

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



Commissioner Sam Cherry, Chair
Commissioner Louis De Salvio, Vice Chair
Commissioner Trinity Haven Schlottman
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

November 26, 2019
6:00 PM

BUSINESS ITEMS:

1. Call to Order

Minutes:

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

2. Announcement: Compliance with Open Meeting Law

Minutes:

ANNOUNCEMENT MADE: This meeting has been properly noticed and posted at the following locations: City Hall, 495 South Main Street, 1st Floor; Clark County Government Center, 500 South Grand Central Parkway; Grant Sawyer Building, 555 East Washington Avenue; City of Las Vegas Development Services Center, 333 North Rancho Drive.

3. Roll Call

Minutes:

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

EXCUSED: COMMISSIONER WILLIAMS

ALSO PRESENT: PETER LOWENSTEIN, Deputy Director of Planning, ERIC McCAMMOND, Senior Management Analyst, NICOLE EDDOWES, Senior Planner, LUCIEN PAET, Engineering Project Manager, STEVEN TAULBEE, Assistant Fire Protection Engineer, BRYAN SCOTT, Assistant City Attorney, DEBRA A. OUTLAND, Deputy City Clerk, CHEYENNE LARANCE, Deputy City Clerk and JACQUIE MILLER, Senior 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:

COMMISSIONER SCHLOTTMAN recognized his family in the audience that was visiting from Texas.

5. For Possible Action to Approve the Final Minutes for the Planning Commission Meeting of October 22, 2019.

Motion made by Louis De Salvio to Approve

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

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

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

Minutes:
None.

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.

7. VAR-77488 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: TERRY R. HELMS LIVING TRUST - For possible action on a request for a Variance TO ALLOW A 24-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED AND A SEVEN-FOOT SIDE YARD SETBACK WHERE EIGHT FEET IS REQUIRED FOR AN EXPANSION OF AN EXISTING DETACHED SINGLE FAMILY DWELLING at 800 Campbell Drive (APN 139-32-404-010), R-E (Residential Estates) Zone, Ward 1 (Knudsen) [PRJ-77097]. Staff recommends APPROVAL.

Minutes:

CHAIR CHERRY declared the Public Hearing open for Items 7-11. There being no one present to speak, he declared the Public Hearing closed for Items 7-11.

Motion made by Louis De Salvio to Approve the One Motion One Vote subject to condition(s) except Item(s) None

NOTE: CHAIR CHERRY disclosed that his company is working on a project within the notification area of Item 8, but this does not affect him any greater or lesser and he would still be voting on all these items. COMMISSIONER SCHLOTTMAN disclosed that he owns an urban lounge within 20 feet outside the notification area of Item 8, but this does not affect him any greater or lesser and he would still be voting on all these items.

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

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

8. SUP-77588 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: HUDL BREWING COMPANY - OWNER: PROVIEW SERIES 32, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 5,520 SQUARE-FOOT BEER/WINE/COOLER ON-AND OFF-SALE ESTABLISHMENT WITH 1,800 SQUARE FEET OF OUTDOOR SEATING AREA at 1327 South Main Street (APN 162-03-105-008), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz) [PRJ-77584]. Staff recommends APPROVAL.

Minutes:

See Item 7 for related discussion.

Motion made by Louis De Salvio to Approve the One Motion One Vote subject to condition(s) except Item(s) None

NOTE: CHAIR CHERRY disclosed that his company is working on a project within the notification area of Item 8, but this does not affect him any greater or lesser and he would still be voting on all these items. COMMISSIONER SCHLOTTMAN disclosed that he owns an urban lounge within 20 feet outside the notification area of Item 8, but this does not affect him any greater or lesser and he would still be voting on all these items.

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

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

9. SUP-77625 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: MICHELLE CLARKE - For possible action on a request for a Special Use Permit FOR A PROPOSED 808 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS I) [CASITA] USE at 5861 Gold Inlet Drive (APN 125-36-115-043), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77602]. Staff recommends APPROVAL.

Minutes:

See Item 7 for related discussion.

Motion made by Louis De Salvio to Approve the One Motion One Vote subject to condition(s) except Item(s) None

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

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

10. SDR-77638 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: QUAIL TREE, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 60-UNIT ADDITION TO AN EXISTING MULTI-FAMILY DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS on a portion of 5.11 acres north of Alexander Road, approximately 615 feet east of Elkridge Drive (APN 138-03-802-003), R-4 (High Density Residential) Zone, Ward 4 (Anthony) [PRJ-77607]. Staff recommends APPROVAL.

Minutes:

See Item 7 for related discussion.

Motion made by Louis De Salvio to Approve the One Motion One Vote subject to condition(s) except Item(s) None

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

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

11. VAC-77685 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: GOOD HOOD, LLC - For possible action on a request for a Petition to Vacate a 20-foot wide alley between Las Vegas Boulevard and Sixth Street, south of Carson Avenue, Ward 3 (Diaz) [PRJ-77600]. Staff recommends APPROVAL.

Minutes:

See Item 7 for related discussion.

Motion made by Louis De Salvio to Approve the One Motion One Vote subject to condition(s) except Item(s) None

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

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

PUBLIC HEARING ITEMS

12. ABEYANCE - VAR-76939 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: LAND CAPITAL PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW 23 PARKING SPACES WHERE 29 PARKING SPACES ARE REQUIRED on 0.37 acres at the southwest corner of Charleston Boulevard and Hillside Place (APNs 162-02-111-040 and 041), C-1 (Limited Commercial) Zone, Ward 3 (Diaz) [PRJ-75615]. Staff recommends DENIAL.

Minutes:

CHAIR CHERRY declared the Public Hearing open for Items 12-14.

ERIC McCAMMOND, Sr. Management Analyst, reported that while the proposed development is in close proximity to the Founders District and supports the goal of such, it is not part of the district and subject to the development standards set forth by Title 19.08. The applicant is proposing to over-develop the subject site as evidenced by the requested Variances, Waivers and Exception; therefore, staff recommended denial of all applications.

BRIAN NAGLE, Greene Tindall Design Group, appeared on behalf of the applicant and stated that they were notified this weekend that the owners would like another hold for 30 days due to internal issues. CHAIR CHERRY asked him to restate the reason and MR. NAGLE responded that the owners did not clarify. COMMISSIONER SCHLOTTMAN informed CHAIR CHERRY that if this is held in abeyance, he would encourage the architect to work with the owners to get rid of some of the waivers such as the section that has four trees where six is required along the eastern border. MR. NAGLE confirmed that he will try to set up a meeting with staff.

See Items 13 and 14 for related backup.

CHAIR CHERRY declared the Public Hearing closed for Items 12-14.

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 12-14 to 1/14/2020

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

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

13. ABEYANCE - VAR-76940 - VARIANCE RELATED TO VAR-76940 - PUBLIC HEARING - APPLICANT/OWNER: LAND CAPITAL PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 90-FOOT RESIDENTIAL ADJACENCY SETBACK FROM THE SOUTH PROPERTY LINE WHERE 138 FEET IS REQUIRED on 0.37 acres at the southwest corner of Charleston Boulevard and Hillside Place (APNs 162-02-111-040 and 041), C-1 (Limited Commercial) Zone, Ward 3 (Diaz) [PRJ-75615]. Staff recommends DENIAL.

Minutes:

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

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 12-14 to 1/14/2020

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

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

14. ABEYANCE - SDR-76941 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-76939 AND VAR-76940 - PUBLIC HEARING - APPLICANT/OWNER: LAND CAPITAL PARTNERS, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 5,031 SQUARE-FOOT COMMERCIAL SHELL BUILDING WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER STANDARDS on 0.37 acres at the southwest corner of Charleston Boulevard and Hillside Place (APNs 162-02-111-040 and 041), C-1 (Limited Commercial) Zone, Ward 3 (Diaz) [PRJ-75615]. Staff recommends DENIAL.

Minutes:

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

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 12-14 to 1/14/2020

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

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

15. ZON-77627 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: CM SAGEBRUSH 1-3082, LLC - For possible action on a request for a Rezoning FROM: U (UNDEVELOPED) [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION] TO: C-1 (LIMITED COMMERCIAL) on 0.13 acres at the southwest corner of Kyle Canyon Drive and Oso Blanco Drive (APN 126-01-702-008), Ward 6 (Fiore) [PRJ-77555]. Staff recommends APPROVAL.

Minutes:

CHAIR CHERRY declared the Public Hearing open for Items 15-19.

ERIC McCAMMOND, Sr. Management Analyst, reported that the proposed rezoning aligns with the existing General Plan land use designation and staff recommended approval of the rezoning. The proposed one-lot commercial subdivision meets the minimum requirements for a Tentative Map and staff recommended approval of the Tentative Map. However, the applicant provided no evidence of a unique or extraordinary circumstance to support the requested Waivers. Staff therefore recommended denial of the Site Development Plan Review and associated Special Use Permits.

BRIAN HARDY, Marquis Aurbach Coffing, was present on behalf of the applicant and stated that this application is well-suited for the particular area. He noted that they have accepted the change in box tree size in order to have more mature landscaping, and they would like this to develop exactly the way the City wants it to. They are ready to build now and seek the Commission's approval.

COMMISSIONER DE SALVIO added that he has worked with MR. HARDY and COUNCILWOMAN FIORE on this, and confirmed that the applicant agreed to the 36 inch box trees.

See Items 16-19 for related backup.

CHAIR CHERRY declared the Public Hearing closed for Items 15-19.

Motion made by Louis De Salvio to Approve

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

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

16. SUP-77628 - SPECIAL USE PERMIT RELATED TO ZON-77627 - PUBLIC HEARING - APPLICANT/OWNER: CM SAGEBRUSH 1-3082, LLC - For possible action on a request for a Special Use Permit FOR A 5,100 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) USE at the southwest corner of Kyle Canyon Road and Oso Blanca Road (APNs 126-01-702-007 and 008), C-1 (Limited Commercial) and U (Undeveloped) Zones [PROPOSED: C-1 (Limited Commercial)], Ward 6 (Fiore) [PRJ-77555]. Staff recommends DENIAL.

Minutes:

See Item 15 for related discussion and Items 15-19 for related backup.

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

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

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

17. SUP-77629 - SPECIAL USE PERMIT RELATED TO ZON-77627 AND SUP-77628 - PUBLIC HEARING - APPLICANT/OWNER: CM SAGEBRUSH 1-3082, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 3,000 SQUARE-FOOT BEER/WINE/COOLER OFF-SALE ESTABLISHMENT USE at the southwest corner of Kyle Canyon Road and Oso Blanca Road (APNs 126-01-702-007 and 008), C-1 (Limited Commercial) and U (Undeveloped) Zones [PROPOSED: C-1 (Limited Commercial)], Ward 6 (Fiore) [PRJ-77555]. Staff recommends DENIAL.

Minutes:

See Item 15 for related discussion and Items 15-19 for related backup.

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

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

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

18. SDR-77630 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-77627, SUP-77628 AND SUP-77629 - PUBLIC HEARING - APPLICANT/OWNER: CM SAGEBRUSH 1-3082, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED COMMERCIAL DEVELOPMENT CONSISTING OF A 3,000 SQUARE-FOOT RESTAURANT WITH DRIVE THROUGH; A 3,000 SQUARE-FOOT CONVENIENCE STORE WITH FUEL PUMPS AND CANOPY; AND A 5,500 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS AND TO NOT ORIENT THE BUILDING TO THE CORNER AND STREET FRONTAGE WHERE SUCH IS REQUIRED on 2.61 acres at the southwest corner of Kyle Canyon Road and Oso Blanca Road (APNs 126-01-702-007 and 008), C-1 (Limited Commercial) and U (Undeveloped) Zones [PROPOSED: C-1 (Limited Commercial)], Ward 6 (Fiore) [PRJ-77555]. Staff recommends DENIAL.

Minutes:

See Item 15 for related discussion and Items 15-19 for related backup.

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

A. Prior to the issuance of building permits, an updated landscape plan will be submitted replacing all projected 24 inch box trees with 36 inch box trees.

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

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

19. TMP-77631 - TENTATIVE MAP RELATED TO ZON-77627, SUP-77628, SUP-77629 AND SDR-77630 - PUBLIC HEARING - APPLICANT/OWNER: CM SAGEBRUSH 1-3082, LLC - For possible action on a request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 2.61 acres at the southwest corner of Kyle Canyon Road and Oso Blanca Road (APNs 126-01-702-007 and 008), C-1 (Limited Commercial) and U (Undeveloped) Zones [PROPOSED: C-1 (Limited Commercial)], Ward 6 (Fiore) [PRJ-77555]. Staff recommends APPROVAL.

Minutes:

See Item 15 for related discussion and Items 15-19 for related backup.

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

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

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

20. VAR-77642 - VARIANCE - PUBLIC HEARING - APPLICANT: DUTCH BROS COFFEE - OWNER: DECATUR MEADOWS SHOPPING CENTER, LLC - For possible action on a request for a Variance TO ALLOW 407 PARKING SPACES WHERE 449 SPACES ARE REQUIRED on 9.32 acres on the west side of Decatur Boulevard, approximately 190 feet south of Meadows Lane (APN 138-36-601-003), C-2 (General Commercial) Zone, Ward 1 (Knudsen) [PRJ-77348]. Staff recommends DENIAL.

Minutes:

CHAIR CHERRY declared the Public Hearing open for Items 20 and 21.

ERIC McCAMMOND, Sr. Management Analyst, reported that the applicant provided no evidence of a unique or extraordinary circumstance to support the requested Variance. Staff therefore recommended denial of both applications. He noted additional letters of protest and support since publication.

PAUL DEPPE, ADN Architects, explained that this application is for an 862 square foot Dutch Bros drive through coffee stand with a double drive through stack, holding 17 cars. They are requesting a parking variance to allow for a nine percent reduction in parking spaces across the entire center. Other than the parking variance, they are in compliance with all other development codes and agree with conditions set forth by staff. He also introduced DANIEL BATY, Director of Construction, Dutch Bros Coffee, who was available to answer any questions.

COMMISSIONER ROGAN reported that he had been out to the property with the applicant and believed this was an appropriate variance request. He mentioned that the parking lot never came close to being full, and reminded the Commission that this is intended to be a drive through, not a sit-in coffee shop.

See Item 21 for related backup.

CHAIR CHERRY declared the Public Hearing closed for Items 20 and 21.

Motion made by Jeff Rogan to Approve subject to condition(s)

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

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

21. SDR-77643 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-77642 - PUBLIC HEARING - APPLICANT: DUTCH BROS COFFEE - OWNER: DECATUR MEADOWS SHOPPING CENTER, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 865 SQUARE-FOOT RESTAURANT WITH DRIVE THROUGH on 9.32 acres on the west side of Decatur Boulevard approximately 155 feet south of Meadows Lane (APN 138-36-601-003), C-2 (General Commercial) Zone, Ward 1 (Knudsen) [PRJ-77348]. Staff recommends DENIAL.

Minutes:

See Item 20 for related discussion and backup.

Motion made by Jeff Rogan to Approve subject to condition(s)

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

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

22. VAR-77645 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED ON LOT 140 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

Minutes:

CHAIR CHERRY declared the Public Hearing open for Items 22-59.

ERIC McCAMMOND, Sr. Management Analyst, reported that no evidence of a unique or extraordinary circumstance had been presented, in that the applicant has created a self-imposed hardship by proposing to overdevelop the site by providing lot sizes and widths that do not adhere to the minimum requirements of Title 19.06 for the R-1 (Single Family Residential) zoning district. In addition, the applicant had proposed public and private street sections that do not provide Complete Street elements such as amenity zones, streetlights, and sidewalks. Staff therefore recommended denial of all applications. He also noted additional letters of protest since publication.

ATTORNEY BOB GRONAUER representing the property owner Olympia Companies and the applicant DR Horton, oriented the Commissioners to the subject area, and described a unique circumstance surrounding this project, which is the 215 Beltway that bisects the property. COUNCILWOMAN FIORE asked that they work with Clark County on this project, and MR. GRONAUER confirmed that they have been working with Clark County

Commissioner LARRY BROWN, his liaison SUE and the neighbors. About a year ago, they came up with an approved site plan that had a certain amount of half-acre, R-D (Single Family Residential) and R-1 lots but the problem is that Las Vegas required half-acre lots to have 20,000 square feet whereas Clark County only required 18,000, and that is where several of their variance requests are coming from. Since their application was submitted, Las Vegas adopted a new Text Amendment that allows for 18,000 square foot lots, therefore the additional variances are no longer needed.

MR. GRONAUER directed the Commissioners to the overhead which displayed the landscape plan and noted that the subject area is adjacent to the 215 Beltway between Ann Road and Hualapai Way. He mentioned that the R-D lots conform with respect to the Clark County and city codes. For the R-1 lots, the Clark County code and city code have two different types of requirements. In Clark County, R-1 lots are up to 5,200 square feet, and in the city, R-1 lots are a minimum of 6,500 square feet with a minimum 60 foot wide width. That being said, DR Horton has moved product type around and there are now larger homes on some of the lots, and a majority of the variances in front of the Commission are for 50 foot wide lots where 60 feet is required. There are additional variance requests for reduced lot sizes that are less than 6,500 square feet, but greater than 6,000 square feet which goes along with the site plan that was shown to the neighbors over the last year and similar to the street network. He asked the Commission to approve the application with the variances and mentioned that this is part of the Interlocal Agreement, which allows them to do some of the lots as less than half-acre because of the impacts of the 215 Beltway. This has been a very long process and DR Horton is ready to move forward.

JOHN KRISTINIK, nearby resident, explained that he has attended meetings over the last couple of years and has heard both sides and was surprised to hear that their representative agreed to go to 18,000 square feet for a half acre lot. His opinion was that this lot should be used for an open space or park. He also expressed his confusion over where each lot is located. He has vehemently denied previous requests and is doing the same for these variance requests.

MARVIN ROGGE, nearby resident, stated that he has lived on his property since 1996 and expressed his agreeance with the Planning Department's recommendations. These proposed properties will have a sale price around \$200,000 or less and there are houses in that area that are valued at \$2 million, so this will not be good for those home values. He expressed his appreciation to the Commission for hearing him.

JASON MCLEMORE, nearby resident, explained that he is on the corner house near Stephen Avenue, and has had developers come out and ask him to give up his easement rights. He said there has been no clarification from the developer as to where the main entrance will be and is against this project in its entirety.

MR. GRONAUER stated that the irony is that the lot sizes where the nearby residents are living are no different than the lot sizes that are on the proposed plan. Responding to MR. MCLEMORE'S comments, he noted that a few months ago, they had to ask Clark County for some vacations on city land per the City's conditions of approval. The land along Stephen Avenue will be vacated and go back to the individual owners.

CHAIR CHERRY asked if Clark County needed the consent of the homeowners to vacate the land along Stephen Avenue and MR. GRONAUER stated that they have already gone through the vacation process, which was approved by Clark County and hearings have been held over the last several months. CHAIR CHERRY asked if this was initiated by Clark County and MR. GRONAUER clarified that vacating the right-of-way was a City requirement on one of the conditional approvals.

CHAIR CHERRY looked to LUCIEN PAET, Engineering Project Manager, for clarification on if this is always a City condition in these scenarios. MR. PAET responded that the City will not vacate unless Clark County does as well. He added that what is available online is not the most accurate, and believed that the vacations have already been recorded and the right-of-way would go back to the adjacent property owners. CHAIR CHERRY then stated that MR. MCLEMORE should speak with Clark County and MR. GRONAUER stated that he will work with them and was in agreeance with MR. PAET'S comments.

COMMISSIONER DE SALVIO stated this has been going on for a long time, and originally started off as something different. There have been many neighborhood meetings and the consensus was to match up the surrounding existing properties to ensure that the way of life that they push towards was met, including density by the 215 Beltway to act as a buffer. In response to MR. KRISTINIK'S confusion over the location of the lots, he asked MR. GRONAUER to explain that the Commission is not reviewing anything that is surrounding their existing homes where the density would be any less than what they already have. MR. GRONAUER first explained that the existing neighbors did not want to have a main ingress/egress coming off of Michelli Crest Way, so they have adjusted the main entrance to come off of another street further to the west. The R-D lots

are going to be placed by the old beltway and transmission lines. The R-1 lots are tucked away, adjacent to the beltway between the power lines and the beltway itself. He then clarified that the only lots that they are asking to reduce square footage and width are the lots adjacent to the beltway itself. The remaining lots are in compliance with Clark County and city code requirements. COMMISSIONER DE SALVIO added that another great concern was to have MR. BROWN'S blessing on this project because of the Interlocal Agreement. This project has gone on for many years and a lot of hard work has gone into it. The land will get developed regardless, and he thought that they did everything that could possibly be done.

See Items 23-59 for related backup.

CHAIR CHERRY declared the Public Hearing closed for Items 22-59.

Motion made by Louis De Salvio to Approve Items 22-59 subject to condition(s)

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

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

23. VAR-77646 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED ON LOT 141 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

Minutes:

See Item 22 for related discussion and Items 22-59 for related backup.

Motion made by Louis De Salvio to Approve Items 22-59 subject to condition(s)

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

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

24. VAR-77647 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,165 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 142 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

Minutes:

See Item 22 for related discussion and Items 22-59 for related backup.

Motion made by Louis De Salvio to Approve Items 22-59 subject to condition(s)

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

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

25. VAR-77648 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,165 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 143 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

Minutes:

See Item 22 for related discussion and Items 22-59 for related backup.

Motion made by Louis De Salvio to Approve Items 22-59 subject to condition(s)

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

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

26. VAR-77649 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,165 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 144 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

Minutes:

See Item 22 for related discussion and Items 22-59 for related backup.

Motion made by Louis De Salvio to Approve Items 22-59 subject to condition(s)

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

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

27. VAR-77650 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,165 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 145 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

Minutes:

See Item 22 for related discussion and Items 22-59 for related backup.

Motion made by Louis De Salvio to Approve Items 22-59 subject to condition(s)

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

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

28. VAR-77651 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,165 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 146 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

Minutes:

See Item 22 for related discussion and Items 22-59 for related backup.

Motion made by Louis De Salvio to Approve Items 22-59 subject to condition(s)

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

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

29. VAR-77652 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,165 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 147 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

Minutes:

See Item 22 for related discussion and Items 22-59 for related backup.

Motion made by Louis De Salvio to Approve Items 22-59 subject to condition(s)

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

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

30. VAR-77653 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,165 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 148 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

Minutes:

See Item 22 for related discussion and Items 22-59 for related backup.

Motion made by Louis De Salvio to Approve Items 22-59 subject to condition(s)

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

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

31. VAR-77654 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,165 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 149 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

Minutes:

See Item 22 for related discussion and Items 22-59 for related backup.

Motion made by Louis De Salvio to Approve Items 22-59 subject to condition(s)

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

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

32. VAR-77655 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,165 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 151 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on

87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

Minutes:

See Item 22 for related discussion and Items 22-59 for related backup.

Motion made by Louis De Salvio to Approve Items 22-59 subject to condition(s)

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

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

33. VAR-77656 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,165 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 152 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

Minutes:

See Item 22 for related discussion and Items 22-59 for related backup.

Motion made by Louis De Salvio to Approve Items 22-59 subject to condition(s)

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

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

34. VAR-77657 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,165 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 153 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

Minutes:

See Item 22 for related discussion and Items 22-59 for related backup.

Motion made by Louis De Salvio to Approve Items 22-59 subject to condition(s)

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

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

35. VAR-77658 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,165 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 154 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

Minutes:

See Item 22 for related discussion and Items 22-59 for related backup.

Motion made by Louis De Salvio to Approve Items 22-59 subject to condition(s)

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

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

36. VAR-77659 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,165 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 155 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

Minutes:

See Item 22 for related discussion and Items 22-59 for related backup.

Motion made by Louis De Salvio to Approve Items 22-59 subject to condition(s)

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

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

37. VAR-77660 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,165 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 156 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

Minutes:

See Item 22 for related discussion and Items 22-59 for related backup.

Motion made by Louis De Salvio to Approve Items 22-59 subject to condition(s)

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

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

38. VAR-77661 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,165 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 157 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

Minutes:

See Item 22 for related discussion and Items 22-59 for related backup.

Motion made by Louis De Salvio to Approve Items 22-59 subject to condition(s)

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

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

39. VAR-77662 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,165 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 158 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

Minutes:

See Item 22 for related discussion and Items 22-59 for related backup.

Motion made by Louis De Salvio to Approve Items 22-59 subject to condition(s)

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

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

40. VAR-77663 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,165 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 159 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

Minutes:

See Item 22 for related discussion and Items 22-59 for related backup.

Motion made by Louis De Salvio to Approve Items 22-59 subject to condition(s)

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

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

41. VAR-77664 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,165 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 160 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

Minutes:

See Item 22 for related discussion and Items 22-59 for related backup.

Motion made by Louis De Salvio to Approve Items 22-59 subject to condition(s)

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

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

42. VAR-77665 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,132 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 161 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

Minutes:

See Item 22 for related discussion and Items 22-59 for related backup.

Motion made by Louis De Salvio to Approve Items 22-59 subject to condition(s)

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

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

43. VAR-77666 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,050 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 162 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

Minutes:

See Item 22 for related discussion and Items 22-59 for related backup.

Motion made by Louis De Salvio to Approve Items 22-59 subject to condition(s)

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

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

44. VAR-77667 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,050 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 163 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

Minutes:

See Item 22 for related discussion and Items 22-59 for related backup.

Motion made by Louis De Salvio to Approve Items 22-59 subject to condition(s)

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

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

45. VAR-77668 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,050 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 164 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

Minutes:

See Item 22 for related discussion and Items 22-59 for related backup.

Motion made by Louis De Salvio to Approve Items 22-59 subject to condition(s)

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

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

46. VAR-77669 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,050 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 165 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

Minutes:

See Item 22 for related discussion and Items 22-59 for related backup.

Motion made by Louis De Salvio to Approve Items 22-59 subject to condition(s)

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

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

47. VAR-77670 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,050 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 166 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

Minutes:

See Item 22 for related discussion and Items 22-59 for related backup.

Motion made by Louis De Salvio to Approve Items 22-59 subject to condition(s)

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

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

48. VAR-77671 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,050 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 167 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

Minutes:

See Item 22 for related discussion and Items 22-59 for related backup.

Motion made by Louis De Salvio to Approve Items 22-59 subject to condition(s)

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

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

49. VAR-77672 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,050 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 168 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on

87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

Minutes:

See Item 22 for related discussion and Items 22-59 for related backup.

Motion made by Louis De Salvio to Approve Items 22-59 subject to condition(s)

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

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

50. VAR-77673 - VARIANCE - PUBLIC HEARING - AAPPPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,050 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 169 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

Minutes:

See Item 22 for related discussion and Items 22-59 for related backup.

Motion made by Louis De Salvio to Approve Items 22-59 subject to condition(s)

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

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

51. VAR-77674 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,050 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 170 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

Minutes:

See Item 22 for related discussion and Items 22-59 for related backup.

Motion made by Louis De Salvio to Approve Items 22-59 subject to condition(s)

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

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

52. VAR-77675 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,149 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 171 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

Minutes:

See Item 22 for related discussion and Items 22-59 for related backup.

Motion made by Louis De Salvio to Approve Items 22-59 subject to condition(s)

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

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

53. VAR-77676 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED ON LOT 172 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

Minutes:

See Item 22 for related discussion and Items 22-59 for related backup.

Motion made by Louis De Salvio to Approve Items 22-59 subject to condition(s)

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

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

54. VAR-77677 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED ON LOT 173 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

Minutes:

See Item 22 for related discussion and Items 22-59 for related backup.

Motion made by Louis De Salvio to Approve Items 22-59 subject to condition(s)

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

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

55. VAR-77678 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED ON LOT 174 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

Minutes:

See Item 22 for related discussion and Items 22-59 for related backup.

Motion made by Louis De Salvio to Approve Items 22-59 subject to condition(s)

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

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

56. VAR-77679 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED ON LOT 175 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL

SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

Minutes:

See Item 22 for related discussion and Items 22-59 for related backup.

Motion made by Louis De Salvio to Approve Items 22-59 subject to condition(s)

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

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

57. VAR-77680 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 1.11 CONNECTIVITY RATIO WHERE 1.30 IS REQUIRED; A NONSTANDARD STREET DESIGN FOR HUALAPAI WAY WHERE ADHERENCE TO TITLE 19.04 IS REQUIRED; 32-FOOT WIDE PUBLIC STREETS WITH NO AMENITY ZONES IN MICHELLI CREST WAY AND EGAN CREST DRIVE WHERE 60-FOOT COMPLETE STREETS ARE REQUIRED; DEAD-END STUB STREET TERMINATIONS WHERE CULS-DE-SAC OR HAMMERHEADS ARE REQUIRED; AND PRIVATE STREETS WITH NO SIDEWALKS WITHIN A GATED COMMUNITY WHERE 33-FOOT WIDE STREETS WITH SIDEWALKS ON ONE SIDE IS REQUIRED FOR A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

Minutes:

See Item 22 for related discussion and Items 22-59 for related backup.

Motion made by Louis De Salvio to Approve Items 22-59 subject to condition(s)

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

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

58. VAR-77681 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW NO EXTERNAL STREETLIGHTS ON HUALAPAI WAY, MICHELLI CREST WAY, ALPINE RIDGE WAY AND EGAN CREST DRIVE WHERE SUCH ARE REQUIRED on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

Minutes:

See Item 22 for related discussion and Items 22-59 for related backup.

Motion made by Louis De Salvio to Approve Items 22-59 subject to condition(s)

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

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

59. TMP-77682 - TENTATIVE MAP RELATED TO VAR-77645 THROUGH VAR-77681 - ANN AND HUALAPAI NORTH - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Tentative Map FOR A 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-E (Residence Estates), R-D (Single Family Residential-Restricted) and R-1 (Single Family Residential) Zones, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

Minutes:

See Item 22 for related discussion and Items 22-59 for related backup.

Motion made by Louis De Salvio to Approve Items 22-59 subject to condition(s)

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

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

60. VAR-77689 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DOUMANI CENTENNIAL, LLC - For possible action on a request for a Variance TO ALLOW 100 PARKING SPACES WHERE 133 SPACES ARE REQUIRED on a portion of 1.97 acres at the northwest corner of Centennial Parkway and Durango Drive (APN 125-20-402-008), TC (Town Center) Zone, [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-77503]. Staff recommends DENIAL.

Minutes:

CHAIR CHERRY declared the Public Hearing open for Items 60-62.

ERIC McCAMMOND, Sr. Management Analyst, reported that the existing site has an active parking Variance allowing 102 spaces where 128 are required. The proposed development would allow 100 parking spaces where 133 are required. The applicant has provided no evidence of a unique or extraordinary circumstance to support the requested Variance which would intensify the existing development while decreasing available parking, and staff therefore recommended denial of all applications. He also noted additional letters of support since publication.

JOHN CURRAN, DTP Companies, was present on behalf of the applicant and explained that they are proposing to build an 81 square foot smog check kiosk. The structure would match the aesthetic of the surrounding structures, and the placement of the site is completely screened from public right-of-way. With regard to the parking variance, there is an existing retail center and they are asking to remove one parking space for the existing structure itself. The stabilized shopping center has been in operation for over a decade and they believe to be more than sufficient in parking. MR. CURRAN also presented five letters of support from the tenants in that shopping center that were previously submitted for the record.

COMMISSIONER DE SALVIO stated that he did meet with the applicant and was the one who asked for the letters of support. He personally feels that there is a need for this, and verified that it is screened from view. In addition, he does business in that shopping center at least once per week and the parking spaces are never full. Another condition was that it had to match the preexisting building, which was met.

See Items 61 and 62 for related backup.

CHAIR CHERRY declared the Public Hearing closed for Items 60-62.

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

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

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

61. SUP-77690 - SPECIAL USE PERMIT RELATED TO VAR-77689 - PUBLIC HEARING - APPLICANT/OWNER: DOUMANI CENTENNIAL, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED AUTO SMOG CHECK USE on a portion of 1.97 acres at the northwest corner of Centennial Parkway and Durango Drive (APN 125-20-402-008), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-77503]. Staff recommends DENIAL.

Minutes:

See Item 60 for related discussion and Items 60-62 for related backup.

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

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

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

62. SDR-77691 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-77689 AND SUP-77690 - PUBLIC HEARING - APPLICANT/OWNER: DOUMANI CENTENNIAL, LLC - For possible action on a request for a Major Amendment of a previously approved Site Development Plan Review (SDR-9825) FOR A PROPOSED 81 SQUARE-FOOT AUTO SMOG CHECK BUILDING on a portion of 1.97 acres at the northwest corner of Centennial Parkway and Durango Drive (APN 125-20-402-008), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-77503]. Staff recommends DENIAL.

Minutes:

See Item 60 for related discussion and Items 60-62 for related backup.

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

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

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

63. VAR-77693 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 1.13 CONNECTIVITY RATIO WHERE 1.30 IS REQUIRED; NONSTANDARD PRIVATE STREETS WHERE SUCH IS REQUIRED; AND DEAD-END STUB STREET TERMINATIONS WHERE CULS-DE-SAC OR HAMMERHEADS ARE REQUIRED FOR A PROPOSED 86-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 11.30 acres on the southwest side of Clark County 215, generally bounded by Washburn Road, Alpine Ridge Way and Clark County 215 (APN 126-36-601-008), R-CL (Single Family Compact-Lot) Zone, Ward 6 (Fiore) [PRJ-77614]. Staff recommends DENIAL.

Minutes:

CHAIR CHERRY declared the Public Hearing open for Items 63 and 64.

NICOLE EDDOWES, Sr. Planner, reported that staff found the requested Waiver and Variance to be self-imposed hardships as the subject site does not provide an exceptional or extraordinary circumstance that would warrant the requested Variance and Waiver. Staff was not able to support the requested Variance and Tentative Map and recommended denial of both applications. She also noted that Condition Number 16 from application TMP-77694 needs to be deleted if approved.

ATTORNEY BOB GRONAUER representing the property owner Olympia Companies and the applicant DR Horton, explained that the property is located on the other side of Clark County 215 and adjacent to the bus farm. This is something that was agreed to a long time ago and he asked the Commission for approval.

COMMISSIONER DE SALVIO echoed what MR. GRONAUER had to say and reiterated that this was part of the same deal that they have been working on for two years.

See Item 64 for related backup.

CHAIR CHERRY declared the Public Hearing closed for Items 63 and 64.

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

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

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

64. TMP-77694 - TENTATIVE MAP RELATED TO VAR-77693 - ANN AND HUALAPAI SOUTH - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For

possible action on a request for a Tentative Map FOR AN 86-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 11.30 acres on the southwest side of Clark County 215, generally bounded by Washburn Road, Alpine Ridge Way and Clark County 215 (APN 126-36-601-008), R-CL (Single Family Compact-Lot) Zone, Ward 6 (Fiore) [PRJ-77614]. Staff recommends DENIAL.

Minutes:

See Item 63 for related discussion and backup.

Motion made by Louis De Salvio to Approve subject to condition(s) and deleting Condition 16

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

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

65. VAR-77699 - VARIANCE - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: SOUTHERN NEVADA HOUSING AUTHORITY - For possible action on a request for a Variance TO ALLOW 47 PARKING SPACES WHERE 65 ARE REQUIRED on 1.40 acres at the northeast corner of Bonanza Avenue and Wardelle Street (APN 139-25-405-012 and a portion of 011), C-V (Civic) and R-3 (Medium Density Residential) Zones, Ward 3 (Diaz) [PRJ-77546]. Staff recommends DENIAL.

Minutes:

This item was heard subsequent to Item 7.

CHAIR CHERRY declared the Public Hearing open for Items 65 and 66.

NICOLE EDDOWES, Sr. Planner, reported that the proposed individual care facility and family clinic provides much needed services within this area of the city. The proposed development is compatible and consistent with development in the area, and is appropriate for this location; however, the applicant has created a self-imposed hardship by not providing the required amount of on-site parking specified by Title 19.12. As such, staff was not able to support the Variance requested and recommended denial of both applications. She also noted an additional letter of support that was received since publication.

SEAN COULTER, Simpson Coulter Studio, explained that he is the architect for this site, which is located on the corner of Bonanza Road and Wardelle Street. This is going to be a childcare facility for two to five year olds, and the specific site was chosen because of its proximity to many residential areas. He directed the Commissioners to the overhead to look at the site plan in order to explain the variance for parking. Wardelle Street is on the west side of the site and Bonanza Road is on the south side. The school will house about 200 students, and also be home to a health clinic. There will be 47 parking spaces total where 65 is required. 25 of those spaces are for the staff, 20 is for the health clinic, and the remaining 20 are required for the students which he explained is one space for every 10 students. They believe there is a good opportunity to have on-street parking along Wardelle Street, and tried to make this as easy as possible for people. He added that they have noticed that a lot of the students are coming from the new apartment complex and see a lot of parents walking their kids to school. If there is any overflow during pick-up and drop-off times, they can be parked along Wardelle Street if needed, where there is also a signaled crosswalk. MR. COULTER added that they will also have five drop-off spaces, making it a total of 52 spaces. Due to the size of the site, they tried to make it as efficient as possible because this neighborhood really needs this type of project, and by developing the site in this way, it is maximizing the square footage that is needed for the school.

COMMISSIONER SCHLOTTMAN asked MR. COULTER to speak more about the project and MR. COULTER explained that this is a pre-Kindergarten school. COMMISSIONER SCHLOTTMAN then asked how the health clinic is incorporated into this and MR. COULTER stated that they wanted to integrate the clinic into the facility because there is a need for it in the neighborhood. The students and their families will be the first to receive help, but it is also open to the public. COMMISSIONER SCHLOTTMAN inquired if there are other facilities similar to this in the area and MR. COULTER stated that there is one off of Alta Drive and Lorenzi Street.

COMMISSIONER SCHLOTTMAN asked how this will be funded and SHELLY HAYDEN, Architectural Project Manager, responded that this will be funded with bonds and some Community Development Block Grant (CDBG) funds. COMMISSIONER SCHLOTTMAN then asked how the other facilities operate and MR. COULTER explained that a school off of Alta Drive and Martin Luther King Boulevard with the same capacity

has 27 parking spaces and they are able to make it work. COMMISSIONER SCHLOTTMAN stated that this sounds like a great project and can support it although he has a hard time picturing a school and a clinic all in one.

See Item 66 for related backup.

CHAIR CHERRY declared the Public Hearing closed for Items 65 and 66.

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

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

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

66. SDR-77700 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-77699 - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: SOUTHERN NEVADA HOUSING AUTHORITY - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 14,400 SQUARE-FOOT INDIVIDUAL CARE CENTER AND A 3,700 SQUARE-FOOT CLINIC on 1.40 acres at the northeast corner of Bonanza Avenue and Wardelle Street (APN 139-25-405-012 and a portion of 011), C-V (Civic) and R-3 (Medium Density Residential) Zones, Ward 3 (Diaz) [PRJ-77546]. Staff recommends DENIAL.

Minutes:

See Item 65 for related discussion and backup.

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

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

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

67. VAR-77644 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JANA BARKLEY - For possible action on a request for a Variance TO ALLOW A 17-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED FOR AN EXISTING FRONT PORCH ADDITION on 0.14 acres at 6113 Iris Circle (APN 138-26-713-019), R-1 (Single Family Residential) Zone, Ward 1 (Knudsen) [PRJ-77616]. Staff recommends DENIAL.

Minutes:

This item was heard subsequent to Item 62.

CHAIR CHERRY declared the Public Hearing open.

NICOLE EDDOWES, Sr. Planner, reported that no unique or extraordinary evidence had been presented to warrant the requested Variance. The hardship is self-imposed and therefore, staff recommended denial of this request. She also noted that an additional letter of protest has been received since publication.

JANA BARKLEY, applicant, stated that she purchased the home in August of this year and the porch was already on it and they would like to keep it.

COMMISSIONER ROGAN stated that he visited the property and the porch looks fine and matches existing porches in the area. As mentioned, it was installed by the previous owner but the code violations fell on to the new owner and he does not see a reason to deny the application.

CHAIR CHERRY declared the Public Hearing closed.

Motion made by Jeff Rogan to Approve subject to condition(s)

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

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

68. WVR-77596 - WAIVER - PUBLIC HEARING - APPLICANT: MICHAEL CORNTHWAITE OWNER: NEVADA GOOD LUCK INVESTMENTS, LLC - For possible action on a request for a Waiver of APPENDIX F, INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS on 0.19 acres at 1301 South Commerce Street (APN 162-03-110-123), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz) [PRJ-77455]. Staff recommends DENIAL.

Minutes:

CHAIR CHERRY declared the Public Hearing open.

NICOLE EDDOWES, Sr. Planner, reported that staff was not able to support utility placement in direct conflict with Appendix F, Interim Downtown Las Vegas Development Standards and recommended denial of the request. If approved, staff has added conditions of approval to allow placement within the alley.

MICHAEL CORNTHWAITE, applicant, explained that he is trying to work with the City for the utilities that are necessary to improve the building on Colorado Avenue and Commerce Street. In trying to do that, they are bringing in new utilities and their contractor is working with the City and the Las Vegas Valley Water District (LVVWD) to bring in the required service. He knows that they are required to bring in the backflow devices, and they have attempted to design them behind the building and on private property, but the LVVWD rejected the design to extend the water main down the alley. They have since submitted a plan to put the reduced pressure detector assembly (RPDA) and the reduced pressure principle assembly (RPPA) in front of the building. There was a meeting between the City and the LVVWD, and the parties decided that it was best to keep the RPPA and the backflow devices near the street and relocate the RPDA for the sprinklers in the alleyway. They have revised their plans to show this, but they still need the waiver because the devices are not on their property in the alley. They are trying to comply, and submitted three different designs to the LVVWD and tried to accommodate all requests.

CHAIR CHERRY stated that he knows that MR. CORNTHWAITE was denied multiple times, and understands the hardships that downtown projects face when it comes to backflow devices. In his opinion, it is unfortunate that there is no standard that is approved for water and power clearances. He recently had a meeting with NV Energy to discuss looking at a different standard for urban settings, but the City has worked hard to help make accommodations. He asked if there will be bollards and MR. CORNTHWAITE confirmed that there will be.

DEBRA OUTLAND, Deputy City Clerk, inquired about the added condition of approval that staff had mentioned and MS. EDDOWES clarified that if this was approved, they had a condition that had the RPDA in the alley. CHAIR CHERRY asked LUCIEN PAET, Engineering Project Manager, to read the condition and MR. PAET confirmed that this is already listed as Condition Number 5.

CHAIR CHERRY declared the Public Hearing closed.

NOTE: COMMISSIONER SCHLOTTMAN abstained from voting as he is in contract with the owner. CHAIR CHERRY disclosed that he is working on a project within the notification area, but this does not affect him in any greater or lesser and he would still be voting on the application.

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

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

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

DIRECTOR'S BUSINESS:

69. TXT-77845 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to amend LVMC Title 19.16 Applications and Procedures regarding neighborhood meeting requirements, 19.18.020 Words and Terms Defined regarding the definition of Open Space, and to provide for other related matters. Staff has NO RECOMMENDATION.

Minutes:

CHAIR CHERRY declared the Public Hearing open.

NICOLE EDDOWES, Sr. Planner, explained that this amendment adds general language to clarify the purpose of a neighborhood meeting, when a meeting is required, and what public notification is required; it adds a requirement for a neighborhood meeting when certain golf courses and/or open spaces are repurposed for other uses; and it revises and clarifies the definition of "open space." Staff had no recommendation for this amendment.

CHAIR CHERRY declared the Public Hearing closed.

Motion made by Louis De Salvio to Approve

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

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

Citizens Participation:

70. 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:

PETER LOWENSTEIN, Deputy Planning Director, and COMMISSIONER TOUSSAINT congratulated CHAIR CHERRY on his baby.

COMMISSIONER TOUSSAINT wished her fellow Commissioners a happy Thanksgiving, and recognized her grandchildren that were watching from home.

COMMISSIONER SCHLOTTMAN thanked COUNCILWOMAN FIORE for the cookies she dropped off, and recognized his family again that were in the audience.

REESE MOONEY, New Aria Rentals LLC, inquired about Item 10 and CHAIR CHERRY informed him that this was approved. MR. MOONEY explained that he owns the property at 4000 North Elkridge Drive, and the back of his property backs up to the entrance of the Quail Tree Apartments. About two and a half years ago, the complex owners removed pine trees and installed 16 foot poles for a billboard on his property line. He has tried reaching the complex, but did not get a response. He then called the City, and nobody could find a permit for that sign, but then found out that another permit was approved for a free-standing sign, when they already have one at their entrance. MR. MOONEY mentioned that they now have a pending request for another three pole sign, but has no idea where this sign is going to go. The sign they have erected now covers their view of the mountains, and he wanted to know when is the temporary sign coming down and where the two new signs will be placed. CHAIR CHERRY informed him that there was nothing on the agenda to discuss a sign, and turned to MR. LOWENSTEIN who stated that on the follow up research, there was a temporary sign permit that allows for the real estate sign. That permit has expired, so he has forwarded it to Code Enforcement but reminded MR. MOONEY that the code allows for them to reinstate the temporary sign permit, and as long as they continue to renew their permit, the sign would be permitted. If there are issues with landscaping, that can also be addressed through Code Enforcement. He is not aware of any current permits in for review for new signage. CHAIR CHERRY then stopped the discussion because this was not on the agenda. MR. MOONEY stated this has been going on for years and CHAIR CHERRY encouraged him to contact staff tomorrow.

The meeting was adjourned at 7:21 p.m.

Respectfully submitted:

Cheyenne LaRance, Deputy City Clerk

Debra A. Outland, Deputy City Clerk

THIS MEETING WAS PROPERLY NOTICED AND POSTED AT THE FOLLOWING LOCATIONS:

City Hall, 495 South Main Street, 1st Floor
Clark County Government Center, 500 South Grand Central Parkway
Grant Sawyer Building, 555 East Washington Avenue
City of Las Vegas Development Services Center, 333 North Rancho Drive