-0315-VAR31 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 128 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-32.21-0315-VAR32 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 129 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-33.21-0315-VAR33 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 130 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-34.21-0315-VAR34 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 131 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-35.21-0315-VAR35 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 132 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-36.21-0315-VAR36 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 133 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-37.21-0315-VAR37 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 134 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-38.21-0315-VAR38 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 135 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-39.21-0315-VAR39 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 136 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-40. 21-0315-VAR40 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 137 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-41. 21-0315-VAR41 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 138 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-42. 21-0315-VAR42 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 139 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-43. 21-0315-VAR43 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 140 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-44. 21-0315-VAR44 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 141 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-45. 21-0315-VAR45 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 142 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-46. 21-0315-VAR46 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 83 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-47. 21-0315-VAR47 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 84 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-48. 21-0315-VAR48 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 85 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended

conditions for Item 37e

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

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

37c-49. 21-0315-VAR49 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 86 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-50. 21-0315-VAR50 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 87 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-51. 21-0315-VAR51 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 88 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-52. 21-0315-VAR52 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 89 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-53. 21-0315-VAR53 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 91 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-54. 21-0315-VAR54 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 92 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-55. 21-0315-VAR55 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 93 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-56. 21-0315-VAR56 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 95 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-57. 21-0315-VAR57 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 96 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-58. 21-0315-VAR58 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 97 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-59. 21-0315-VAR59 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 98 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-60. 21-0315-VAR60 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 99 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-61. 21-0315-VAR61 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 100 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-62. 21-0315-VAR62 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 165 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-63. 21-0315-VAR63 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 166 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-64. 21-0315-VAR64 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 167 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-65. 21-0315-VAR65 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 168 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-66. 21-0315-VAR66 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 169 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-67. 21-0315-VAR67 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 170 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-68. 21-0315-VAR68 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 171 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-69. 21-0315-VAR69 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 172 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-70. 21-0315-VAR70 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 173 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

Donald Walsh; Against-Jeff Rogan;

37c-71.21-0315-VAR71 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 174 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-72.21-0315-VAR72 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 175 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-73.21-0315-VAR73 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 176 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-74.21-0315-VAR74 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 177 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-75.21-0315-VAR75 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 178 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-76.21-0315-VAR76 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 179 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-77.21-0315-VAR77 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 180 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-78.21-0315-VAR78 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 181 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-79.21-0315-VAR79 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 182 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-80.21-0315-VAR80 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 183 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-81.21-0315-VAR81 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 184 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-82.21-0315-VAR82 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 185 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-83.21-0315-VAR83 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 186 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-84.21-0315-VAR84 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 187 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-85.21-0315-VAR85 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 188 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-86.21-0315-VAR86 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 189 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-87.21-0315-VAR87 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 190 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-88.21-0315-VAR88 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 191 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-89.21-0315-VAR89 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 192 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-90.21-0315-VAR90 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 193 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-91.21-0315-VAR91 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 194 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-92.21-0315-VAR92 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 195 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-93.21-0315-VAR93 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 196 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-94.21-0315-VAR94 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 197 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-95.21-0315-VAR95 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED AND A 1,548 SQUARE-FOOT LOT SIZE WHERE A MINIMUM OF 1,600 SQUARE FEET IS REQUIRED FOR LOT 198 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-96.21-0315-VAR96 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 199 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-97.21-0315-VAR97 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 200 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-98.21-0315-VAR98 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 201 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-99.21-0315-VAR99 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 202 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-100.21-0315-VAR100 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 203 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-101.21-0315-VAR101 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 204 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-102.21-0315-VAR102 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 205 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-103.21-0315-VAR103 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 206 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-104.21-0315-VAR104 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 207 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-105.21-0315-VAR105 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 208 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-106.21-0315-VAR106 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 209 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-107. 21-0315-VAR107 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 210 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-108. 21-0315-VAR108 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 211 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-109. 21-0315-VAR109 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 212 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-110. 21-0315-VAR110 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 213 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

Donald Walsh; Against-Jeff Rogan;

37c-111.21-0315-VAR111 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 214 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-112.21-0315-VAR112 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 215 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-113.21-0315-VAR113 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 216 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-114.21-0315-VAR114 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 217 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-115.21-0315-VAR115 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 218 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-116.21-0315-VAR116 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 219 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-117.21-0315-VAR117 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 220 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-118.21-0315-VAR118 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 221 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-119.21-0315-VAR119 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 222 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-120.21-0315-VAR120 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 223 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-121.21-0315-VAR121 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 224 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-122.21-0315-VAR122 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 225 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-123.21-0315-VAR123 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 226 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-124.21-0315-VAR124 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 143 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-125.21-0315-VAR125 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 144 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-126.21-0315-VAR126 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 145 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-127.21-0315-VAR127 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 146 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-128.21-0315-VAR128 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 147 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-129.21-0315-VAR129 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 148 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-130.21-0315-VAR130 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 149 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-131.21-0315-VAR131 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 150 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-132.21-0315-VAR132 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 151 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-133.21-0315-VAR133 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 152 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-134.21-0315-VAR134 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 153 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-135.21-0315-VAR135 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 154 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-136.21-0315-VAR136 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 155 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-137.21-0315-VAR137 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 156 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-138.21-0315-VAR138 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 157 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-139.21-0315-VAR139 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 158 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-140.21-0315-VAR140 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 159 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-141.21-0315-VAR141 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 160 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-142.21-0315-VAR142 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 161 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-143. 21-0315-VAR143 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 162 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-144. 21-0315-VAR144 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 163 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37c-145. 21-0315-VAR145 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 164 OF A PROPOSED 226-LOT SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

37d. 21-0315-VAC1 - VACATION - PETITION TO VACATE U.S. GOVERNMENT PATENT EASEMENTS AND PUBLIC RIGHT-OF-WAY GENERALLY LOCATED AT THE NORTHEAST CORNER OF IRON MOUNTAIN ROAD AND SHAUMBER ROAD

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) with amended conditions for Item 37e

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

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

- 37e. 21-0315-TMP1 - TENTATIVE MAP - IRON MOUNTAIN - FOR A PROPOSED 226-LOT SINGLE-FAMILY, ATTACHED AND DETACHED RESIDENTIAL SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 37a-37e subject to condition(s) and adding the following condition as read for the record:

A. Thirty-six inch box trees shall be provided within the perimeter landscape buffer.

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

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

38. 21-0317 - PUBLIC HEARING - APPLICANT: CDPCN (1501, LLC) - OWNER: CITY OF LAS VEGAS REDEVELOPMENT - For possible action on the following Land Use Entitlement project requests on 6.06 acres on the west side of Decatur Boulevard, approximately 345 feet north of Westmoreland Drive (APN 138-25-518-002), C-1 (Limited Commercial) Zone, Ward 5 (Crear). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

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

JONATHAN BOYLES, Senior Planner, explained the applicant was proposing to develop a 6.06-acre "L" shaped lot located on the west side of Decatur Boulevard, between Westmoreland Drive and Vegas Drive with a multi-family residential development that would be constructed in two phases. The subject site is located within Redevelopment Plan Area 1 and the proposed development would revitalize a vacant lot that has grown stagnant over the years. Furthermore, the Las Vegas 2020 Master Plan has set forth goals that demonstrate the City's commitment to encouraging housing for its population that is equitable, accessible, affordable and sustainable. Staff determined that the proposed affordable housing apartment complex supports this goal and therefore recommended approval of the Site Development Plan Review and associated Special Use Permit with conditions.

WINSTON HENDERSON, Architect, appeared on behalf of the applicant. He noted they worked closely with staff and COUNCILMAN CREAR, concurred with staff's recommendations and requested the Commission's approval.

See Items 38a and 38b for related backup.

CHAIR DE SALVIO declared the public Hearing closed for Items 38-38b.

- 38a. 21-0317-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED MULTI-FAMILY RESIDENTIAL USE

Minutes:

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

Motion made by Anthony Williams to Approve Items 38a and 38b subject to condition(s)

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

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

38b. 21-0317-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 144-UNIT MULTI-FAMILY DEVELOPMENT CONSISTING OF TWO, FOUR-STORY BUILDINGS WITH A WAIVER OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS

Minutes:

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

Motion made by Anthony Williams to Approve Items 38a and 38b subject to condition(s)

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

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

39. 21-0320 - PUBLIC HEARING - APPLICANT/OWNER: RAMBO ANN, LLC - For possible action on the following Land Use Entitlement project requests on 0.82 acres at 5620 North Rainbow Boulevard (APN 125-26-410-007), C-1 (Limited Commercial) Zone, Ward 6 (Fiore). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open for Items 39-39b.

JONATHAN BOYLES, Senior Planner, said on April 23, 2019, the Planning Commission previously approved Site Development Plan Review (SDR-75125), which consisted of a similar convenience store development along with an expanded commercial development on parcels adjacent to the north. The applicant now proposed to develop the subject lot with a 2,985 square-foot convenience store with fuel pumps and a canopy with a beer/wine/cooler off-sale use. The submitted plans depict a single-story building that is oriented to the northeast corner of the subject site, and the applicant requested a waiver to orient the building away from the corner and street frontage where such is required. In addition, the applicant requested waivers to allow reduced landscape buffer widths; however, the subject site does not contain any site constraints that would prevent the applicant from meeting the minimum development standards set forth by Title 19.08 for commercially zoned property. The applicant created a self-imposed hardship by proposing a site design that has resulted in the need for waivers and staff therefore recommended denial of both applications, subject to conditions if approved. He noted additional letters of protest had been submitted since publication.

ATTORNEY DANIEL STEWART appeared on behalf of the applicant. He thought it important to note the history and explained a little more than two years ago this same project was approved as part of a larger scale. Economic conditions and other factors prevented them from moving forward with the broader project even though they had already obtained civil and building permits. As they were in the process of turning dirt, the City issued a Stop Order because they were not developing the rest of the property. Lengthy discussions took place with the City Attorney's Office, where it was determined it was probably best to wait and let the prior approvals expire and then come back before the Commission for approval of just the one parcel, instead of the four together.

To minimize any issue, MR. STEWART stated they had multiple discussions with COUNCILWOMAN FIORE, who advised them to go out in the neighborhood and work with the neighbors. They went door-to-door multiple times, and he submitted 10 signatures of support, which are attached as backup. He noted they have committed to the Councilwoman to work on any opposition.

If the Commission approved these items, he wondered about the conditions that were already resolved through the permitting process and if the permits that were already pulled would restart. One of the issues that was raised was the re-orientation of the property. His understanding is two years ago the neighbors preferred to look at the back of the convenience store, rather than the pumps and the cars. As far as the trees, they are amenable to planting 31, and the traffic concerns were worked out with the City.

JIM EPLEY stated he worked with the Planning Commission and the City Council on this property before it was approved for C-1 (Commercial). He indicated he, his partners and the City were misled in that the developer never intended to purchase the three adjacent parcels to the north. In January 2018, after two years of hard work and many neighborhood meetings, these three parcels were all rezoned C-1, with an approved Site Development Plan

Review that included a 28,000 square-foot retail building. The plan met all the City parameters related to parking, landscaping, adequate buffers and orientation of the building. The developer in tow, who did not own the property at the time, proposed to build their convenience store, which is before the Commission. They subsequently became aware of the history of such, and the City wanted this to be one continuous project. The developer subsequently offered full asking price for the adjacent properties in December 2019 in order for them to build their convenience store. He stated building started without permits, and the conditions were that they build all three at one time with one assigned mapping. He said the developer asked what they wanted in order to make everything right, but those requests were ignored after a call was placed to the City to get the building that had commenced stopped.

MR. STEWART reiterated the permits were issued, and they were in the process of building pursuant to the permits when the Stop Order was received. This is a business deal that fell through and not a use or a code issue. It was approved for the parcel before, and they ask that it be approved in the same manner now. They are happy to continue to work with the neighbors, but unfortunately, the larger plan is no longer an option, as they are not able to purchase the three additional properties at this point.

CHAIR DE SALVIO was familiar with the history, but he could not support the request because the agreement was that it would be one complete project, which is why it was approved at that time. The gas station was approved because there was supposed to be a strip mall there as well. He stated no one on the developer side reached out to him to inform him what was happening with the site. The only people he has heard from are the people in the neighborhood. He stated it was his intent to request an abeyance because they basically have to start from scratch and get the neighbors involved again because it is not the same project.

MR. STEWART said they did speak with COUNCILWOMAN FIORE, and it was his understanding there was some confusion regarding a threat of litigation at the time of the Stop Work Order. Because of this, he explained most communication has been going through the City Attorney's Office.

CHAIR DE SALVIO reiterated his suggestion of holding the item in abeyance in order for a neighborhood meeting to be held, where notices are sent out by the City, and to give the neighbors a chance to digest this new project. MR. STEWART was amenable to an abeyance.

See Items 39a and 39b for related backup.

CHAIR DE SALVIO declared the Public Hearing closed for Items 39-39b.

39a. 21-0320-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 2,985 SQUARE-FOOT BEER/WINE/COOLER OFF-SALE ESTABLISHMENT USE

Minutes:

See Item 39 for related discussion and Items 39-39b for related backup.

Motion made by Louis De Salvio to Hold in Abeyance Items 39a and 39b to 8/10/2021

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

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

39b. 21-0320-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 2,985 SQUARE-FOOT CONVENIENCE STORE WITH FUEL PUMPS AND CANOPY WITH WAIVERS OF TITLE 19 LANDSCAPE BUFFER REQUIREMENTS AND TO NOT ORIENT THE BUILDING TO THE CORNER WHERE SUCH IS REQUIRED

Minutes:

See Item 39 for related discussion and Items 39-39b for related backup.

Motion made by Louis De Salvio to Hold in Abeyance Items 39a and 39b to 8/10/2021

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

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

40. 21-0326-GPA1 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: FISHER BROTHERS LAS VEGAS, LLC, ET AL - For possible action on a Land Use Entitlement project request for a General Plan Amendment FROM: C (COMMERCIAL), MXU (MIXED-USE), L (LOW DENSITY RESIDENTIAL) AND LI/R (LIGHT INDUSTRY/RESEARCH) TO: TOD-2 (TRANSIT ORIENTED DEVELOPMENT-2) on 91.10 acres generally bounded by Rancho Drive to the east, Desert Inn Road to the south, Teddy Drive to the north, and Richfield Boulevard to the west (APNs Multiple), Ward 1 (Knudsen). Staff recommends APPROVAL.

Minutes:

This item was pulled forward and heard subsequent to Item 18.

CHAIR DE SALVIO declared the Public Hearing open.

MARCO VELOTTA, Senior Management Analyst, appeared representing the City of Las Vegas. Using a PowerPoint presentation, a copy of which was submitted and attached as backup, he provided some background regarding the General Plan Amendment (GPA) related to the 2050 Master Plan, which amended the Charleston Boulevard area, specifically the area south of Sahara Avenue down to Desert Inn Road. He noted the 2050 Master Plan was heard by the Planning Commission several months ago, was on the June 2, 2021, City Council agenda, and is now in ordinance form and scheduled to be heard by the City Council on July 21, 2021.

MR. VELOTTA noted the 2050 Master Plan created new land use designations, including transit-oriented development in different scales and densities. The GPA adopted the entire comprehensive plan, as well as changed the plan designations for 3,000 properties. The GPA being proposed will change land use designations for 91 acres to the area south of Sahara Avenue and generally west of Interstate 15 and Rancho Drive to facilitate additional infill and redevelopment opportunities. Staff has been working with the property owners, and this will help facilitate more mixed-use centered development that is more transit oriented to tie in the Sahara Avenue corridor and make it more walkable, multi-use and allow for additional development types as the property owners see fit.

He noted this will bring everything together under the Transit-Oriented Development 2 category, allowing for higher densities and mixed-uses. It will also provide consistency with the adjacent transit-oriented development parcels to the north.

ATTORNEY JENNIFER LAZOVICH appeared on behalf of Fisher Brothers. She thanked staff for bringing this item back to include all of this property in the 2050 Master Plan.

COMMISSIONER ROGAN commented this has been in the works for some time, but that it was not ready when the changes to the Master Plan were previously adopted.

CHAIR DE SALVIO declared the Public Hearing closed,

Motion made by Jeff Rogan to Approve

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

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

41. 21-0328 - PUBLIC HEARING - APPLICANT/OWNER: FF SERIES HOLDINGS, LLC - For possible action on the following Land Use Entitlement project requests on 3.20 acres at the northeast and southeast corners of Bilpar Road and Tenaya Way (APNs 125-22-801-011 and 125-22-804-001), Ward 6 (Fiore). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

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

- 41a. 21-0328-GPA1 - GENERAL PLAN AMENDMENT - FROM: O (OFFICE) TO: SC (SERVICE COMMERCIAL)

Minutes:

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

Motion made by Trinity Haven Schlottman to Strike Item 13a, Table Items 22a and 22b, Hold in Abeyance Items 41a and 41b to 9/14/2021 and Items 44 and 46a and 46b to 8/10/2021

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

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

- 41b. 21-0328-ZON1 - REZONING - FROM: O (OFFICE) TO: C-1 (LIMITED COMMERCIAL)

Minutes:

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

Motion made by Trinity Haven Schlottman to Strike Item 13a, Table Items 22a and 22b, Hold in Abeyance Items 41a and 41b to 9/14/2021 and Items 44 and 46a and 46b to 8/10/2021

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

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

42. 21-0330 - PUBLIC HEARING - APPLICANT: METRO COMMERCIAL REALTY CORPORATION - OWNER: 4700 RANCHO, LLC - For possible action on the following Land Use Entitlement project requests on 2.56 acres on the east side of Rancho Drive, approximately 375 feet south of Lone Mountain Road (APN 138-02-102-014), C-2 (General Commercial) Zone, Ward 4 (Anthony). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

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

JONATHAN BOYLES, Senior Planner, reported the vehicular access to the proposed development is from Rancho Drive and is designed to function as a right in, right-out only ingress/egress. The applicant proposed a 74-foot wide driveway design with a median break that must be approved by the Nevada Department of Transportation (NDOT) prior to construction of any of these improvements. If denied by NDOT, the site plan would need to be revised to accommodate NDOT's requirements. Staff noted that the existing ingress/egress design may lead to traffic conflicts for larger vehicles that are trying to make the right turn into the development on Rancho Drive. In addition, the submitted site plan depicts a 28-foot drive aisle on the east perimeter of the site that is proposed to be utilized as a recreational vehicle parking area. The drive aisle will be screened with a proposed eight-foot landscape buffer and existing six-foot block wall, which will separate the new development from the existing residential development containing three-story homes zoned R-PD11 (Residential Planned Development – 11 Units per Acre) to the east. Pursuant to Title 19 Residential Adjacency Standards are not applicable to the R-PD11 zoning district; however, staff noted that the proposed four-story building height is out of character with the surrounding area and may have a negative impact to the existing single family homes to the east of the subject site. Staff therefore recommended denial of both the Special Use Permit and Site Development Plan Review, with conditions if approved. He noted additional letters of protest had been submitted since publication.

RUSS COLVIN, VPS Management, stated they have built storage products all over the country, and their goal is to build the nicest storage facility in Las Vegas, which is something they are known for. Their buildings are modern and look more like an office building than a storage facility. They believe the proposed project would act as a buffer between Rancho Drive and the residential properties in the rear. This facility is called a Generation 5 self-storage facility, with state-of-the-art security for not only the self-storage facility, but also the covered RV and boat parking, as RV parking is definitely needed in this area.

COMMISSIONER TOUSSAINT thought a four-story facility was pretty tall and asked if they had reached out to any of the neighbors or businesses in the area. MR. COLVIN stated they talked to a lot of the neighbors, and no one opposed it. He thought it would be a great addition to the area, and reiterated it would be a buffer between Rancho Drive and the residential properties in the rear.

COMMISSIONER TOUSSAINT stated no one talked to her about the project and wondered if the applicant had talked to the Ward 4 Councilperson. MR. COLVIN apologized for not speaking with the Commissioner, and was willing to hold the item in abeyance for 30 days at the suggestion of COMMISSIONER TOUSSAINT, in order to meet with her, so she can get a better understanding of the project.

See Items 42a and 42b for related backup.

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

42a. 21-0330-SUP1 - SPECIAL USE PERMIT - FOR A MINI-STORAGE FACILITY USE

Minutes:

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

Motion made by Donna Toussaint to Hold in Abeyance Items 42a and 42b to 8/10/2021

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

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

42b. 21-0330-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 45-FOOT TALL, 140,602 SQUARE-FOOT, 1,036-UNIT MINI-STORAGE FACILITY WITH WAIVERS OF BUILDING PLACEMENT AND ARCHITECTURAL DESIGN STANDARDS

Minutes:

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

Motion made by Donna Toussaint to Hold in Abeyance Items 42a and 42b to 8/10/2021

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

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

43. 21-0332 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN - OWNER: RANCHO DRIVE, LLC - For possible action on the following Land Use Entitlement project request on 33.86 acres on property located on the east side of Rainbow Boulevard, approximately 402 feet north of Rancho Drive (Parcel Map Book:127, Page 31 Lot #1 and #2), Ward 4 (Anthony). Staff recommends APPROVAL on 21-0332-GPA1 and 21-0332-ZON1. Staff recommends DENIAL on 21-0332-VAR1 and 21-0332-TMP1.

Minutes:

This item was heard subsequent to Item 35.

CHAIR DE SALVIO declared the Public Hearing open for Items 43-43d.

JONATHAN BOYLES, Senior Planner, reported that the City is currently working on building complete streets throughout the city. No unique or extraordinary evidence had been presented to warrant the two requested deviations to Title 19.04 Complete Street Standards that are associated with the Variance, to address deviations to connectivity ratio and street termination development standards. As such, staff determined the hardship is self-imposed and therefore recommended denial of the requested Variance and Tentative Map. However, staff had no objection to the proposed General Plan Amendment and Rezoning and recommended approval of that portion of the applicant's project, as the proposed residential use of the site is harmonious with the surrounding area. He noted additional letters of protest and support had been received since publication.

ATTORNEY CHRIS KAEMPFER appeared on behalf of the applicant. He stated this is the former Siegfried and Roy property, but the zone change, General Plan Amendment and Tentative Map do not relate to the home. The subject project was a mix of commercial, office and residential. A neighborhood meeting was held on July 12, 2021, where he found the neighbors to be very courteous, and he believes most of their concerns were addressed.

He asked that the record reflect there to be 203 lots instead of 207, as four lots were removed. He assured everyone all the homes will be single-family homes and pointed out those on the site plan that will be single-story. Conditions were crafted in working with the neighbors and staff. These conditions related to those lots that will have single-story homes, the various rear yard setbacks and how those would be measured. He noted the plans allow for RV storage, which requires a larger setback and that Lots 202 and 203 will be open space. He added there will be some inconsistency in wall heights, causing a gap, which they are proposing to address by setting an eight-inch block between the two walls to create continuity. After asking for clarification on Lot 30, ANGELA PINLEY, Richmond American Homes, explained there are three different product types, and Lot 30 is a one-story home with an 18-foot setback.

With regard to the two Variances being requested, MR. KAEMPFER stated there are six stub streets on the plan for which staff is not recommending approval, but they have been approved in other locations. He had a letter from Republic Services stating their approval of the project for service as the design meets their requirements for road width, entry and exit access and accessibility to the projected waste. He also referenced Uniform Standard Drawing 2121S1, which states a hammerhead is not required if the block is 100 feet or less. The other Variance relates to connectivity and is necessary because of the nature of the infill piece, and the only two entrances being on Rainbow Boulevard.

CHARLES WEBER stated Siegfried and Roy were great neighbors. He referenced a pertinent easement, other developments in the area that have been shut down, Budget Suites and the Federal Bureau of Investigation along with increased crime. He stated in this area, any time dense housing is built near a casino, the area deteriorates. The project will initially be good, but once a recession hits, he thought it would become worse than Boulder Highway. He said they are the last vestige of the ranch estates, and they bought with the assumption the subject site would be zoned commercial.

MICHELLE DODDS stated she attended two wonderful meetings, and she thanked the applicant for being open to listening to the neighbors. She has lived in Las Vegas for 50 years, she chose the location of her current home because they were all single-story homes, and they enjoyed being able to look out at the trees and hearing Siegfried and Roy's animals. Her concern is that two houses will now abut her backyard because of the width of the lots being proposed. She thought there were other areas on the property that could be made smaller to accommodate larger lots. Density, increased traffic and the grade of the development are also concerns of hers.

RICKIE NICHOLAS stated there have been at least two meetings with the developer, and while four lots were eliminated along the north property line, he wanted to ensure that is what was being considered and not the plan that included the four lots. The developers also agreed to make certain lots single-story homes.

DON JACOBSEN stated they recently moved, and one of the reasons they chose this location was because of the view of the trees, and now there is the possibility there will be a house 18 feet from his back wall. In addition, the elevation of the home would be raised two feet, and this would destroy his view. He asked the Planning Commission to consider the needs and desires of current Las Vegas residents rather than future residents.

RANDY HARRIS appreciated the town hall meetings that were held where he asked about drainage. He was told all above-ground drainage will go to the east through their properties, which are private streets. He also expressed concern with the proposed wall height and the fact that they will not accommodate drainage, which will ultimately deteriorate those walls. He spoke of the properties being affected by the proximity of the homes being proposed, which he did not believe to be the intent of the area. He also mentioned a 10- to 12-foot easement with a landscape buffer and trees, but that that was going to be eliminated with the proposed project. He asked that conditions be placed with regard to drainage and the wall.

MR. KAEMPFER understood the concerns regarding obstructing some of the residents' views, and acknowledged that may be the case, but pointed out the homes that are single story, stating they have done about as much as they can do to protect those views, short of not building anything. Speaking to drainage, he deferred questions to MS. PINLEY, but stated they would continue to work with staff to ensure it drains properly. They believe they did everything possible, and hoped the Commission could support their requests.

COMMISSIONER TOUSSAINT stated she attended the last town hall meeting. She thanked MR. KAEMPFER and his team for holding meetings with the homeowners, and she thought most of the concerns were addressed. She also thanked the homeowners for being polite and expressing their concerns. She voiced her dislike of infill properties, but thought this was a good project. She stated something will eventually be developed at this location, and it is difficult to make everyone happy.

The Commissioner asked about the pricing of the homes. MS. PINLEY reiterated there are three different product types. The single-story homes will run mid to high \$400's, with a starting base price of about \$460,000. The larger one-story homes will start in the mid to high \$500's. The two-story homes will range from \$390,000 to \$430,000, noting these prices are conservative because Richmond Homes has lot premiums and home gallery design. She also informed the Commissioner the square footage varied from 1,495 to 2,700.

COMMISSIONER TOUSSAINT asked about the open space mentioned during the presentation. MS. PINLEY pointed out the two open space locations on the site plan, noting they would also be amenitized. She also pointed out the existing drainage easements. The Commissioner knows this body has approved stub streets previously, and she believes in consistency and thought the asphalt would be worn away regardless. When asked about what vegetation was planned for the open spaces, MS. PINLEY stated that had yet to be decided, but they were open to conditions addressing such. She also confirmed the only access possible was off of Rainbow Boulevard, but there will be two gates, on the north and south sides.

COMMISSIONER TOUSSAINT said the only problem she had was with the cap on the wall because she could not visualize how that might look. MS. PINLEY said she shared e-mails from their masonry contractor with the neighbor who had concerns about this, and he was amenable to the solution proposed. She explained this is their standard practice that they use throughout the valley. MR. KAEMPFER stated they would continue to work with the neighbors on this. The Commissioner stated she could support the project, but asked to hear from her fellow Commissioners.

COMMISSIONER ROGAN felt the applicant did a good job accommodating most of the needs of the neighbors. He asked about whether there was a new map submitted. MR. BOYLES confirmed a new map was submitted after publication as is part of the supplemental documentation. Additionally, the staff report was amended to reflect the reduction of lots. MR. KAEMPFER wished to reiterate 29 would be the maximum number of lots on the north side.

COMMISSIONER WALSH asked about the location of the crash gates for emergency access. MS. PINLEY said they were not planning to have a separate emergency access because there would already be two full entries.

MS. PINLEY further clarified how the cap on the wall would look for COMMISSIONER SCHLOTTMAN.

See Items 43a-43d for related backup.

CHAIR DE SALVIO declared the Public Hearing closed for Items 43-43d.

- 43a. 21-0332-GPA1 - GENERAL PLAN AMENDMENT - FROM: SC (SERVICE COMMERCIAL), O (OFFICE) AND L (LOW DENSITY RESIDENTIAL) TO: ML (MEDIUM LOW DENSITY RESIDENTIAL)

Minutes:

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

Motion made by Donna Toussaint to Approve subject to condition(s) with amended conditions for Item 43d

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

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

- 43b. 21-0332-ZON1 - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: R-CL (SINGLE FAMILY COMPACT-LOT)

Minutes:

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

Motion made by Donna Toussaint to Approve subject to condition(s) with amended conditions for Item 43d

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

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

- 43c. 21-0332-VAR1 - VARIANCE - TO ALLOW A CONNECTIVITY RATIO OF 1.23 WHERE 1.30 IS REQUIRED AND PROPOSED STREET TERMINATIONS WHERE CUL-DE-SACS ARE REQUIRED

Minutes:

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

Motion made by Donna Toussaint to Approve subject to condition(s) with amended conditions for Item 43d

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

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

- 43d. 21-0332-TMP1 - TENTATIVE MAP - DOVE POINT - FOR A PROPOSED 207-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

Minutes:

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

Motion made by Donna Toussaint to Approve subject to condition(s) and adding the following conditions as read for the record:

A. Lots 1 through 110 shall be limited to single story.

B. Lots 10 through 30 will have a minimum 18-foot rear yard setback measured from the property line to the principle dwelling, not including any patios or other allowed encroachments.

C. Lots 73 through 85 will have a minimum 25-foot rear yard setback measured from the property line to the principle dwelling, not including any patios or other allowed encroachments.

D. Lots 66 through 72 will have a minimum 30-foot rear yard setback measured from the property line to the principle dwelling, not including any patios or other allowed encroachments.

E. Lots 174 through 201 will have a minimum 27-foot rear yard setback measured from the property line to the principle dwelling, not including any patios or other allowed encroachments

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

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

44. 21-0334-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT: SHEA HOMES, LP - OWNER: NORTHLAND, LLC - For possible action on a Land Use Entitlement project request TO ALLOW MULTIPLE ADDRESSES FOR A PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT WHERE ONE PRIMARY ADDRESS IS ALLOWED on a portion of 166.8 acres at the southwest corner of Kyle Canyon Road and Sky Pointe Drive (APNs Multiple), T-D (Traditional Development) Zone, Ward 6 (Fiore). Staff recommends DENIAL.

Minutes:

See Item 6 for related discussion.

Motion made by Trinity Haven Schlottman to Strike Item 13a, Table Items 22a and 22b, Hold in Abeyance Items 41a and 41b to 9/14/2021 and Items 44 and 46a and 46b to 8/10/2021

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

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

45. 21-0337 - PUBLIC HEARING - APPLICANT: OVATION CONTRACTING - OWNER: DEER SPRINGS DURANGO APTS, LLC - For possible action on the following Land Use Entitlement project requests on 9.18 acres on the south side of Deer Springs Way, approximately 270 feet west of Durango Drive (APNs 125-20-301-008 and 020), T-C (Town Center) Zone [UC-TC (Urban Center Mixed-Use - Town Center) Town Center Special Land Use Designation], Ward 6 (Fiore). Staff recommends DENIAL on 21-0337-VAR1 and APPROVAL on 21-0337-VAC1.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open for Items 45-45b.

JONATHAN BOYLES, Senior Planner, advised that on April 7, 2021, the City Council adopted Ordinance Number 6772 to amend the Town Center Development Standards Manual, to remove the designation of Echelon Point Drive as a Town Center Collector street. Staff had no objection to the request to relinquish the City's interests in U.S. Government Patent Reservations generally located on Echelon Point and therefore recommended approval of the Vacation request. However, no evidence of a unique or extraordinary circumstance had been presented, in that the applicant created a self-imposed hardship by not providing the full 40-foot radii that is required for cul-de-sacs. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature and staff therefore recommended denial of the requested Variance. He noted additional letters of protest and support had been submitted since publication.

ATTORNEY JENNIFER LAZOVICH appeared on behalf of the applicant, Ovation. She stated about two years ago, Ovation received approval for a multi-family project on the subject site. As part of that, one or two neighborhood meetings were held, and a lot of the neighbors to the west attended. Their biggest concern was with Echelon Point Drive going all the way through to Durango Drive. At the time, the applicant agreed to a condition that would have reserved the ability for that street to go through at some point in the future if the City wanted that. Since that time, there have been follow-up conversations with the City where it was determined the need to connect to Durango Drive was no longer necessary. As such, the point of this application is to have Echelon Point Drive no longer officially connect to Durango Drive. She displayed an exhibit of the modified cul-de-sacs and requested the Commission's approval.

CHAIR DE SALVIO recalled this application, noting the neighbors would actually be getting what they wanted.

See Items 45a and 45b for related backup.

CHAIR DE SALVIO declared the Public Hearing closed for Items 45-45b.

- 45a. 21-0337-VAR1 - VARIANCE - TO ALLOW A STUB STREET TERMINATION WHERE A CUL-DE-SAC IS REQUIRED

Minutes:

See Item 45 for related discussion and Items 45-45b for related backup.

Motion made by Louis De Salvio to Approve Items 45a and 45b subject to condition(s)

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

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

- 45b. 21-0337-VAC1 - VACATION - PETITION TO VACATE U.S. GOVERNMENT PATENT EASEMENTS WITHIN THE ECHELON POINT ALIGNMENT GENERALLY LOCATED WEST OF DURANGO DRIVE AND SOUTH OF DEER SPRINGS WAY

Minutes:

See Item 45 for related discussion and Items 45-45b for related backup.

Motion made by Louis De Salvio to Approve Items 45a and 45b subject to condition(s)

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

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

46. 21-0341 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on the following Land Use Entitlement project requests on 4.42 acres on the west side of Interstate 15 between Owens Avenue and Jefferson Avenue (APNs multiple), Ward 5 (Crear). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

See Item 6 for related discussion and Items 46-46b for related backup.

- 46a. 21-0341-GPA1 - GENERAL PLAN AMENDMENT - FROM: ROW (RIGHT-OF-WAY) TO: FBC (FORM-BASED CODE)

Minutes:

See Item 6 for related discussion and Items 46-46b for related backup.

Motion made by Trinity Haven Schlottman to Strike Item 13a, Table Items 22a and 22b, Hold in Abeyance Items 41a and 41b to 9/14/2021 and Items 44 and 46a and 46b to 8/10/2021

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

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

- 46b. 21-0341-ZON1 - REZONING - FROM: UNDESIGNATED TO: T4-M (T4 MAKER)

Minutes:

See Item 6 for related discussion and Items 46-46b for related backup.

Motion made by Trinity Haven Schlottman to Strike Item 13a, Table Items 22a and 22b, Hold in Abeyance Items 41a and 41b to 9/14/2021 and Items 44 and 46a and 46b to 8/10/2021

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

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

DIRECTOR'S BUSINESS:

47. 21-0370-TXT1 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to amend LVMC Title 19.09.050 Permissible Use Tables, and to provide for other related matters. Staff recommends APPROVAL.

Minutes:

This item was pulled forward and heard subsequent to Item 40.

CHAIR DE SALVIO declared the Public Hearing open.

MICHAEL HOWE, Planning Section Manager, provided some background and purpose to the Text Amendment being proposed. With regard to the Form-Based Code, there was an assurance that every 180 days it would be reviewed, and any necessary changes that were found would be presented to the Planning Commission.

While beginning work on the 18b Las Vegas Arts District, it was discovered there were a lot of uses that were encapsulated in the Title 19 industrial zoning districts that are associated with other uses that are not necessarily industrial. He explained the T-5 Maker Zone, as applied, encapsulates the C-M (Commercial/Industrial) and M (Industrial) Zoning Districts. The proposed Text Amendment creates a downtown restricted use category that corresponds with those uses in the industrial zoning districts, that are either conditional or require a Special Use Permit (SUP). Uses in the industrial zone that are typically allowed in the T-5 Maker District would be Automobile Rental, Automobile Repossession Agency, and Liquefied Petroleum Gas Installation of 288 gallons or less. The SUP requirement listed for industrial uses would include uses such as Cannabis Cultivation Facility, Dispensary and Production Facility and Heavy Manufacturing. No uses are being introduced that do not already exist in the industrial zoning districts; they are simply allowing a way for those to occur in the T-5 Maker District, the transit district, that corresponds with the industrial use. This is needed because these uses do not explicitly correspond with the new T-5 industrial zoning district.

MR. HOWE confirmed for CHAIR DE SALVIO the proposed Text Amendment allows makers in this area through the provisions of either meeting the conditions or going through the SUP process.

CHAIR DE SALVIO declared the Public Hearing closed.

Motion made by Sam Cherry to Approve

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

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

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:

CHAIR DE SALVIO welcomed the newest Commissioner, COMMISSIONER WALSH.

The meeting was recessed at 8:52 p.m., reconvened at 9:02 p.m., and adjourned at 10:28 p.m.

Respectfully submitted:

Cheyenne LaRance, Deputy City Clerk

Gabriela Portillo-Brenner, 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
Howard Lieburn Senior Center, 6230 Garwood Avenue