

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 229-6011  
City of Las Vegas Internet Address: [www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)

**September 8, 2020**  
**6:00 PM**

### BUSINESS ITEMS:

1. Call to Order  
Minutes:  
CHAIR DE SALVIO called the meeting to order at 6:00 p.m.
2. Announcement: Compliance with Open Meeting Law  
Minutes:  
ANNOUNCEMENT MADE: This meeting has been properly noticed and posted at the following locations in accordance with the State of Nevada Executive Department Declaration of Emergency Directive 006: The City of Las Vegas website – [www.lasvegasnevada.gov](http://www.lasvegasnevada.gov) and The Nevada Public Notice Website – [notice.nv.gov](http://notice.nv.gov).
3. Roll Call  
Minutes:  
PRESENT: CHAIR DE SALVIO and COMMISSIONERS SCHLOTTMAN, CHERRY, TOUSSAINT, WILLIAMS, ROGAN and CHATTAH  
  
ALSO PRESENT: ROBERT SUMMERFIELD, Director of Planning; PETER LOWENSTEIN, Deputy Planning Director; ERIC McCAMMOND, Senior Management Analyst; ALEX STRAWSER, Planner II; LUCIEN PAET, Engineering Project Manager; ROBERT NOLAN, Deputy Fire Chief; SETH FLOYD, Deputy City Attorney; GABRIELA PORTILLO- BRENNER and ASHLEY FOSTER, Deputy City Clerks
4. Public Comment during this portion of the Agenda must be limited to matters on the Agenda for action. If you wish to be heard, come to the podium and give your name for the record. The amount of discussion, as well as the amount of time any single speaker is allowed, may be limited.  
Minutes:  
None.
5. For Possible Action to Approve the Final Minutes for the Planning Commission Meeting of August 11, 2020.  
Motion made by Trinity Haven Schlottman to Approve  
  
NOTE: CHAIR DE SALVIO and COMMISSIONER CHERRY abstained from voting because they were not in attendance at the meeting of August 11, 2020.  
  
Passed For: 5; Against: 0; Abstain: 2; Did Not Vote: 0; Excused: 0

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

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

Minutes:

ERIC McCAMMOND, Senior Management Analyst, read the list of items recommended for action, as the applicant requested abeyance for the second time of Items 19a and 19b to 10/13/2020. He also thought the applicant for Items 25a and 25b was requesting abeyance.

LORA DREJA, 520 South 4<sup>th</sup> Street, requested abeyance of Items 25a and 25b to 10/13/2020 on behalf of the applicant, whom she said had submitted an abeyance request letter.

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 19a, 19b, 25a and 25b to 10/13/2020

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

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

### **CONSENT ITEMS:**

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

7. 20-0062-EOT1 - EXTENSION OF TIME - SPECIAL USE PERMIT - APPLICANT/OWNER: TEN15 HUNTRIDGE, LLC - For possible action on a Land Use Entitlement project request for a first Extension of Time of an approved Special Use Permit (SUP-73543) FOR A PROPOSED 2,010 SQUARE-FOOT BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE WITH A WAIVER TO ALLOW A 150-FOOT DISTANCE SEPARATION FROM A CITY PARK WHERE 400 FEET IS REQUIRED at 1122 South Maryland Parkway (APN 162-03-513-008), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

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

8. 20-0070-TMP1 - TENTATIVE MAP - SKYE CANYON II PHASE 3A - PARCEL 2.03 PH 2 - APPLICANT/OWNER: CENTURY COMMUNITIES NEVADA, LLC - For possible action on a Land Use Entitlement project request for a Tentative Map FOR A 56-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 8.21 acres on the east side of Skye Park Drive, approximately 825 feet south of Grand Canyon Drive (APN 125-07-114-052), T-D (Traditional Development) Zone [MLA (Residential Medium Low - Attached) Skye Canyon Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL.

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

9. 20-0082-TMP1 - TENTATIVE MAP - CASTELLANA - APPLICANT: WILLIAM LYON HOMES - OWNER: HOWARD HUGHES COMPANY, LLC - For possible action on a Land Use Entitlement project request for a Tentative Map FOR A 115-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 21.16 acres at the northwest corner of Far Hills Avenue and Fox Hill Drive (APN 137-27-617-001), P-C (Planned Community) Zone [SF3 (Single Family Detached) Summerlin Special Land Use Designation], Ward 2 (Seaman). Staff recommends APPROVAL.

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

### **ONE MOTION - ONE VOTE**

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

10. 20-0085-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: GREYSTONE NEVADA, LLC - For possible action on a Land Use Entitlement project request for a Variance TO ALLOW A 21-FOOT FRONT YARD SETBACK WHERE 25 FEET IS THE MINIMUM REQUIRED FOR LOT 8 OF A PREVIOUSLY APPROVED SINGLE FAMILY RESIDENTIAL SUBDIVISION on a portion of 4.48 acres on the east side of Bradley Road, approximately 315 feet north of Rome Boulevard (APN 125-24-701-005), R-D (SINGLE FAMILY RESIDENTIAL-RESTRICTED) Zone, Ward 6 (Fiore). Staff recommends APPROVAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open for Items 10-17.

DEPUTY CITY ATTORNEY JIM LEWIS read for Item 10 the e-comment received in opposition, a copy of which was submitted for the record.

ERIC McCAMMOND, Sr. Management Analyst, indicated that the applicant for Item 13 updated the request to eliminate the 600 square-foot outdoor seating, noting that approval of the application would only include the 377 square feet of floor space within the suite. On behalf of LUCY STEWART of LAS Consulting, JENNIFER LEHNER stated that MS. STEWART submitted a letter indicating the outdoor area is no longer needed.

CHAIR DE SALVIO declared the Public Hearing closed for Items 10-17.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) None and amending the application for Item 13 to exclude the 600 square-foot outdoor seating area

NOTE: COMMISSIONER TOUSSAINT disclosed for Item 10 that although she lives within the notification area, she would be voting as it does not affect her any greater or lesser than anyone else. However, she would abstain from voting on Item 13 because she serves as the Vice President of the Desert Shores Community Association.

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

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

11. 20-0048-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MICHAEL C. SMITH - OWNER: SUMMERHILL-PINE, LLC - For possible action on a Land Use Entitlement project request for a Special Use Permit FOR A PROPOSED 522 SQUARE-FOOT MASSAGE ESTABLISHMENT USE WITH WAIVERS TO ALLOW A ZERO-FOOT SEPARATION FROM AN INDIVIDUAL CARE CENTER LICENSED FOR MORE THAN 12 CHILDREN, A PARCEL ZONED FOR RESIDENTIAL USE AND 118 FEET FROM A CITY PARK WHERE 400 FEET IS REQUIRED; AND TO ALLOW A ZERO-FOOT SEPARATION FROM AN EXISTING MASSAGE ESTABLISHMENT WHERE 1,000 FEET IS REQUIRED at 7477 West Lake Mead Boulevard, Suite #240 (APN 138-22-316-014), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). 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 Item(s) None

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

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

12. 20-0084-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: REMINGTON

COMMERCIAL VIII, LLC - For possible action on a Land Use Entitlement project request for a Special Use Permit FOR A PROPOSED RESTAURANT WITH DRIVE-THROUGH USE at the northwest corner of Oso Blanco Road and Durango Drive (APN 125-17-314-006), T-C (Town Center) Zone [GC-TC (General Commercial-Town Center) Special Land Use Designation], 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 Item(s) None

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

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

13. 20-0090-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: WFT NV, LLC - For possible action on a Land Use Entitlement project request for a Special Use Permit FOR A PROPOSED 377 SQUARE-FOOT BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE WITH A 600 SQUARE-FOOT OUTDOOR SEATING AREA at 2620 Regatta Drive, Suite #119 (APN 138-16-717-003), C-1 (Limited Commercial) Zone, Ward 4 (Anthony). 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 Item(s) None and amending the application for Item 13 to exclude the 600 square-foot outdoor seating area

NOTE: The video does not reflect accurately, in that COMMISSIONER TOUSSAINT abstained from voting in this matter because she serves as the Vice President of the Desert Shores Community Association.

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

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

14. 20-0051-VAC1 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: FORESTAR (USA) REAL ESTATE GROUP, INC. - For possible action on a Land Use Entitlement project request for a Petition to Vacate a portion of public drainage and sewer easements generally located on Stephen Avenue, west of Hualapai Way (APN 126-36-601-011), 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 Item(s) None

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

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

15. 20-0064-VAC1 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: GLENEAGLES VILLAGE HOMEOWNERS ASSOCIATION - For possible action on a Land Use Entitlement project request for a Petition to Vacate patent easements at the northwest corner of Dorrell Lane and Campbell Road (APNs Multiple), 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 Item(s) None

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

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

16. 20-0065-VAC1 - VACATION - PUBLIC HEARING - APPLICANT: AH USA SERIES 2, LLC - OWNER: CHARLESTON VILLAGE HOMEOWNERS ASSOCIATION - For possible action on a Land Use Entitlement project request for a Petition to vacate a sewer easement generally located at the northwest corner of Wales Green Lane and Hampton Lane (APN 140-31-801-001), 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 Item(s) None

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

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

17. 20-0068-VAC1 - VACATION - PUBLIC HEARING - APPLICANT: LENNAR HOMES - OWNER: GREYSTONE NEVADA, LLC - For possible action on a Land Use Entitlement project request for a Petition to Vacate a 30-foot wide public sewer easement generally located at the northeast corner of Redpoint Drive and Carriage Hill Drive (APN 137-26-112-001), 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 Item(s) None

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

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

### **PUBLIC HEARING ITEMS**

18. ABEYANCE - 78759 - PUBLIC HEARING - APPLICANT/OWNER: DFA, LLC, ET AL - For possible action on the following Land Use Entitlement project requests on a portion of 20.28 acres at the northeast corner of Bonanza Road and Clarkway Drive and on 10.27 acres on the south side of Bonanza Road, approximately 420 feet west of Martin L King Boulevard (APNs 139-28-302-034, 139-28-401-009 and 139-28-412-001), C-2 (General Commercial) and C-M (Commercial/Industrial) Zones, Ward 5 (Crear). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open for Items 18-18b, which were heard subsequent to Item 27.

ERIC McCAMMOND, Sr. Management Analyst, reported that evidence of a unique circumstance has been presented, in that the applicant previously received approval for a Variance for the same subject structure but was unable to complete the building permit review process and receive a final inspection for the structure that would have allowed conformance to Title 19 requirements. The proposed redevelopment modernizes an existing commercial, industrial facility and meets the intent of Title 19 to promote improved design and enhanced site planning of commercial and industrial development that will contribute to the overall attractiveness of the City. Therefore, staff recommended approval of both applications. He noted additional protest and support letters were received since publication.

GEORGE ROGERS, Architect, explained that this matter was held in abeyance at the previous meeting so the applicant could meet with the neighbors and familiarize them with the project. The residents insisted that an agreement exists between the property owner and Bonanza Village indicating that there would be no storage next to the Bonanza Village property line. He explained that he contacted Ahern Rentals representatives, but they knew nothing about it, and he did not know if staff was aware of such an agreement. He noted the site is approximately 1,000 feet away from Washington Avenue.

COMMISSIONER WILLIAMS appreciated the applicant taking the time to research the issue raised by the residents. He asked staff if they were able to find anything on the agreement, and ROBERT SUMMERFIELD,

Planning Director, asked PETER LOWENSTEIN, Deputy Planning Director, to respond. MR. LOWENSTEIN indicated the City would have no record or knowledge unless included in the two-party agreement.

COMMISSIONER WILLIAMS was satisfied that the applicant took the time to respond to the residents' concern.

See Items 18a and 18b for related backup.

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

- 18a. ABEYANCE - 78759-VAR1 - TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED. Staff recommends APPROVAL.

Minutes:

See Item 18 for related discussion and Items 18-18b for related backup.

Motion made by Anthony Williams to Approve Items 18a and 18b subject to conditions

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

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

- 18b. ABEYANCE - 78759-SDR1 - FOR THE PROPOSED DEMOLITION AND RECONFIGURATION OF AN EXISTING HEAVY MACHINERY AND EQUIPMENT (RENTAL, SALES & SERVICE) DEVELOPMENT THAT INCLUDES A NEW 7,056 SQUARE-FOOT SALES AND RENTAL BUILDING, AND A 20,000 SQUARE-FOOT MAINTENANCE BUILDING WITH A WAIVER OF THE PERIMETER LANDSCAPE REQUIREMENTS. Staff recommends APPROVAL.

Minutes:

See Item 18 for related discussion and Items 18-18b for related backup.

Motion made by Anthony Williams to Approve Items 18a and 18b subject to conditions

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

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

19. ABEYANCE - 20-0004 - PUBLIC HEARING - APPLICANT: LENNAR HOMES - OWNER: NORTHLAND, LLC - For possible action on the following Land Use Entitlement project requests generally located at the southwest corner of the Moccasin Road alignment and N Skye Canyon Park Dr (APNs Multiple), Ward 6 (Fiore). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

See Items 19a and 19b for related backup.

- 19a. ABEYANCE - 20-0004-VAR1 - TO ALLOW TRAIL AS A SUFFIX WHERE SUCH IS NOT ALLOWED; TO ALLOW A STREET NAME CHANGE TO SUNSTONE PARKWAY WHERE SUNSTONE STREET ALREADY EXISTS AND EDGESTONE DRIVE WHERE EDGESTONE AVENUE ALREADY EXISTS. Staff recommends DENIAL.

Minutes:

See Item 6 for related discussion and Items 19-19b for related backup.

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 19a, 19b, 25a and 25b to 10/13/2020

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

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

- 19b. ABEYANCE - 20-0004-SNC1 - TO ALLOW MULTIPLE STREET NAME CHANGES FROM: SUNBRIDGE POINTE WAY TO: SUN PARK DRIVE; FROM: SKYE VILLAGE ROAD TO: BRIGHTSTONE TRAIL; FROM: SKYE POINTE DRIVE TO: EDGESTONE DRIVE AND FROM: LOG CABIN WAY TO: SUNSTONE PARKWAY. Staff recommends DENIAL.

Minutes:

See Item 6 for related discussion and Items 19-19b for related backup.

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 19a, 19b, 25a and 25b to 10/13/2020

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

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

20. 20-0081 - PUBLIC HEARING - APPLICANT/OWNER: LONE MOUNTAIN ESTATES, LLC - For possible action on the following Land Use Entitlement project requests on 4.97 acres at the southeast corner of Helena Avenue and Grand Canyon Drive (APN 138-06-701-022), R-E (Residence Estates) Zone, Ward 4 (Anthony). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open for Items 20-20I.

ERIC McCAMMOND, Sr. Management Analyst, reported that the proposed development fails to meet minimum lot size requirements for both Title 19 and the Interlocal Agreement. Staff finds no evidence of a unique or extraordinary circumstance to support any of the requested Variances in that the applicant's hardship is preferential in nature. Therefore, staff recommended denial of all applications. He noted that additional protest and support letters were received since publication.

LEBENE OHENE, representing the applicant, stated that the property is part of an Interlocal Agreement between the City of Las Vegas and Clark County. The original 10-acre property was divided into approximately two 5-acre parcels. The subject property mirrors the zoning of the adjacent property to the north located in Clark County of R-E (Residence Estates) zoning with a maximum density of two units to the acre. It is located off Helena Avenue and Grand Canyon Drive and has a drainage channel running between the two parcels. The density is 1.8 dwelling units to the acre, thus under the required two units per acre for the zoning. She reiterated that the property is bound to the north by County land; the densities mirror each other and meet the requirements of the Interlocal Agreement. Pointing to an aerial plan, she showed how the properties parallel each other.

The City requires them to seek three waivers for each lot, including for the lot size and the front and rear setbacks, as well as for exclusion of the common area. In the County, the lots can be built to the centerline of the street, allowing for an increase in the net acreage. However, people will not know the difference unless they know what the zoning requirements are for the City and the County.

MS. OHENE indicated that their request is to reduce the lot size to mirror the development to the north, where the lot sizes were reduced as well and have two dwelling units per acre. She stated that the only requirement they do not meet is for the lot size, but it is within the parameters in Clark County. She emphasized that with the lot being surrounded by County land and the Interlocal Agreement, they are compatible for with surrounding development, contrary to staff's report. She requested approval.

EUGENE KODIAK spoke on behalf of many of the residents in opposition to the reduced lot sizes because they prefer the rural character of the area.

COMMISSIONER TOUSSAINT commented that the Commission has previously approved a hammerhead-type of development, and they should be consistent. She understood the concern about the reduced lot size; however, she does not believe people will know the difference, and the project mirrors the development in the County. She expressed her support.

CHAIR DE SALVIO asked if the larger lots would be located closer to the entrance of the subdivision, and MS. HEBENE explained that the 13,000 square-foot lots would be closer to the entrance but appear larger because of the gates. The larger lots will be located to the back of the development, closer to Hickam Street.

COMMISSIONER ROGAN made a disclosure for Items 20a-20I.

See Items 20a-20I for related backup.

CHAIR DE SALVIO declared the Public Hearing closed for Items 20-20I.

- 20a. 20-0081-VAR1 - TO ALLOW A 13,102 SQUARE-FOOT LOT SIZE WHERE 18,000 SQUARE FEET IS THE MINIMUM ALLOWED, A 20-FOOT FRONT YARD SETBACK WHERE 30 FEET IS REQUIRED AND A 30-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED FOR LOT 1. Staff recommends DENIAL.

Minutes:

See Item 20 for related discussion and Items 20-20I for related backup.

Motion made by Donna Toussaint to Approve Items 20a-20I subject to conditions

NOTE: COMMISSIONER ROGAN abstained from voting to avoid any conflict of interest because he works at the Clark County District Attorney's Office and the decision on this matter may implicate the Interlocal Agreement regarding land-use matters between the City of Las Vegas and Clark County.

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

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

- 20b. 20-0081-VAR2 - TO ALLOW A 15,800 SQUARE-FOOT LOT SIZE WHERE 18,000 SQUARE FEET IS THE MINIMUM ALLOWED, A 20-FOOT FRONT YARD SETBACK WHERE 30 FEET IS REQUIRED AND A 30-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED FOR LOT 2. Staff recommends DENIAL.

Minutes:

See Item 20 for related discussion and Items 20-20I for related backup.

Motion made by Donna Toussaint to Approve Items 20a-20I subject to conditions

NOTE: COMMISSIONER ROGAN abstained from voting to avoid any conflict of interest because he works at the Clark County District Attorney's Office and the decision on this matter may implicate the Interlocal Agreement regarding land-use matters between the City of Las Vegas and Clark County.

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

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

- 20c. 20-0081-VAR3 - TO ALLOW A 15,897 SQUARE-FOOT LOT SIZE WHERE 18,000 SQUARE FEET IS THE MINIMUM ALLOWED, A 20-FOOT FRONT YARD SETBACK WHERE 30 FEET IS REQUIRED AND A 30-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED FOR LOT 3. Staff recommends DENIAL.

Minutes:

See Item 20 for related discussion and Items 20-20I for related backup.

Motion made by Donna Toussaint to Approve Items 20a-20I subject to conditions

NOTE: COMMISSIONER ROGAN abstained from voting to avoid any conflict of interest because he works at the Clark County District Attorney's Office and the decision on this matter may implicate the Interlocal Agreement regarding land-use matters between the City of Las Vegas and Clark County.

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

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

- 20d. 20-0081-VAR4 - TO ALLOW A 16,759 SQUARE-FOOT LOT SIZE WHERE 18,000 SQUARE FEET IS THE MINIMUM ALLOWED, A 20-FOOT FRONT YARD SETBACK WHERE 30 FEET IS REQUIRED AND A 30-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED FOR LOT 4. Staff recommends DENIAL.

Minutes:

See Item 20 for related discussion and Items 20-20I for related backup.

Motion made by Donna Toussaint to Approve Items 20a-20I subject to conditions

NOTE: COMMISSIONER ROGAN abstained from voting to avoid any conflict of interest because he works at the Clark County District Attorney's Office and the decision on this matter may implicate the Interlocal

Agreement regarding land-use matters between the City of Las Vegas and Clark County.

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

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

- 20e. 20-0081-VAR5 - TO ALLOW A 15,183 SQUARE-FOOT LOT SIZE WHERE 18,000 SQUARE FEET IS THE MINIMUM ALLOWED, A 20-FOOT FRONT YARD SETBACK WHERE 30 FEET IS REQUIRED AND A 30-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED FOR LOT 5. Staff recommends DENIAL.

Minutes:

See Item 20 for related discussion and Items 20-20I for related backup.

Motion made by Donna Toussaint to Approve Items 20a-20I subject to conditions

NOTE: COMMISSIONER ROGAN abstained from voting to avoid any conflict of interest because he works at the Clark County District Attorney's Office and the decision on this matter may implicate the Interlocal Agreement regarding land-use matters between the City of Las Vegas and Clark County.

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

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

- 20f. 20-0081-VAR6 - TO ALLOW A 16,408 SQUARE-FOOT LOT SIZE WHERE 18,000 SQUARE FEET IS THE MINIMUM ALLOWED, A 20-FOOT FRONT YARD SETBACK WHERE 30 FEET IS REQUIRED AND A 30-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED FOR LOT 6. Staff recommends DENIAL.

Minutes:

See Item 20 for related discussion and Items 20-20I for related backup.

Motion made by Donna Toussaint to Approve Items 20a-20I subject to conditions

NOTE: COMMISSIONER ROGAN abstained from voting to avoid any conflict of interest because he works at the Clark County District Attorney's Office and the decision on this matter may implicate the Interlocal Agreement regarding land-use matters between the City of Las Vegas and Clark County.

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

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

- 20g. 20-0081-VAR7 - TO ALLOW A 15,393 SQUARE-FOOT LOT SIZE WHERE 18,000 SQUARE FEET IS THE MINIMUM ALLOWED, A 20-FOOT FRONT YARD SETBACK WHERE 30 FEET IS REQUIRED AND A 30-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED FOR LOT 7. Staff recommends DENIAL.

Minutes:

See Item 20 for related discussion and Items 20-20I for related backup.

Motion made by Donna Toussaint to Approve Items 20a-20I subject to conditions

NOTE: COMMISSIONER ROGAN abstained from voting to avoid any conflict of interest because he works at the Clark County District Attorney's Office and the decision on this matter may implicate the Interlocal Agreement regarding land-use matters between the City of Las Vegas and Clark County.

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

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

- 20h. 20-0081-VAR8 - TO ALLOW A 15,294 SQUARE-FOOT LOT SIZE WHERE 18,000 SQUARE FEET IS THE MINIMUM ALLOWED, A 20-FOOT FRONT YARD SETBACK WHERE 30 FEET IS REQUIRED AND A 30-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED FOR LOT 8. Staff recommends DENIAL.

Minutes:

See Item 20 for related discussion and Items 20-20I for related backup.

Motion made by Donna Toussaint to Approve Items 20a-20I subject to conditions

NOTE: COMMISSIONER ROGAN abstained from voting to avoid any conflict of interest because he works at the Clark County District Attorney's Office and the decision on this matter may implicate the Interlocal Agreement regarding land-use matters between the City of Las Vegas and Clark County.

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

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

- 20i. 20-0081-VAR9 - TO ALLOW A 13,605 SQUARE-FOOT LOT SIZE WHERE 18,000 SQUARE FEET IS THE MINIMUM ALLOWED, A 20-FOOT FRONT YARD SETBACK WHERE 30 FEET IS REQUIRED AND A 30-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED FOR LOT 9. Staff recommends DENIAL.

Minutes:

See Item 20 for related discussion and Items 20-20I for related backup.

Motion made by Donna Toussaint to Approve Items 20a-20I subject to conditions

NOTE: COMMISSIONER ROGAN abstained from voting to avoid any conflict of interest because he works at the Clark County District Attorney's Office and the decision on this matter may implicate the Interlocal Agreement regarding land-use matters between the City of Las Vegas and Clark County.

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

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

- 20j. 20-0081-VAR10 - TO ALLOW A HAMMERHEAD STUB STREET TERMINUS WHERE A CUL-DE-SAC IS REQUIRED. Staff recommends DENIAL.

Minutes:

See Item 20 for related discussion and Items 20-20I for related backup.

Motion made by Donna Toussaint to Approve Items 20a-20I subject to conditions

NOTE: COMMISSIONER ROGAN abstained from voting to avoid any conflict of interest because he works at the Clark County District Attorney's Office and the decision on this matter may implicate the Interlocal Agreement regarding land-use matters between the City of Las Vegas and Clark County.

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

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

- 20k. 20-0081-VAR11 - TO ALLOW RTC (REGIONAL TRANSPORTATION COMMISSION OF SOUTHERN NEVADA) RURAL OFF-SITE IMPROVEMENTS WHERE TITLE 19 OFF-SITE IMPROVEMENTS ARE REQUIRED. Staff recommends DENIAL.

Minutes:

See Item 20 for related discussion and Items 20-20I for related backup.

Motion made by Donna Toussaint to Approve Items 20a-20I subject to conditions

NOTE: COMMISSIONER ROGAN abstained from voting to avoid any conflict of interest because he works at the Clark County District Attorney's Office and the decision on this matter may implicate the Interlocal Agreement regarding land-use matters between the City of Las Vegas and Clark County.

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

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

- 20I. 20-0081-TMP1 - JENSEN & HELENA AREA 6 - FOR A NINE-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION. Staff recommends DENIAL.

Minutes:

See Item 20 for related discussion and Items 20-20I for related backup.

Motion made by Donna Toussaint to Approve Items 20a-20I subject to conditions

NOTE: COMMISSIONER ROGAN abstained from voting to avoid any conflict of interest because he works at the Clark County District Attorney's Office and the decision on this matter may implicate the Interlocal Agreement regarding land-use matters between the City of Las Vegas and Clark County.

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

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

21. 78560-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RAUL CARROZA - For possible action on a Land Use Entitlement project request for a Variance TO ALLOW AN EXISTING SEVEN-FOOT TALL FENCE IN THE FRONT YARD WHERE FIVE FEET WITH TWO FEET SOLID IS THE MAXIMUM ALLOWED on 0.46 acres at 1920 West Oakey Boulevard (APN 162-04-210-090), R-E (Residence Estates) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open.

ERIC McCAMMOND, Sr. Management Analyst, reported that no evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by erecting a fence that does not comply with Title 19 development standards and without obtaining building permits. Staff recommended denial. He stated that additional support letters were received since publication.

YANELKIS CARROZA explained that when they purchased the property they renovated it, but they were concerned about safety due to people trespassing. Consequently, they decided to raise the height of the fence, which matches the houses on the street. They were told the issue is the column because it blocks the area.

CHAIR DE SALVIO said he drives the area frequently and has observed that several homes have similar elevations. He believes the fence is harmonious and compatible with the neighborhood.

CHAIR DE SALVIO declared the Public Hearing closed.

Motion made by Jeff Rogan to Approve subject to conditions

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

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

22. 20-0031-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: MICHAEL J DEAN - For possible action on a Land Use Entitlement project request for a Variance TO ALLOW FIVE ADDRESSES WHERE ONE IS ALLOWED FOR A PREVIOUSLY APPROVED SENIOR CITIZEN APARTMENTS DEVELOPMENT on 4.62 acres at the southeast corner of Charleston Boulevard and Lindell Road (APNs 163-01-501-001 and 002), R-4 (High Density Residential) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open.

ERIC McCAMMOND, Sr. Management Analyst, reported that no evidence of a unique or extraordinary circumstance was presented and staff found that the applicant created a self-imposed hardship by proposing to allow multiple addresses for a single development where only one is allowed. Staff recommended denial. He noted that additional support and protest letters were received since publication.

DAVID TURNER, Baughman and Turner, Inc., the representative, and RODMAN JORDAN, the developer, were present. MR. TURNER said they are seeking to be able to have separate mailboxes for this senior development in the interest of the safety of the seniors who will reside there, given the present viral environment. Post office representatives do not have a problem with it as long as the City allows it.

COMMISSIONER ROGAN stated that for emergency response reasons, address regulations typically require one address for developments comprised of four or more buildings. However, in this instance, he reached out to Las Vegas Fire and Rescue to verify that there would be no issue, which he also confirmed with ROBERT NOLAN, Deputy Fire Chief. The Commissioner expressed his support.

CHAIR DE SALVIO declared the Public Hearing closed.

Motion made by Jeff Rogan to Approve subject to conditions

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

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

23. 20-0036 - PUBLIC HEARING - APPLICANT: TERRIBLE HERBST - OWNER: BELL REAL ESTATE, LLC - For possible action on the following Land Use Entitlement project requests on 0.81 acres at 1601 Industrial Road (APN 162-04-609-002), M (Industrial) Zone, Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open for Items 23-23c.

ERIC McCAMMOND, Sr. Management Analyst, reported that although the requested uses meet Title 19 development standards and can be conducted harmoniously with surrounding development, staff finds that the requested Waiver to not align the proposed structure with the front and corner-yard property line is inappropriate for the subject location. Staff recommended denial of all applications. He noted that additional support letters were received since publication.

GEMIE KNISELY, GK3 Architecture, appeared on behalf of the applicant. She explained the project, which includes a detached fuel canopy and an attached car wash at a convenience store. They have placed the fuel canopy at the corner to achieve better traffic flow given the current curb cuts. This layout allows better traffic circulation, keeps the car wash traffic to the south, separate from the fueling traffic, and allows them to meet stacking requirements.

MS. KNISELY felt it is a good use for the site. Understanding the development code requires placement of the building near the street, she said that makes sense for uses in other areas. However, it is not consistent with what exists in this area and their design does not interrupt the rhythm of buildings facing the street within the area. Additionally, the convenience store will offer gaming and beer/cooler/wine sales for off-site consumption; therefore, she requested the Special Use Permits needed, including for the unattended car wash.

She pointed out that the materials selected are very nice, and she described some of them, adding that it will be a very nice looking project.

CHAIR DE SALVIO and COMMISSIONERS CHERRY and SCHLOTTMAN made disclosures.

VICE CHAIR SCHLOTTMAN felt that the waiver for the building to not be at the street is appropriate for the area. However, he asked if the applicant would be willing to agree to a condition prohibiting the sale of single alcohol containers. MS. KNISELY said she could not speak to that. The Vice Chair insisted that he could not support the project without agreeing to his condition. He opted to trail the item to allow MS. KNISELY to contact the applicant. MR. McCAMMOND read the condition in question.

After trailing the item, pending a consultation with the applicant regarding the condition for the single sales, MS. KNISELY said she was not able to contact MR. HERBST. However, she spoke with the office and found that single sales equal 30 percent of their sales. With other convenience stores nearby having the ability to sell single alcohol containers, they could not agree with the condition due to the disadvantage. VICE CHAIR SCHLOTTMAN understood their position but felt that a disadvantage was not a good enough reason for putting more alcohol on

the streets, especially in Ward 3.

ROBERT SUMMERFIELD, Planning Director, recommended to MS. KNISELY that she reach out to the Council representative concerning the condition and the denied item.

See Items 23a-23c for related backup and discussion.

VICE CHAIR SCHLOTTMAN declared the Public Hearing closed for Items 23-23c.

- 23a. 20-0036-SUP1 - FOR A PROPOSED CAR WASH, FULL SERVICE OR AUTO DETAILING USE. Staff recommends DENIAL.

Minutes:

See Item 23 for related discussion and Items 20-23c for related backup.

Motion made by Trinity Haven Schlottman to Approve subject to conditions

NOTE: COMMISSIONER CHERRY abstained from voting in an abundance of caution because although he is not under contract with GK3, he recently worked closely with GK3 on a project and has submitted company projects to them. CHAIR DE SALVIO also abstained from voting because GK3 assisted him with his training center. COMMISSIONER SCHLOTTMAN disclosed that he did not have a conflict because he had not consulted with GK3 on any projects within the past eight years.

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

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

- 23b. 20-0036-SUP2 - FOR A PROPOSED 4,022 SQUARE-FOOT BEER/WINE/COOLER OFF-SALE ESTABLISHMENT USE. Staff recommends DENIAL.

Minutes:

See Item 23 for related discussion and Items 20-23c for related backup.

Motion made by Trinity Haven Schlottman to Deny

NOTE: COMMISSIONER CHERRY abstained from voting in an abundance of caution because although he is not under contract with GK3, he recently worked closely with GK3 on a project and has submitted company projects to them. CHAIR DE SALVIO also abstained from voting because GK3 assisted him with his training center. COMMISSIONER SCHLOTTMAN disclosed that he did not have a conflict because he had not consulted with GK3 on any projects within the past eight years.

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

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

- 23c. 20-0036-SDR1 - FOR A PROPOSED 4,022 SQUARE-FOOT CONVENIENCE STORE AND 1,591 SQUARE-FOOT CAR WASH WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS. Staff recommends DENIAL.

Minutes:

See Item 23 for related discussion and Items 20-23c for related backup.

Motion made by Trinity Haven Schlottman to Approve subject to conditions

NOTE: COMMISSIONER CHERRY abstained from voting in an abundance of caution because although he is not under contract with GK3, he recently worked closely with GK3 on a project and has submitted company projects to them. CHAIR DE SALVIO also abstained from voting because GK3 assisted him with his training center. COMMISSIONER SCHLOTTMAN disclosed that he did not have a conflict because he had not consulted with GK3 on any projects within the past eight years.

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

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

Cherry, Louis De Salvio;

24. 20-0071 - PUBLIC HEARING - APPLICANT: LIVING GRACE FOURSQUARE CHURCH - OWNER: FIRST THAI-LAOTIAN PRESBYTERIAN CHURCH - For possible action on the following Land Use Entitlement project requests on 2.50 acres at 2400 North Michael Way (APN 138-13-403-001), R-E (Residence Estates) Zone, Ward 5 (Crear). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open for Items 24-24b.

ALEX STRAWSER, Planner II, reported that the design of the proposed Church/House of Worship development includes building materials that feature a variety of metal siding. These materials are industrial in nature and not permitted to be used for residentially zoned properties. In doing so, the proposed development is not harmonious or compatible with the surrounding residential development. Therefore, staff recommended denial on this application. He noted that additional support and protest letters were received since publication.

RICHARD BOX, Pastor of Living Grace Foursquare Church, and DAWN BOX were present. MR. BOX explained that their Special Use Permit expired in 2019, but he drove the neighborhood to attain an idea of the design for the building. He came upon Doris Reid Elementary School and a church about two blocks away, both of which have metal siding on their buildings. They canvassed the neighborhood as well, and all those who opened their doors viewed the design and were in favor. He emphasized that their wish is to enhance the neighborhood. MS. BOX added that the owner behind the property is the one who gave her approval and will be closing escrow within two weeks, and she felt it will be a good use for the neighborhood.

COMMISSIONER WILLIAMS asked MR. BOX if there was any discussion regarding possible adjustment to the design to make it more compatible with the neighborhood, especially the metal corrugated siding. MR. BOX said there was some discussion, but there were no commitments to any changes. MS. BOX added that all the residents they spoke with and showed the design to were in favor.

COMMISSIONER WILLIAMS said that this is out of the norm for the neighborhood and wondered if they would be willing to make design changes. MR. BOX said they really feel a calling to be at the subject site. He showed photos of the metal siding of the two properties in the neighborhood, as well as a photo depicting the metal siding for their structure.

COMMISSIONER SCHLOTTMAN said he built some lofts with metal siding, noting that it would have been better if the Commissioners had been able to see colored photo before the meeting to get a better idea of the project, which he felt fits the area. He expressed his support, stating that the applicant did a wonderful job in use of materials.

COMMISSIONER ROGAN agreed with the comments of COMMISSIONER SCHLOTTMAN; however, he would prefer more time to actually see it and consider the materials. COMMISSIONER CHATTAH liked the materials in the design. COMMISSIONER WILLIAMS said it is a beautiful building.

See Items 24a and 24b for related backup.

CHAIR DE SALVIO declared the Public Hearing closed for Items 24-24b.

- 24a. 20-0071-SUP1 - FOR A CHURCH/HOUSE OF WORSHIP USE. Staff recommends DENIAL.

Minutes:

See Item 24 for related discussion and Items 24-24b for related backup.

Motion made by Anthony Williams to Approve Items 24a and 24b subject to conditions

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

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

- 24b. 20-0071-SDR1 - FOR A 16,870 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP. Staff recommends DENIAL.

Minutes:

See Item 24 for related discussion and Items 24-24b for related backup.

Motion made by Anthony Williams to Approve Items 24a and 24b subject to conditions

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

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

25. 20-0092 - PUBLIC HEARING - APPLICANT/OWNER: MAIN STREET INVESTMENTS II, LLC - For possible action on the following Land Use Entitlement project requests on 0.48 acres at 1205 South Main Street and 1208 South Casino Center Boulevard (APNs 162-03-105-011 and 162-03-110-067), C-M (Commercial-Industrial) and C-1 (Limited Commercial) Zones, Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

See Items 25a and 25b for related backup.

- 25a. 20-0092-SUP1 - FOR AN OPEN AIR VENDING USE. Staff recommends DENIAL.

Minutes:

See Item 6 for related discussion and Items 25-25b for related backup.

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 19a, 19b, 25a and 25b to 10/13/2020

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

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

- 25b. 20-0092-SDR1 - FOR A PROPOSED OUTDOOR FOOD COURT AND DINING AREA. Staff recommends DENIAL.

Minutes:

See Item 6 for related discussion and Items 25-25b for related backup.

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 19a, 19b, 25a and 25b to 10/13/2020

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

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

26. 20-0047-SDR1 - PUBLIC HEARING - APPLICANT/OWNER: HAROLD CRAWLEY - For possible action on a Land Use Entitlement project request for a Site Development Plan Review FOR A PROPOSED TWO-STORY, 12-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER DEVELOPMENT STANDARDS, TO ALLOW 12 PARKING SPACES WHERE 23 ARE REQUIRED AND TO ALLOW A SIX-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED on 0.34 acres at 1521 G Street (APN 139-27-110-029), R-3 (Medium Density Residential) Zone, Ward 5 (Crear). Staff recommends DENIAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open.

ALEX STRAWSER, Planner II, reported that although the proposal presents much needed multi-family housing within the Downtown Las Vegas Historic Westside area, staff finds that the requested Waivers of the required setbacks, parking spaces, landscape buffers and exceptions of required planting materials reinforce the unsuitability of the proposed development for the surrounding area. For these reasons, staff recommends denial of the proposed development.

SHELDON COLEN, representing the applicant, explained that when they attended their first staff review, they had a design with two 4-plex buildings. However, staff felt that since the project would be under the new Form-Based Code (FBC) once implemented, three 4-plex buildings would fit better. Staff drew it out on a sketch they were given that was used as a guide for the redesign. Since they put so much time into staff's recommendations and the FBC, he requested approval of the project as submitted.

CORDELIA WALLACE said she has resided in the area since 1989 and asked if the Commission received a letter in opposition from JUANITA and GWEN WALKER of the Walker African-American Museum and Research Center, which she read. It also stated that the waivers requested would lead to the inability to build nicer housing in the area and that the proposed lots are too small and merely designed for monetary gain. They would prefer nice single-family homes to change drastically the aesthetics of the immediate corner. The Walkers urged the denial of the project. DEPUTY CITY ATTORNEY JIM LEWIS said the e-comment received was the letter MS. WALLACE read, which was submitted for the record.

LEONARD MARTIN stated that his home, in which he has lived for 17 years. He came here from Chicago, Illinois, and was able to make a \$250,000 investment. Shortly after he moved in, his air conditioning unit was stolen, and he noticed that it was because he has a corner property. CHAIR DE SALVIO interjected and asked MR. MARTIN to keep his comments to the case at hand. MR. MARTIN continued and said that throughout the years, he has repeatedly urged the City of Las Vegas to maintain the area, and now this apartment project comes along, which he feels would devalue his investment. He expressed denial and submitted his protest postcard.

EVALYN and SALVADOR SERNA opposed the project. They have resided in the area for more than 15 years and they feel apartments will only negatively affect their property value. MR. CERNA said that apartment dwellers are always watching surrounding homes to rob them.

KATHLEEN and ROOSEVELT NIBBLETT were present. MRS. NIBBLETT expressed opposition on their behalf and said they never received a postcard notice for the meeting; they only received one for a previous meeting. MRS. NIBBLETT said she would be able to see the property from her kitchen and bedroom windows. She wants a development that will enhance their neighborhood and not bring in more traffic.

MARY MEDINA said she has resided in the neighborhood for 14 years. They used to live in an apartment complex in Los Angeles, California, where they always struggled with parking, and she felt that this project would only cause them similar parking and other issues. She likes the privacy and space she has in this neighborhood. She expressed her opposition and said that she did not receive a postcard.

WALTER JONES, property owner in the area, said he feels the density is too much for the lot. The owners in the area have made an investment and are trying to improve their neighborhood. Having an apartment complex would not help the neighborhood.

COMMISSIONER WILLIAMS acknowledged the applicant's effort to comply with the recommendations of staff and redesign it on a larger scale; however, he strongly felt that the applicant should meet with the residents to try to help them understand the proposed project. He suggested a 30-day abeyance.

COMMISSIONER SCHLOTTMAN commented that the requested reduction in parking seems like a burden. He asked the applicant to consider this as he meets with the residents, who he strongly feels will have to support the project in order for him to support it as well. COMMISSIONER TOUSSAINT agreed that the project lacks adequate

CHAIR DE SALVIO said that a similar project on Charleston Boulevard and Lindell Road had similar concerns because of the possibility that people renting the apartments would be looking into the neighbors' backyards. He strongly felt the project is overbuilt for the lot. He could possibly support two stories if they as long as the people could not look into the backyards of the existing residents, but the lack of parking and greater density concern him.

COMMISSIONER CHERRY asked if one of the initiatives for the Historic West Side was pride of ownership. ROBERT SUMMERFIELD, Planning Director, replied that the Hundred Plan includes providing opportunities for home ownership and densification in the area, given that there is quite a bit of vacant land due to people moving out of the neighborhood. The goal of the plan is to diversify and to provide greater density to get the residential housing to support amenities such as grocery stores. Smaller starter homes and larger family homes to keep people in the neighborhood are both in the plan. The Commissioner recalled a previous applicant who proposed nice townhomes for the area. He liked the options proposed in the letter from the Walkers and hoped that the applicant could make some adjustments as the project is too dense.

COMMISSIONER WILLIAMS conceded that the future code allows more density and less parking, but he needs to make sure the project is compatible for the area. He initially motioned for a 30-day abeyance; however, COMMISSIONER SCHLOTTMAN pointed out that 30 days would not be enough time if a neighborhood meeting were required. COMMISSIONER WILLIAMS withdrew his initial motion and motioned for a 60-day abeyance.

CHAIR DE SALVIO declared the Public Hearing closed.

Motion made by Anthony Williams to Hold in Abeyance to 11/10/2020

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

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

27. 20-0067-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a Land Use Entitlement project request for a Site Development Plan Review FOR A PROPOSED CITY PARK WITH A WAIVER OF PERIMETER LANDSCAPE BUFFER STANDARDS on 0.91 acres on the north side of Mount Mariah Drive, approximately 260 feet west of Martin L King Boulevard (APNs 139-21-313-025 and 021), C-1 (Limited Commercial) Zone, Ward 5 (Crear). Staff recommends APPROVAL.

Minutes:

CHAIR DE SALVIO pulled this item forward for discussion after the One Motion/One Vote Agenda, and he declared the Public Hearing open.

ALEX STRAWSER, Planner II, reported that the proposed park is compatible with adjacent development and the surrounding area. The development will add needed park space adjacent to the Las Vegas Historic Westside District and will provide an area of green space in a heavily urbanized area. Staff recommends approval of the Site Development Plan Review and all associated waiver requests.

SAM TOLMAN, Project Manager representing the City of Las Vegas, concurred with all of staff's recommendations.

COMMISSIONER WILLIAMS stated the park would enhance the area.

CHAIR DE SALVIO declared the Public Hearing closed.

Motion made by Anthony Williams to Approve subject to conditions

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

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

28. 20-0072-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: DUTCH BROTHERS COFFEE - OWNER: STEVEN A. AND RAYNELL PHILLIPS - For possible action on a Land Use Entitlement project request for a Site Development Plan Review FOR A PROPOSED 871 SQUARE-FOOT DRIVE THROUGH COFFEE SHOP WITH A WAIVER OF THE BUILDING ORIENTATION REQUIREMENTS on 0.52 acres at 6651 West Charleston Boulevard (APN 163-02-104-001), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open.

ALEX STRAWSER, Planner II, reported that Staff finds that the proposed coffee shop to be a compatible use along the Charleston Boulevard commercial corridor. Additionally, the proposed development supports the goals and objectives of the Redevelopment Plan. Staff recommends approval of the Site Development Plan Review.

ATTORNEY JAY BROWN and LEBENE OHENE were present for the applicant. MR. BROWN commented that the applicant proposes to build a new coffee shop on the southwest corner of Charleston Boulevard and Redwood Street, across the street from the New Horizons building. The requested waiver is necessary to accommodate the drive-thru model, which would not fit well on the corner. He noted that staff supported the application, and he requested the Commission's approval.

COMMISSIONER ROGAN said he could support it as long as the applicant was in agreement with all the conditions, and MR. BROWN confirmed on the applicant's behalf.

CHAIR DE SALVIO declared the Public Hearing closed.

Motion made by Jeff Rogan to Approve subject to conditions

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

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

**Citizens Participation:**

29. 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:

None.

The meeting was adjourned at 7:26 p.m.

Respectfully submitted:

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Gabriela Portillo-Brenner, Deputy City Clerk

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Ashley Foster, Deputy City Clerk

THIS MEETING WAS PROPERLY NOTICED AND POSTED AT THE FOLLOWING LOCATIONS  
IN ACCORDANCE WITH THE STATE OF NEVADA EXECUTIVE DEPARTMENT  
DECLARATION OF EMERGENCY DIRECTIVE 006

The City of Las Vegas website – [www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)  
and  
The Nevada Public Notice Website – [notice.nv.gov](http://notice.nv.gov)