

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

December 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 and The Nevada Public Notice Website – 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 Director of Planning; NICOLE EDDOWES, Senior Planner; JONATHAN BOYLES, Senior Planner; LUCIEN PAET, Engineering Project Manager; SHERRI SHOUP, Fire Prevention Inspection Supervisor; SETH FLOYD, Deputy City Attorney; ASHLEY FOSTER, Deputy City Clerk; and CHEYENNE LARANCE, Deputy City Clerk

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

Minutes:

None.

5. For Possible Action to Approve the Final Minutes for the Planning Commission Meeting of November 10, 2020.

Motion made by Trinity Haven Schlottman to Approve

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;

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:

PETER LOWENSTEIN, Deputy Planning Director, indicated the applicants for Items 37 and 42a-42c wished to abey their items to the January 12, 2021 Planning Commission meeting. Staff wished to strike Items 44a-44b, and the applicant for Item 45 wished to hold their item in abeyance to the February 9, 2021 Planning Commission meeting.

Speaking to Item 11, ATTORNEY STEPHANIE ALLEN explained that the applicant is working on a condition with Public Works, and therefore requested an abeyance to the January 12, 2021 Planning Commission meeting.

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 11, 37, and 42a-42c to 1/12/2021, Item 45 to 2/9/2021, and Strike Items 44a-44b

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 maybe enacted by one motion. However, any item may be discussed if a Commission member or applicant so desires.

7. 20-0219 - APPLICANT: PRAYER MOUNTAIN/INTERNATIONAL CHURCH OF LAS VEGAS - OWNER: INTERNATIONAL CHURCH OF LAS VEGAS, INC., ET AL - For possible action on the following Land Use Entitlement project requests at the southwest corner of Cliff Shadows Parkway and Clark County 215 (APNs 137-12-401-001, 011 and 040; and 137-12-410-003), PD (Planned Development) and C-V (Civic) Zones, Ward 4 (Anthony). Staff recommends APPROVAL on the Land Use Entitlement project.

- 7a. 20-0219-EOT1 - Third Extension of Time of an approved Variance (VAR-55721) TO ALLOW 119 PARKING SPACES WHERE 338 SPACES ARE REQUIRED on a portion of 4.99 acres (APN 137-12-401-011). Staff recommends APPROVAL.

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

NOTE: The video does not reflect the vote accurately, in that Commissioner Schlottman abstained from voting on Item 9 because the applicant had requested a construction proposal from his company. Commissioner Cherry abstained from voting on Item 9 due to his involvement in the cannabis industry, and Commissioner Chattah also abstained from voting on Item 9 as she was involved with the applicant in District Court Case No. A19787004 in regards to the Department of Taxation.

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;

- 7b. 20-0219-EOT2 - Third Extension of Time of an approved Site Development Plan Review (SDR-55723) FOR A PROPOSED TWO-STORY, 35-FOOT TALL, 66,192 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP AND SCHOOL WITH WAIVERS OF LONE MOUNTAIN WEST WALL AND LANDSCAPE STANDARDS TO ALLOW RETAINING WALLS UP TO 16 FEET IN HEIGHT WHERE THREE-FOOT, SIX-INCH WALLS ARE REQUIRED AND ZERO-FOOT LANDSCAPE BUFFERS ALONG PORTIONS OF THE NORTH, SOUTH, EAST AND WEST PERIMETERS WHERE SEVEN FEET IS REQUIRED. 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. 20-0232 - APPLICANT/OWNER: STATE OF NEVADA DIVISION OF LANDS - For possible action on the following Land Use Entitlement project requests on 22.77 acres at 555 East Washington Avenue (APN 139-26-201-012), C-V (Civic) Zone, Ward 5 (Crear). Staff recommends APPROVAL on the Land Use Entitlement project.

- 8a. 20-0232-EOT1 - First Extension of Time of an approved Variance (VAR-74336) TO ALLOW A PROPOSED BUILDING TO NOT BE PLACED AT THE ESTABLISHED SETBACK LINE AND TO ALLOW THE PROPOSED PARKING LOT TO BE LOCATED ALONG THE STREET FRONTAGE WHERE SUCH IS NOT ALLOWED IN THE CIVIC ZONING DISTRICT. 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;

- 8b. 20-0232-EOT2 - First Extension of Time of an approved Site Development Plan Review (SDR-74337) for a Major Amendment to a previously approved Civic Review (CV-0001-92) FOR A PROPOSED ONE-STORY, 6,148 SQUARE-FOOT BUILDING AND PARKING LOT EXPANSION TO AN EXISTING 250,000 SQUARE-FOOT GOVERNMENT FACILITY. 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. 20-0248-EOT1 - EXTENSION OF TIME - SPECIAL USE PERMIT - APPLICANT: NULEAF CLV DISPENSARY, LLC - OWNER: HERD PROPERTIES, LLC, ET AL - For possible action on a Land Use Entitlement project request for the first Extension of Time of an approved Special Use Permit (SUP-74295) FOR A MARIJUANA DISPENSARY USE at 1600 South Las Vegas Boulevard, Suite #150 (APN 162-03-210-058), 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

NOTE: The video does not reflect the vote accurately, in that Commissioner Schlottman abstained from voting on this item because the applicant had requested a construction proposal from his company. Commissioner Cherry abstained from voting on this due to his involvement in the cannabis industry, and Commissioner Chattah also abstained from voting on this item as she was involved with the applicant in District Court Case No. A19787004 in regards to the Department of Taxation.

Passed For: 4; Against: 0; Abstain: 3; Did Not Vote: 0; Excused: 0

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

10. 20-0246-TMP1 - TENTATIVE MAP - HOME 2 AT DEER SPRINGS - APPLICANT: SUN WEST CUSTOM HOMES - OWNER: DEER SPRINGS H6, LLC - For possible action on a Land Use Entitlement project request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 3.39 acres on the south side of Hitt Family Court, approximately 455 feet west of Durango Drive (APN 125-20-201-034), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) 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;

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.

11. 20-0267-SCD1 - SUMMERLIN MAJOR DEVIATION - PUBLIC HEARING - APPLICANT: HOWARD HUGHES COMPANY, LLC - OWNER: SCHOOL BOARD OF TRUSTEES AND SUMMERLIN COUNCIL - For possible action on a Land Use Entitlement project request for a Major Deviation of the Summerlin Development Standards TO ALLOW A NON-STANDARD CUL-DE-SAC WHERE SUCH IS REQUIRED on a portion of 28.62 acres at 215 and 231 Antelope Ridge Drive (APN 137-27-813-001 and 137-27-720-001), P-C (Planned Community) Zone [SF3/NF (Single Family Detached/Neighborhood Focus) and COS (Community Open Space) Summerlin Special Land Use Designations], Ward 2 (Seaman). Staff recommends APPROVAL.

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 11, 37 and 42a-42c to 1/12/2021, Item 45 to 2/9/2021 and Strike Items 44a-44b

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;

Minutes:

See Item 6 for related discussion.

12. 20-0276-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT: INTERURBAN CONSTRUCTION, LLC - OWNER: URBAN LOFTS XIV, LTD. - For possible action on a Land Use Entitlement project request for a Variance TO ALLOW PRIVATE STREETS ON PRIVATE LOTS WHERE COMMON LOTS MAINTAINED BY A PRIVATE MAINTENANCE ORGANIZATION ARE REQUIRED, NONSTANDARD PRIVATE STREETS BEHIND A GATE AND DEAD-END STREET TERMINATIONS WHERE CULS-DE-SAC OR HAMMERHEADS ARE REQUIRED on 4.24 acres at the northwest corner of Charleston Boulevard and 25th Street (APN 139-35-815-002), R-TH (Single Family Attached) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) None and amending Condition 4 for Item 26a as read for the record:

4. In accordance with the Skye Canyon Development Standards for the Skye R-2 District, two unimpeded parking spaces shall be provided for each unit with at least one space in an enclosed garage, unless a Variance or Major Modification to the design standards is approved prior to the issuance of a building permit.

NOTE: The video does not reflect the vote accurately, in that Commissioner Schlottman abstained from voting on this item due to his relationship with Interurban Construction, and abstained from voting on Item 24 as he owns an urban lounge within the notification area. Commissioner Rogan disclosed that although he lives within the notification area of Item 13, it does not affect him any greater or lesser and he would be voting on the item. Commissioner Toussaint disclosed that although she lives within the notification area of Item 15, it does not affect her any greater or lesser and she would be voting on the item. Commissioner Cherry disclosed that although he has an interest within the notification area of Item 24, it does not affect him any greater or lesser and he would be voting on the item.

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

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

Minutes:

CHAIR DE SALVIO declared the Public Hearing open for Items 12-29.

NICOLE EDDOWES, Senior Planner, indicated that Condition 4 for Item 26a needed to be revised, which was read for the record. ATTORNEY BOB GRONAUER was in agreeance with the revised condition, and thanked staff for their

assistance.

ASHLEY FOSTER, Deputy City Clerk, read e-comments received online for Items 13, 19, 20, 21, 23, 24 and 25, copies of which were submitted and attached as backup.

CHAIR DE SALVIO declared the Public Hearing closed for Items 12-29.

13. 20-0295-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CHARLESTON RANCHO, LLC - For possible action on a Land Use Entitlement project request for a Variance TO ALLOW A 12-FOOT PERIMETER WALL HEIGHT WHERE EIGHT FEET IS THE MAXIMUM ALLOWED ALONG THE EAST AND THE WEST PROPERTY LINES at 2324 West Charleston Boulevard (APN 139-32-802-032), T4-C (T4 Corridor) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.

Minutes:

See Item 12 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

NOTE: Commissioner Rogan disclosed that although he lives within the notification area of this item, it does not affect him any greater or lesser and he would be voting on the item.

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;

14. 20-0104-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER TOLL NORTH LV, LLC - For possible action on a Land Use Entitlement project request for a Special Use Permit FOR A PROPOSED TEMPORARY REAL ESTATE SALES OFFICE USE at the northeast corner of Canyon View Lane and Skye Village Road (APN 125-07-212-012 and 013), T-D (Traditional Development) Zone [ML (Medium-Low) Skye Canyon Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL.

Minutes:

See Item 12 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. 20-0114-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CRAFT STUDIOS, INC. DBA PINSPARATION - OWNER: 7208-7290 LAKE MEAD BOULEVARD HOLDINGS, LLC - For possible action on a Land Use Entitlement project request for a Special Use Permit FOR A PROPOSED 2,380 SQUARE-FOOT BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE WITH A WAIVER TO ALLOW AN 80-FOOT DISTANCE SEPARATION FROM A CITY PARK WHERE 400 FEET IS REQUIRED at 7210 West Lake Mead Boulevard, Suites #7 and #8 (APN 138-22-601-004), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.

Minutes:

See Item 12 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

NOTE: Commissioner Toussaint disclosed that although she lives within the notification area of this item, it does not affect her any greater or lesser and she would be voting on the item.

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. 20-0189-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: TRAVIS PATTERSON - For possible action on a Land Use Entitlement project request for a Special Use Permit FOR A PROPOSED 772 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS I)[CASITA] USE at 5009 Maverick Street (APN 125-35-712-032), R-D (Single Family Residential-Restricted), Ward 4 (Anthony). Staff recommends APPROVAL.

Minutes:

See Item 12 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. 20-0191-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JASPER & JADE STUDIOS - OWNER: 401 BUFFALO HOLDINGS, LLC - For possible action on a Land Use Entitlement project request for a Special Use Permit FOR A PROPOSED 1,209 SQUARE-FOOT MASSAGE ESTABLISHMENT USE WITH WAIVERS TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A PARCEL ZONED FOR RESIDENTIAL USE WHERE 400 FEET IS REQUIRED AND A 990-FOOT DISTANCE SEPARATION FROM ANOTHER MASSAGE ESTABLISHMENT WHERE 1,000 FEET IS REQUIRED at 231 North Buffalo Drive, Suite A (APN 138-28-819-015), C-1 (Limited Commercial) Zone, Ward 2 (Seaman). Staff recommends APPROVAL.

Minutes:

See Item 12 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;

18. 20-0192-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: TOLL NORTH LV, LLC - OWNER: ARROYO CAP IA, LLC - For possible action on a Land Use Entitlement project request for a Special Use Permit FOR A PROPOSED TEMPORARY REAL ESTATE SALES OFFICE USE at 9007 Sky Village Road (APN 126-12-511-004), T-D (Traditional Development) Zone [L (Low Residential) Skye Canyon Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL.

Minutes:

See Item 12 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;

19. 20-0197-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: TERRIBLE HERBST, INC. - OWNER: CS 4015, LLC - For possible action on a Land Use Entitlement project request for a Special Use Permit FOR A PROPOSED 12,000 SQUARE-FOOT LIQUOR SALES USE at 10591 West Lone Mountain Road (APN 137-01-101-030), PD (Planned Development) Zone [VC (Village Commercial) Lone Mountain West Special Land Use Designation], Ward 4 (Anthony). Staff recommends APPROVAL.

Minutes:

See Item 12 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;

20. 20-0220-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MIGUEL ZAVALA - OWNER: FIVE TALENTS PROPERTIES NV, LLC - For possible action on a Land Use Entitlement project request for a Special Use Permit FOR A PROPOSED TATTOO PARLOR/BODY PIERCING STUDIO USE at 1500 East Charleston Boulevard (APN 162-02-110-009), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:

See Item 12 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;

21. 20-0228-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: GREAT PIES, LLC - OWNER: GREAT WASH PARK, LLC - For possible action on a Land Use Entitlement project request for a Special Use Permit FOR A PROPOSED 1,832 SQUARE-FOOT BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE WITH A 1,141 SQUARE-FOOT OUTDOOR PATIO AREA at 410 South Rampart Boulevard, Suite #120 (APN 138-32-615-001), C-2 (General Commercial) Zone, Ward 2 (Seaman). Staff recommends APPROVAL.

Minutes:

See Item 12 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;

22. 20-0244-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: REMINGTON SKYE, LLC - For possible action on a Land Use Entitlement project request for a Special Use Permit FOR A 2,946 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) USE WITH 768 SQUARE FEET OF OUTDOOR SEATING on 1.43 acres at 9800 W Skye Canyon Park Dr (APN 125-07-210-036), T-D (Traditional Development) Zone, Ward 6 (Fiore). Staff recommends APPROVAL.

Minutes:

See Item 12 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;

23. 20-0250-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NV FLOAT LLC DBA NV FLOAT THERAPY - OWNER: EDWARD HSIEH - For possible action on a Land Use Entitlement project request for a

Special Use Permit FOR A PROPOSED 1,500 SQUARE-FOOT MESSAGE ESTABLISHMENT WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPERATION FROM A CHURCH/HOUSE OF WORSHIP AND A PARCEL ZONED FOR RESIDENTIAL USE WHERE 400 FEET IS REQUIRED; AND A ZERO-FOOT DISTANCE SEPERATION FROM ANOTHER MESSAGE ESTABLISHMENT WHERE 1,000 FEET IS REQUIRED at 2291 South Fort Apache Road, Suite #106 (APN 163-06-816-033), C-1 (Limited Commercial) Zone, Ward 2 (Seaman). Staff recommends APPROVAL.

Minutes:

See Item 12 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;

24. 20-0251-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: RICHARD CAMAROTA - OWNER: PROVIEW SERIES 32 LLC - For possible action on a Land Use Entitlement project request for a Special Use Permit FOR A PROPOSED 2,916 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE WITH A 1,581 SQUARE-FOOT OUTDOOR SEATING AREA at 1327 Main Street (APNs 162-03-105-008), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:

See Item 12 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

NOTE: The video does not reflect the vote accurately, in that Commissioner Schlottman abstained from voting on this item as he owns an urban lounge within the notification area. Commissioner Cherry disclosed that although he has an interest within the notification area of this item, it does not affect him any greater or lesser and he would be voting.

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

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

25. 20-0263-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MALCO ENTERPRISES OF NEVADA, INC. - OWNER: CANYON LAKES, LLC - For possible action on a Land Use Entitlement project request for a Special Use Permit FOR A PROPOSED AUTOMOBILE RENTAL USE WITH A WAIVER TO ALLOW 15 VEHICLES WHERE FIVE IS THE MAXIMUM ALLOWED at 9232 West Sahara Avenue (APN 163-05-410-002), C-1 (Limited Commercial) Zone, Ward 2 (Seaman). Staff recommends APPROVAL.

Minutes:

See Item 12 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;

26. 20-0258 - PUBLIC HEARING - APPLICANT: NEXMETRO - OWNER: CENTURY COMMUNITIES NEVADA, LLC - For possible action on the following Land Use Entitlement project requests on 12.67 acres on the west side of Oso Blanca Road, approximately 1,680 feet north of W Skye Canyon Park Dr (APNs 125-07-110-002 and 125-07-501-006), T-D (Traditional Development) Zone [Skye R-2 (Medium-Low Density Residential District) Special Land Use

Designation], Ward 6 (Fiore). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

See Item 12 for related discussion and Items 26a-26b for related backup.

- 26a. 20-0258-SDR1 - FOR A PROPOSED 127-UNIT, SINGLE-STORY MULTI-FAMILY DEVELOPMENT. Staff recommends APPROVAL.

Minutes:

See Item 12 for related discussion and Items 26-26b for related backup.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) None and amending Condition 4 as read for the record:

4. In accordance with the Skye Canyon Development Standards for the Skye R-2 District, two unimpeded parking spaces shall be provided for each unit with at least one space in an enclosed garage, unless a Variance or Major Modification to the design standards is approved prior to the issuance of a building permit.

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;

- 26b. 20-0258-VAC1 - Petition TO VACATE PUBLIC SEWER AND DRAINAGE EASEMENTS. Staff recommends APPROVAL.

Minutes:

See Item 12 for related discussion and Items 26-26b for related backup.

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;

27. 20-0264-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: NEIGHBORHOOD HOUSING SERVICES OF SOUTHERN NEVADA - OWNER: NORTH EASTERN, LLC - For possible action on a Land Use Entitlement project request for a Site Development Plan Review FOR A PROPOSED 43-FOOT TALL, THREE-STORY, 60-UNIT SENIOR CITIZEN APARTMENTS DEVELOPMENT WITH A WAIVER OF THE PERIMETER LANDSCAPE DEVELOPMENT STANDARDS on 2.99 acres at 832 North Eastern Avenue (APN 139-25-301-001), Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:

See Item 12 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;

28. 20-0260 - PUBLIC HEARING - APPLICANT: WOODSIDE HOMES - OWNER: NORTHLAND, LLC - For possible action on the following Land Use Entitlement project requests on 23.05 acres on the northwest corner of Iron Mountain Road and N Skye Canyon Park Dr (APN 125-06-810-004), T-D (Traditional Neighborhood) Zone [L (Residential Low) Sunstone Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

See Item 12 for related discussion and Items 28a-28b for related backup.

- 28a. 20-0260-VAC1 - Petition TO VACATE PUBLIC DRAINAGE AND SEWER EASEMENTS adjacent to the eastern property line. Staff recommends APPROVAL.

Minutes:

See Item 12 for related discussion and Items 28-28b for related backup.

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;

- 28b. 20-0260-TMP1 - LUNA AT SUNSTONE - FOR A PROPOSED 162-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION. Staff recommends APPROVAL.

Minutes:

See Item 12 for related discussion and Items 28-28b for related backup.

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;

29. 20-0273-VAC1 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: ALHAMBRA PLACE PARTNERSHIP - For possible action on a Land Use Entitlement project request for a Petition TO VACATE GOVERNMENT PATENT EASEMENTS generally located on the south side of Deer Springs Way, approximately 320 feet west of Durango Drive (APNs 125-20-301-008 and 020), Ward 6 (Fiore). Staff recommends APPROVAL.

Minutes:

See Item 12 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

30. ABEYANCE - 20-0142 - PUBLIC HEARING - APPLICANT/OWNER: MARLON L JOHNSON - For the possible action on the following Land Use Entitlement project requests on 0.92 acres at southwest corner of Mountain Trail and Sunset Drive (APNs 139-19-812-038 and 039), Ward 5 (Crear). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

These items were heard subsequent to Items 33a-33b.

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

NICOLE EDDOWES, Senior Planner, explained the proposed General Plan Amendment and Rezoning would allow Industrial uses directly adjacent to existing Rural Neighborhood residential properties to the North and West when it is intended that such uses be located away from all residential development. Staff found no evidence of unique or extraordinary circumstances to support the requested Variances and that the proposed development would be incompatible with neighboring development, and therefore recommended denial of all applications.

Applicant MARLON JOHNSON said this is a unique and transitioning area of Las Vegas. He purchased the property with the intent of cleaning it up and storing equipment for his backhoe business. There are similar commercial businesses in the area, and he thanked COMMISSIONER WILLIAMS for visiting the property. In closing, he indicated they amended their plans to include landscaping, curbs, sidewalks and gutters and therefore no longer needed a variance.

COMMISSIONER WILLIAMS said he visited the site, and agreed that this is a transitioning area. There is heavy equipment stored in nearby areas, and he appreciated that MR. JOHNSON will be cleaning the site up and repaving the area to include gutters and sidewalks.

See Items 30a-30e for related backup.

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

- 30a. ABEYANCE - 20-0142-GPA1 - FROM: R (RURAL DENSITY RESIDENTIAL) TO: LI/R (LIGHT INDUSTRY/RESEARCH). Staff recommends DENIAL.

Minutes:

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

Motion made by Anthony Williams to Approve Items 30a-30e subject to conditions

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

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

- 30b. ABEYANCE -20-0142-ZON1 -FROM: R-E (RESIDENCE ESTATES) AND U (UNDEVELOPED) [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: M (INDUSTRIAL). Staff recommends DENIAL.

Minutes:

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

Motion made by Anthony Williams to Approve Items 30a-30e subject to conditions

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

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

- 30c. ABEYANCE - 20-0142-VAR1 -TO ALLOW AN EIGHT-FOOT FRONT YARD WALL WHERE FIVE FEET IS THE MAXIMUM ALLOWED. Staff recommends DENIAL.

Minutes:

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

Motion made by Anthony Williams to Approve Items 30a-30e subject to conditions

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

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

- 30d. ABEYANCE - 20-0142-VAR2 - TO ALLOW NO OFFSITE IMPROVEMENTS (CURB, SIDEWALKS, GUTTERS) WHERE SUCH ARE REQUIRED. Staff recommends DENIAL.

Minutes:

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

Motion made by Anthony Williams to Approve Items 30a-30e subject to conditions

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

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

- 30e. ABEYANCE - 20-0142-SDR1 - FOR A PROPOSED HEAVY MACHINERY AND EQUIPMENT STORAGE DEVELOPMENT WITH WAIVERS OF PERIMETER LANDSCAPING DEVELOPMENT STANDARDS. Staff recommends DENIAL.

Minutes:

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

Motion made by Anthony Williams to Approve Items 30a-30e subject to conditions

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

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

31. ABEYANCE - 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:

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

NICOLE EDDOWES, Senior Planner, explained the applicant was proposing to create an open air food court with mobile vendor food trucks and trailers on the west side of Casino Center Boulevard, east of California Street. In addition, the applicant proposed, as an interim use at 1205 South Main Street, two mobile food vendors for the rear patio area of this location, and for the patio area to be utilized as an interim seating area for the patrons of all open air vending in the area. The proposal includes Waiver requests to allow chain link fencing screened with artificial plant material where these materials are prohibited, to not develop the subject as a pedestrian open space, courtyard, or plaza where such is required, to allow an alternative ground cover, where a solid surface such as pavers, asphalt or concrete is required, to allow minimal landscaping and planters, and to allow a trash enclosure constructed of fencing with no trellis or roof structure where a trash enclosure is required to be constructed of materials such as concrete masonry units with a roof or trellis and metal gates. The multiple requested waivers emphasize the proposal's incompatibility with the goals of the City's Vision 2045 Downtown Las Vegas Master Plan for the 18b Las Vegas Arts District and the newly developing surrounding area. Therefore, staff recommended denial of both applications, and she noted that additional letters of support had been received since publication.

PAUL MURAD appeared representing the application and thanked the Commission for holding these items in abeyance. He explained the Ghost Kitchen lot will be the first of its kind in the Arts District. The City's approval would bring new customers to surrounding businesses in the Arts District and support the community. This is an experimental project with a limited construction budget and a phased approach, which is why the variances were requested. He said benefits of food parks and pods include: activating vacant land, increasing surrounding property values, creating jobs, support to local business and artists, and becoming a neighborhood and tourist destination. The project is inspired by the Portland, Oregon food cart scene, which is home to the world's best street food. MR. MURAD also spoke of the similar developments in San Francisco and San Diego, California and their successes.

The applicant is proposing up to ten trucks or trailers. Each truck and trailer is regularly inspected by the Southern Nevada Health District (SNHD), and he noted that this lot is designed for to-go orders and delivery service pick up with no seating available. There is regular trash pick-ups by Republic Services, and COVID-19 precautions such as social distancing and hand sanitizing stations will be in place. Each vendor is Department of Motor Vehicles (DMV) registered, inspected by the SNHD and Fire Department, and licensed by the City. MR. MURAD also noted that some of the nearby businesses and restaurants will provide restroom services for food truck staff.

The applicant proposed decomposed granite and polypavement, which is twice as strong as traditional pavement. All lot surfaces are LEED (Leadership in Energy and Environmental Design) and ADA (Americans with Disabilities Act) compliant, and non-toxic to plants and animals. Additionally, there will be a street facing chain link fence with

an artificial boxwood hedge foliage to improve the aesthetic and secure the site from vagrants and vandalism. The food trucks vary in size between 16 to 26 feet, and they maintain the minimum distance as required by the Fire Department. There will be a mobile art installation, and they will be donating a portion of the rental income to local charities.

ARNO RAND said 10,000 restaurants have closed nationwide over the last three months. He spoke to MR. MURAD and his team, and they think the idea is chic and affordable. This would add to the Arts District and allow for restaurants to expand in ways they could not before.

RICKI BARLOW said he represents many clients in the Arts District, and they all support this item. He also spoke highly of the Portland and San Francisco food truck pods that MR. MURAD mentioned. Having this project located Downtown would make the most sense given all of the foot traffic in the area on a daily basis.

IAN DAVIS believed this would be a benefit to the Arts District and the nearby businesses. This is a great opportunity for small business owners who cannot afford a traditional restaurant site, especially those with occupancy restrictions due to COVID-19.

AMY ORTIZ owns Rockin' Bettie in the Arts District and plans on opening an ice cream shop directly in front of the proposed location. She supported the project and giving businesses owners the opportunity to bring their specialties to the Arts District.

ASHLEY FOSTER, Deputy City Clerk, read e-comments received online, copies of which were submitted and attached as backup.

MR. MURAD said those who oppose the project all used the same language in their comments, and believed them to be restaurateurs who do not want competition. He said this is not a food court where people will be congregating, and he reached out to numerous people in an attempt to explain the project. There is no need for restrooms because there will be no seating, and numerous agencies will make sure the lot is in compliance with all rules and regulations.

COMMISSIONER SCHLOTTMAN was concerned that some things still needed to be worked out, but spoke of the successful food pods in San Diego and Miami. The Commissioner expressed concern over the sanitation aspect of the project, and requested a copy of the letter MR. MURAD had from a local business owner that was willing to allow food truck staff to use their restrooms. He asked if these trucks are leaving on a daily basis, and MR. MURAD said he would like to have food trucks in place on a weekly or monthly basis. COMMISSIONER SCHLOTTMAN said if this is as successful as MR. MURAD anticipates, they may want to modify the infrastructure or move elsewhere. MR. MURAD said the owner only wishes to invest the money made from the lot back into the property and make utility improvements. COMMISSIONER SCHLOTTMAN inquired about the maintenance of the exterior fencing, and MR. MURAD said the owner will maintain the property, and wishes to continue providing various food options to the Arts District. COMMISSIONER SCHLOTTMAN said this would benefit many people, especially during events such as First Friday. In closing, he asserted that the conditions of approval must be met, and the lot must be kept in good standing.

COMMISSIONER ROGAN liked the idea, and felt this was a compatible use for the neighborhood; however, he was concerned with the aesthetics. The City, among others, have invested a lot of money in the Arts District to make it successful, and he did not like artificial plants, poly pavement or the chain link fence, and he felt the applicant was not investing what is usually expected for a project in the area. COMMISSIONER ROGAN said this was likely going to City Council, who will have the same concerns, and he encouraged MR. MURAD to be ready to address them.

COMMISSIONER TOUSSAINT said she was not opposed to the project, but spoke against the artificial plants, which quickly deteriorate in the hot sun. She spoke of the COVID-19 restrictions currently in place, and felt many people would be more comfortable with the to-go concept this project offers.

CHAIR DE SALVIO spoke at great lengths with MR. MURAD, and expressed his concerns with the sanitation aspect of the project. Aesthetics were also a concern to him, but he reiterated the fact that only staff could use the restrooms in nearby businesses, and not the customers who are buying the food. He said MR. MURAD was against a portable restroom, leaving clients to infringe on other businesses in the area. The Chair said he is in favor of food lots, but he could not support the application without any sanitation aspect for the food lot customers. MR. MURAD said SNHD is very strict, and bathrooms will be added when there are special events. Additionally, select trucks will offer sanitation stations for their customers. He said the property owners have invested millions of

dollars in their other properties, and the second phase of the project includes portable bathrooms.

COMMISSIONER SCHLOTTMAN asked why the applicant could not provide a permanent hand washing station, and MR. MURAD said the vendors should be the ones to provide that. The Commissioner then asked if there is any issue with having a portable hand washing station, and MS. EDDOWES said the hand washing station would have to be in conjunction with a specific food truck, as the City does not permit freestanding hand washing stations as a permanent installation. COMMISSIONER SCHLOTTMAN asked about a trailer that included a sanitizing station, and MS. EDDOWES reiterated that those uses are only permitted in conjunction with a construction permit or a temporary commercial permit for a special event. MR. MURAD committed to renting and providing a portable hand washing station for the lot. ROBERT SUMMERFIELD, Planning Director, said a stand-alone sanitizing station will not be allowed, and if the owner is not willing to make the investment for a permanent facility, then it will need to be done in conjunction with one of the trucks.

CHAIR DE SALVIO wondered if the applicant pulled a construction permit for the property, but they keep failing inspections, and PETER LOWENSTEIN, Deputy Planning Director, explained that if the permit shows no forward progress within 180 days, it will expire.

COMMISSIONER ROGAN felt it was inappropriate for the Commission to be attempting to make this project work on the dias, and MR. MURAD should work the concerns out before it gets to City Council.

See Items 31a-31b for related backup.

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

- 31a. ABEYANCE - 20-0092-SUP1 - FOR AN OPEN AIR VENDING USE. Staff recommends DENIAL.

Minutes:

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

Motion made by Trinity Haven Schlottman to Approve Items 31a-31b subject to conditions and deleting Condition 4 on Item 31b

NOTE: Commissioner Cherry abstained from voting on this item, as this project would benefit a parcel he owns nearby should it be approved.

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

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

- 31b. ABEYANCE - RENOTIFICATION - 20-0092-SDR1 - FOR A PROPOSED OUTDOOR FOOD COURT AND DINING AREA WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS. Staff recommends DENIAL.

Minutes:

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

Motion made by Trinity Haven Schlottman to Approve Items 31a-31b subject to conditions and deleting Condition 4 on Item 31b

NOTE: Commissioner Cherry abstained from voting on this item, as this project would benefit a parcel he owns nearby should it be approved.

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

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

32. ABEYANCE - 20-0026 - PUBLIC HEARING - APPLICANT/OWNER: SURETE SIETE, LLC - For possible action on the following Land Use Entitlement project requests on 1.43 acres on the west side of Jones Boulevard, approximately 360 feet north of Smoke Ranch Road (APN 138-14-802-007), C-1 (Limited Commercial) Zone, Ward

5 (Crear). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open for Items 32-32e.

NICOLE EDDOWES, Senior Planner, said the area surrounding the subject site is primarily residential in nature with lighter commercial properties at major intersections that provide goods and services to the area patrons. The proposed General Plan Amendment and Rezoning would allow uses of a more intense character that should be located away from low and medium density residential development such as that which exists near the subject site. Staff found no evidence of a unique or extraordinary circumstance to support the requested Variance, and that the Variance request reinforces the unsuitability of the proposed development in relation to neighboring development and therefore recommended denial of all applications.

ATTORNEY DAVID BROWN said the applicant has agreed to pave the parking lot, and the nine foot wall would be reduced to eight feet. He noted that the property is located off of Jones Boulevard, and it will hold up to 41 semi-trucks. The lot will be well lit with security cameras, gating and intense landscaping. If approved, this project would have very little impact on traffic, as many of the truckers will only visit once a week. The applicant will also tell the drivers to not block any ingress or egress. He said the applicant was concerned the C-1 (Limited Commercial) zoning would open the property up for uses that are not appropriate for the area.

CHAIR DE SALVIO was concerned with trucks stacking, and MR. BROWN did not anticipate any stacking issues. The applicant will also have contracts with each spot, and tell the tenants to drive around the block if another truck is attempting to enter.

LUCIEN PAET, Engineering Project Manager, said Condition 21 would need to be changed because it did not sound like the applicant would have remote access, but MR. BROWN confirmed there would be remote access 24-hours a day.

See Items 32a-32e for related backup.

CHAIR DE SALVIO declared the Public Hearing closed for Items 32-32e.

- 32a. ABEYANCE - 20-0026-GPA1 - FROM: SC (SERVICE COMMERCIAL) TO: GC (GENERAL COMMERCIAL).
Staff recommends DENIAL.

Minutes:

See Item 32 for related discussion and Items 32-32e for related backup.

Motion made by Anthony Williams to Approve Items 32a-32e subject to conditions in the Supplemental Backup

NOTE: The approved conditions can be found in the backup for the item. See file named Amended Conditions from the Supplemental Backup.

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

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

- 32b. ABEYANCE - 20-0026-ZON1 - FROM: C-1 (LIMITED COMMERCIAL) TO: C-2 (GENERAL COMMERCIAL).
Staff recommends DENIAL.

Minutes:

See Item 32 for related discussion and Items 32-32e for related backup.

Motion made by Anthony Williams to Approve Items 32a-32e subject to conditions in the Supplemental Backup

NOTE: The approved conditions can be found in the backup for the item. See file named Amended Conditions from the Supplemental Backup.

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

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

- 32c. ABEYANCE - 20-0026-VAR1 - TO ALLOW A PROPOSED UNPAVED SURFACE PARKING LOT WHERE SUCH IS SUCH IS NOT ALLOWED; A SOLID SCREEN WALL IN THE FRONT YARD OF A COMMERCIAL PROPERTY WHERE SUCH IS PROHIBITED; A NINE-FOOT TALL PERIMETER METAL FENCE WHERE EIGHT FEET IS ALLOWED; AND NON-DECORATIVE, NON-CONTRASTING MATERIALS WHERE SUCH IS NOT ALLOWED. Staff recommends DENIAL.

Minutes:

See Item 32 for related discussion and Items 32-32e for related backup.

Motion made by Anthony Williams to Approve Items 32a-32e subject to conditions in the Supplemental Backup

NOTE: The approved conditions can be found in the backup for the item. See file named Amended Conditions from the Supplemental Backup.

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

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

- 32d. ABEYANCE - 20-0026-SUP1 - FOR A PROPOSED TRUCKING COMPANY USE WITH WAIVERS TO ALLOW MORE THAN 5 TRUCKS OR TRAILERS, AND TO ALLOW THE USE TO BE VISIBLE FROM ADJOINING STREETS. Staff recommends DENIAL.

Minutes:

See Item 32 for related discussion and Items 32-32e for related backup.

Motion made by Anthony Williams to Approve Items 32a-32e subject to conditions in the Supplemental Backup

NOTE: The approved conditions can be found in the backup for the item. See file named Amended Conditions from the Supplemental Backup.

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

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

- 32e. ABEYANCE - 20-0026-SDR1 - FOR A PROPOSED PARKING FACILITY WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS AND TO ALLOW AN EXISTING CHAIN LINK FENCE ADJACENT TO THE WEST PROPERTY LINE TO REMAIN, WHERE SUCH MATERIAL IS PROHIBITED. Staff recommends DENIAL.

Minutes:

See Item 32 for related discussion and Items 32-32e for related backup.

Motion made by Anthony Williams to Approve Items 32a-32e subject to conditions in the Supplemental Backup

NOTE: The approved conditions can be found in the backup for the item. See file named Amended Conditions from the Supplemental Backup.

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

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

33. ABEYANCE - 20-0166 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on the following Land Use Entitlement project requests on approximately 603.00 acres bounded by Owens Avenue on the north, Interstate 15 and Main Street on the east, U.S. 95 on the south and Martin L. King Boulevard on the west (APNs multiple), Ward 5 (Crear). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

This item was pulled forward and heard subsequent to the One Motion One Vote agenda

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

MICHAEL HOWE, Long Range Section Manager, expressed gratitude to the Historic Westside community and their participation. Last year, a stakeholder meeting was held and staff implemented the Hundred Plan. On February 27th, a community workshop was held, which helped create the draft of the regulating plan. In that process, staff discovered that they wanted to create two particular zones for the Historic Westside: the T-3 Neighborhood Open Zone, which is an allowance for single family homes to operate a small business within the dwelling, and the T-4 Maker Transect Zone, which will maintain the ability to use green space and provides an amenity for produce and food processing.

MR. HOWE displayed the proposed zoning map that was introduced at the September 15th community meeting. From that meeting, feedback and input was given that resulted in reaching out to key stakeholders, churches and mosques, and they realized that many property owners were looking for a new code to maximize redevelopment opportunities within their current developments. From those meetings, staff made the key changes which were reflected in a new draft map. He pointed out that parks are not part of the rezoning proposal, as they are currently parcels zoned as a right-of-way. MR. HOWE then shared a proposed map from a resident, which was a response to her concerns regarding the Moulin Rouge and the lack of green space. After discussing how the code works, there was an understanding that properties can be rezoned in the future once plans are submitted to the City. Speaking to the Moulin Rouge specifically, MR. HOWE said they anticipate redevelopment in the future as it is under new ownership, but staff is not sure what the new owners have planned. In closing, he said this will be the third district the City has rezoned, and he looked forward to moving this forward to the City Council.

TASHEKA LAWSON said she was the one who submitted the revised map to MR. HOWE, and noted that there were 10 to 11 people who wanted to have their voices heard that could not attend this meeting. She is currently working with one of the stakeholders in the Historic Westside, and wanted more time for community involvement.

KATIE DUNCAN, Historic Westside Chamber of Commerce, said she did not know what the challenges or benefits are of these proposed changes. She was not sure the Historic Westside will be getting the protection it needs, or how the form-based code would impact a historic district, and she requested more time to be educated on the matter.

ROBERT SUMMERFIELD, Planning Director, said there is a Historic Preservation ordinance in the City of Las Vegas, and only the Moulin Rouge site has been designated as a historic property. He added that form-based code is compact sensitive, and lends itself well to historic preservation to ensure the consistency of what the community looks like today.

ASHLEY FOSTER, Deputy City Clerk, read e-comments received online, copies of which were submitted and attached as backup.

In response to the online comments, MR. HOWE said the City is not looking to displace any current property owners. Staff is looking at hosting community workshops so that owners fully understand form-based code and the value that comes with it. He said this is a chance to rebuild equity and be a part of the redevelopment. In closing, he noted that the Historic Westside School is also on the historic registry.

COMMISSIONER WILLIAMS felt this would move the city forward and provides opportunities for new urban development.

See Items 33a-33b for related backup.

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

- 33a. ABEYANCE - 20-0166-GPA1 - To amend a portion of the Southeast Sector Land Use Map of the General Plan FROM: L (LOW DENSITY RESIDENTIAL), ML (MEDIUM LOW DENSITY RESIDENTIAL), M (MEDIUM DENSITY RESIDENTIAL), H (HIGH DENSITY RESIDENTIAL), MXU (MIXED USE), C (COMMERCIAL), LI/R (LIGHT INDUSTRY/RESEARCH) AND PF (PUBLIC FACILITIES) TO: FBC (FORM-BASED CODE). Staff recommends APPROVAL.

Minutes:

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

Motion made by Anthony Williams to Approve Items 33a-33b

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;

- 33b. ABEYANCE - 20-0166-ZON1 - FROM: R-E (RESIDENCE ESTATES), R-1 (SINGLE FAMILY RESIDENTIAL), R-2 (MEDIUM-LOW DENSITY RESIDENTIAL), R-3 (MEDIUM DENSITY RESIDENTIAL), R-4 (HIGH DENSITY RESIDENTIAL), R-5 (APARTMENT), C-1 (LIMITED COMMERCIAL), C-2 (GENERAL COMMERCIAL), C-M (COMMERCIAL/INDUSTRIAL), M (INDUSTRIAL), C-V (CIVIC) AND UNDESIGNATED (FORMERLY RIGHT-OF-WAY) TO: T3-N (T3 NEIGHBORHOOD), T3-N-O (T3 NEIGHBORHOOD-OPEN), T4-N (T4 NEIGHBORHOOD), T4-MS (T4 MAIN STREET), T4-C (T4 CORRIDOR), T4-M (T4 MAKER), T5-N (T5 NEIGHBORHOOD), T5-C (T5 CORRIDOR) AND T5-M (T5 MAKER). Staff recommends APPROVAL.

Minutes:

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

Motion made by Anthony Williams to Approve Items 33a-33b

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;

34. ABEYANCE - 20-0111-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SLA 2121, LLC - For possible action on a Land Use Entitlement project request for a Variance TO ALLOW 222 PARKING SPACES WHERE 230 ARE REQUIRED on 5.31 acres at 2121 North Jones Boulevard (APN 138-24-201-001), R-PD32 (Residential Planned Development - 32 Units Per Acre) Zone, Ward 5 (Crear). Staff recommends DENIAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open.

NICOLE EDDOWES, Senior Planner, explained the existing apartment complex is parking impaired, as it was constructed in 1991 prior to the current minimum parking requirements set forth by Title 19. Staff found no evidence of a unique or extraordinary circumstance to support the request and that approval would intensify the existing parking deficiency and therefore recommended denial.

ATTORNEY JENNIFER LAZOVICH explained the applicant is requesting to remove eight parking spaces in order to gate the project. The project itself was built many years ago with 184 units, and there will still be 222 spaces available after the eight are removed. Studies were conducted during peak times, and the results showed there was still plenty of parking even with many people staying at home.

COMMISSIONER WILLIAMS confirmed an NDOT (Nevada Department of Transportation) study was conducted, and did not have a problem with the project.

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;

35. ABEYANCE - 20-0167 - PUBLIC HEARING - APPLICANT: ACG DESIGN - OWNER: DP HOLDINGS, INC. - For possible action on the following Land Use Entitlement project requests on 0.39 acres at 2603 Highland Drive (APN 162-09-110-016), M (Industrial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open for Items 35-35c.

NICOLE EDDOWES, Senior Planner, explained the existing Cannabis Cultivation Facility was approved through a previous Site Development Plan Review and Special Use Permit that allowed the temporary use of a 576 square-foot cube building located in the northwest portion of the subject site. The new requests are to allow permanent use of the cube building. Staff supported the Variance request to keep an existing structure in a required setback area as the subject site previously had relaxed setback requirements. Staff further found that the existing development can continue to operate in a manner that is compatible with surrounding development and supports allowing the cube building permanently and therefore recommended approval of all applications. She also noted that an additional letter of protest had been received since publication.

DANIEL SIMON, DP Holdings Inc., said this is an existing operation, and this request is for a small addition. There are zero setbacks as it currently exists, and all buildings abut each other.

COMMISSIONER ROGAN said this is in an industrial area, and he had no problems with the project.

See Items 35a-35c for related backup.

CHAIR DE SALVIO declared the Public Hearing closed for Items 35-35c.

- 35a. 20-0167-VAR1 - TO ALLOW A FIVE-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED. Staff recommends APPROVAL.

Minutes:

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

Motion made by Jeff Rogan to Approve Items 35a-35c subject to conditions

NOTE: Commissioner Chattah abstained from voting on these items due to her involvement with District Court Case No. A19787004 in regards to the Department of Taxation, and Commissioner Cherry abstained from voting on these items due to his involvement in the cannabis industry. Commissioner Schlottman disclosed that although he has worked on many of these facilities in the past, he has no relationship with the applicant and would be voting.

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

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

- 35b. ABEYANCE - 20-0167-SUP1 - FOR A PROPOSED MAJOR AMENDMENT TO PREVIOUSLY APPROVED SPECIAL USE PERMIT (SUP-73838) TO ALLOW A 576 SQUARE-FOOT EXPANSION TO AN EXISTING MARIJUANA CULTIVATION FACILITY USE RESULTING IN AN OVERALL SQUARE-FOOTAGE OF 11,343 SQUARE FEET. Staff recommends APPROVAL.

Minutes:

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

Motion made by Jeff Rogan to Approve Items 35a-35c subject to conditions

NOTE: Commissioner Chattah abstained from voting on these items due to her involvement with District Court Case No. A19787004 in regards to the Department of Taxation, and Commissioner Cherry abstained from voting on these items due to his involvement in the cannabis industry. Commissioner Schlottman disclosed

that although he has worked on many of these facilities in the past, he has no relationship with the applicant and would be voting.

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

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

- 35c. ABEYANCE -20-0167-SDR1-FOR A PROPOSED MARIJUANA CULTIVATION FACILITY DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS. Staff recommends APPROVAL.

Minutes:

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

Motion made by Jeff Rogan to Approve Items 35a-35c subject to conditions

NOTE: Commissioner Chattah abstained from voting on these items due to her involvement with District Court Case No. A19787004 in regards to the Department of Taxation, and Commissioner Cherry abstained from voting on these items due to his involvement in the cannabis industry. Commissioner Schlottman disclosed that although he has worked on many of these facilities in the past, he has no relationship with the applicant and would be voting.

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

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

36. ABEYANCE -20-0171-SUP1 -SPECIAL USE PERMIT -PUBLIC HEARING -APPLICANT: FRANCISCO VARGAS - OWNER: PACIFIC ENTERPRISES I, LLC - For possible action on a Land Use Entitlement project request for a Special Use Permit FOR A PROPOSED OPEN AIR VENDING/ TRANSIENT SALES LOT USE on 0.31 acres at the southwest corner of Washington Avenue and Main Street (APN 139-27-703-001), M (Industrial) Zone, Ward 5 (Crear). Staff recommends DENIAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open.

NICOLE EDDOWES, Senior Planner, explained the minimal conditional use regulations set forth by Title 19.12 were established to allow the Open Air Vending/Transient Sales Lot use to operate in a harmonious manner with surrounding land uses. As these requirements are not met, staff found the proposed use cannot be conducted in a manner that is harmonious and compatible with surrounding land uses and therefore recommended denial.

RICKI BARLOW, LV Access LLC, explained COMMISSIONER WILLIAMS visited the site after the item was abeyed to see the parking lot that is nearly complete.

PAUL MURAD said this is a great project for the area and would generate jobs.

BEATRICE TURNER has looked forward to something taking over this corner and voiced her support for the project.

COMMISSIONER WILLIAMS said this is harmonious and compatible with the surrounding area, and he did not have any concerns with the project.

CHAIR DE SALVIO declared the Public Hearing closed.

Motion made by Anthony Williams to Approve subject to conditions and adding the following condition as read for the record:

10. The hours of operation shall be limited to 7:00 a.m. to 1:00 a.m.

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;

37. ABEYANCE - 20-0144-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING -
APPLICANT/OWNER: EPIC VENUES LAS VEGAS, LLC - For possible action on a Land Use Entitlement project request for a Site Development Plan Review FOR A PROPOSED PARKING LOT EXPANSION WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 1.58 acres at 525 Park Paseo and 1044 South 6th Street (APNs 162-03-112-035 and 036), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:

See Item 6 for related discussion.

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 11, 37, and 42a-42c to 1/12/2021, Item 45 to 2/9/2021, and Strike Items 44a-44b

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;

38. 20-0207 - PUBLIC HEARING - APPLICANT: LAS VEGAS VALLEY WATER DISTRICT - OWNER: LAS VEGAS VALLEY WATER DISTRICT AND BUREAU OF LAND MANAGEMENT - For possible action on the following Land Use Entitlement project requests on a portion of 23.37 acres at the southeast corner of Deer Springs Way and Conquistador Street (APNs 125-19-301-006 and -014), Ward 6 (Fiore). Staff recommends APPROVAL on 20-0201-ZON1. Staff recommends DENIAL on 20-0201-VAR1 and 20-0207-SDR1.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open for Items 38-38c.

NICOLE EDDOWES, Senior Planner, said staff found that the proposed Rezoning is consistent with the underlying future land use designation and recommended approval; however, while staff contends that the proposed development is necessary for future communities within the northwest area of the city, the proposed landscaping and perimeter walls do not meet the minimum standards set forth in Title 19.10. The applicant has adequate space to provide the required landscape buffers along the perimeter which would provide additional visual relief for the existing residents in the surrounding area. Staff therefore recommended approval of the Rezoning but denial of the Variance and Site Development Plan Review. She noted that additional letters of protest and support had been received since publication.

ROBIN ROCKEY, Las Vegas Valley Water District, explained they are in the process of designing a new pumping station located on the southeast corner of Deer Springs Way and Conquistador Street. There will be a 10 million gallon below grade reservoir and a 28 million gallon pumping station. Construction is on schedule to begin Spring 2021 and finish during Fall 2022. Speaking to the landscape variance, MS. ROCKEY was in agreement with the 15-foot buffer recommendation and felt that there will be an adequate number of trees. They did request a variance on the 8-foot landscape requirement on the inside of the facility as it would require maintenance and waste water. She also noted that their Centennial pumping station was not required to adhere to the 8-foot landscape buffer. Speaking to the height of the fencing, MS. ROCKEY said this is their standard in order to protect the water coming out of the facility.

DONNA MEDINA said this would not benefit her in any way, and expressed concern about the height of the wall obstructing her view of the mountains. She felt this would devalue the nearby properties and wished to see a visual rendering of the project.

SARAH HUMPHRIES spoke with MS. ROCKEY and requested more information on the project. She had no problem with the landscaping on Deer Springs Way, but where she is on the east side, there will be a 10- to 12-foot wall with bars. She felt this would look like a prison wall and create a noise nuisance. She was not opposed to the project and only wished the applicant could beautify her side.

CYNTHIA CATSMAN asked how tall the buildings would be and said she does not want her view to be obstructed.

ASHLEY FOSTER, Deputy City Clerk, read e-comments received online, copies of which were submitted and attached as backup.

MS. ROCKEY displayed elevations of the site and said the pumping station will be the only visible building on the

site. Speaking to the east side portion of the wall, MS. ROCKEY explained it is adjacent to an undeveloped property, and it is their standard to build a CMU (Concrete Masonry Unit) block wall.

CHRIS LUQUETTE, Project Manager, Las Vegas Valley Water District, added that the existing vacant lot to the east is BLM (Bureau of Land Management) property, and they expect it to go up for auction and eventually be developed into residential lots; therefore, the CMU wall is what they feel is best for the future development.

CHAIR DE SALVIO inquired about the color of the wall, and MR. LUQUETTE displayed a color sample and explained the wall will be Sunset Red. Additionally, he displayed renderings of what the project would look like after development from various angles. He added that security services will pass by the property twice a day to ensure there are no problems. CHAIR DE SALVIO confirmed with MR. LUQUETTE that the Las Vegas Valley Water District does not have any problem sharing the wall with future developments. The Chair felt the proposal was aesthetically pleasing given the situation, and foresaw many more pumping stations as Ward 6 expands. He did not receive any opposition to the project, and he noted that COUNCILWOMAN FIORE may request 36-inch box trees along the perimeter.

Subsequent to the motion and vote, CHAIR DE SALVIO recommended any resident with additional concerns reach out to COUNCILWOMAN FIORE.

See Items 38a-38c for related backup.

CHAIR DE SALVIO declared the Public Hearing closed for Items 38-38c.

- 38a. 20-0207-ZON1 - FROM: U (UNDEVELOPED) [PF (PUBLIC FACILITIES) GENERAL PLAN DESIGNATION] TO: C-V (CIVIC) on a 20.0 acre portion of 23.29 acres. Staff recommends APPROVAL.

Minutes:

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

Motion made by Louis De Salvio to Approve Items 38a-38c 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;

- 38b. 20-0207-VAR1 - TO ALLOW DEVIATIONS FROM TITLE 19.10.020 C-V (CIVIC) DEVELOPMENT STANDARDS. Staff recommends DENIAL.

Minutes:

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

Motion made by Louis De Salvio to Approve Items 38a-38c 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;

- 38c. 20-0207-SDR1 - FOR A PROPOSED WATER RESERVOIR AND 9,819 SQUARE-FOOT PUMPING STATION AND PRESSURE-REDUCING VALVES DEVELOPMENT. Staff recommends DENIAL.

Minutes:

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

Motion made by Louis De Salvio to Approve Items 38a-38c 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;

39. 20-0269 - PUBLIC HEARING - APPLICANT: PARDEE HOMES - OWNER: HOWARD HUGHES COMPANY, LLC - For possible action on the following Land Use Entitlement project requests on 10.41 acres of the east corner of Sky Vista Drive and Red Point Drive (APN 137-22-813-001), P-C (Planned Community) Zone, Ward 2 (Seaman). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open for Items 39-39b.

NICOLE EDDOWES, Senior Planner, explained no evidence of a unique or extraordinary circumstance had been provided to warrant the applicant's request to provide culs-de-sacs that fail to meet Summerlin Design standards. Staff viewed this deviation as a self-imposed hardship in an effort to overdevelop the subject site. As the design of the Tentative Map is dependent on the approval of the Major Deviation to the Summerlin Development Standards, staff recommended denial on all associated applications.

ATTORNEY JENNIFER LAZOVICH explained the request for the variance are for three cul-de-sacs. The Summerlin Design Review Committee approved the request, and they worked with the Public Works Department to narrow the applicant's requests to only the one that is before the Planning Commission.

COMMISSIONER CHATTAH asked if there were any additional conditions placed on the application, and LUCIEN PAET, Engineering Project Manager, confirmed there were none.

See Items 39a-39b for related backup.

CHAIR DE SALVIO declared the Public Hearing closed for Items 39-39b.

- 39a. 20-0269-SCD1 - TO ALLOW PUBLIC STREETS THAT DO NOT MEET THE PUBLIC STREET STANDARDS. Staff recommends DENIAL.

Minutes:

See Item 39 for related discussion and Items 39-39b for related backup.

Motion made by Sigal Chattah to Approve Items 39a-39b subject to conditions

NOTE: Due to technical difficulties, the video did not capture the vote.

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;

- 39b. 20-0269-TMP1 - SUMMERLIN VILLAGE 25 PARCEL F - FOR A 68-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION. Staff recommends DENIAL.

Minutes:

See Item 39 for related discussion and Items 39-39b for related backup.

Motion made by Sigal Chattah to Approve Items 39a-39b subject to conditions

NOTE: Due to technical difficulties, the video did not capture the vote.

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;

40. 20-0194 - PUBLIC HEARING - APPLICANT/OWNER: RICHARD THOMAS - For possible action on the following Land Use Entitlement project requests on 2.60 acres at 8109 Silver Sage Circle (APN 125-12-801-037), R-E (Residence Estates) Zone, Ward 6 (Fiore). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open for Items 40-40d.

JONATHAN BOYLES, Senior Planner, explained the Special Use Permit and Variance applications were the result of code enforcement action and are requested in order to continue operations of their commercial horse stable and animal keeping business. Multiple structures, including sheds, stables, fences and a carport have been constructed without building permits and are not in conformance to city codes. Many of the structures do not meet minimum setback requirements and are not aesthetically compatible with surrounding development, nor does the site meet minimum parking requirements for the proposed uses. If approved, the applicant would be allowed to pursue permits for the unpermitted structures and maintain 30 horses, 20 cattle, and 17 chickens on the subject property. As evidenced by the multiple Variances, staff found the site to be too small to accommodate the proposed uses and recommended denial of all applications. He noted there have been additional letters of support and protest received since publication.

Applicant RICHARD THOMAS said many of the structures on his land were things he built 20 years ago, and he did not realize he needed permits at the time. He only wants to live a western lifestyle and said he works with various organizations in the community who come to visit his property, and he wished to continue providing that support.

ASHLEY FOSTER, Deputy City Clerk, read e-comments received online, copies of which were submitted and attached as backup.

MR. THOMAS said his sister-in-law who lives next door claims cow maneuver blows into her pool, but this is not the case. He added that Code Enforcement has been to his property several times, and they too have said her claims are fraudulent.

CHAIR DE SALVIO spoke with MR. THOMAS prior to the meeting and said he drives by his property every day. He said it is a very clean facility, and encouraged anybody to stop by. He confirmed that the unpermitted structures have been there for several years, and noted that MR. THOMAS owns the surrounding dirt lot. The Chair added that the property directly across the street is a City-owned property where people can ride their horses, and he said this is more of a family feud rather than a City issue. He told MR. THOMAS that there are still things he will have to do if this is approved, but he supports the project.

COMMISSIONER CHERRY requested that MR. THOMAS work with staff and put in an application when one is necessary. He also confirmed with staff that a building permit will be required if the project is approved.

Subsequent to the motion and vote, ROBERT SUMMERFIELD, Planning Director, asked if a time limit should be imposed for MR. THOMAS to obtain the necessary permits. CHAIR DE SALVIO asked what would be a fair timeframe, and MR. SUMMERFIELD felt 90 days was sufficient. He added that the work did not need to be completed in 90 days, MR. THOMAS only needs to have the permits underway.

COMMISSIONER SCHLOTTMAN asked if MR. THOMAS needed to have submitted for permits within 90 days or have the permits acquired, and MR. SUMMERFIELD said progress must be made on the open code enforcement case within 90 days. He clarified for CHAIR DE SALVIO that the 90 calendar days would start on December 9, 2020. COMMISSIONER SCHLOTTMAN said obtaining a permit within 90 days was unrealistic and recommended a 120-day timeframe. MS. EDDOWES recommended a condition of approval that stated a building permit application must be submitted within 120 days of final approval.

See Items 40a-40d for related backup.

CHAIR DE SALVIO declared the Public Hearing closed for Items 40-40d.

- 40a. 20-0194-VAR1 - TO ALLOW ZERO PARKING SPACES WHERE 10 ARE REQUIRED. Staff recommends DENIAL.

Minutes:

See Item 40 for related discussion and Items 40-40d for related backup.

Motion made by Louis De Salvio to Approve Items 40a-40d subject to conditions .

NOTE: Chair De Salvio disclosed that he lives near the applicant, but as his independent judgement would not be compromised, he would be voting on the items.

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;

- 40b. 20-0194 -VAR2 - TO ALLOW A FIVE-FOOT FRONT YARD SETBACK WHERE 30 FEET IS REQUIRED; A FIVE-FOOT CORNER-SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED; A ONE-FOOT SEPARATION FROM THE MAIN BUILDING WHERE SIX FEET IS REQUIRED; AN ACCESSORY STRUCTURE IN FRONT OF THE PRINCIPAL DWELLING WHERE SUCH IS PROHIBITED; ACCESSORY STRUCTURES THAT ARE NOT AESTHETICALLY COMPATIBLE WITH THE PRINCIPAL DWELLING WHERE SUCH ARE REQUIRED AND A SIX-FOOT FRONT YARD CHAIN LINK FENCE WHERE FIVE FEET WITH A TWO-FOOT SOLID BASE IS ALLOWED. Staff recommends DENIAL.

Minutes:

See Item 40 for related discussion and Items 40-40d for related backup.

Motion made by Louis De Salvio to Approve Items 40a-40d subject to conditions

NOTE: Chair De Salvio disclosed that he lives near the applicant, but as his independent judgement would not be compromised, he would be voting on the items.

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;

- 40c. 20-0194 -SUP1 - TO ALLOW AN ANIMAL KEEPING & HUSBANDRY USE. Staff recommends DENIAL.

Minutes:

See Item 40 for related discussion and Items 40-40d for related backup.

Motion made by Louis De Salvio to Approve Items 40a-40d subject to conditions

NOTE: Chair De Salvio disclosed that he lives near the applicant, but as his independent judgement would not be compromised, he would be voting on the items.

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;

- 40d. 20-0194 -SUP2 - TO ALLOW A HORSE CORRAL OR STABLE (COMMERCIAL) USE. Staff recommends DENIAL.

Minutes:

See Item 40 for related discussion and Items 40-40d for related backup.

Motion made by Louis De Salvio to Approve Items 40a-40d subject to conditions

NOTE: Chair De Salvio disclosed that he lives near the applicant, but as his independent judgement would not be compromised, he would be voting on the items.

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;

41. 20-0223 -PUBLIC HEARING -APPLICANT: ACG DESIGN - OWNER: TIMOTHY MOTT, ETAL -For possible action on the following Land Use Entitlement project requests on 3.99 acres located at the northwest corner of Log Cabin Way and Four Views Street (APN 125-05-606-010), R-E (Residence Estates), Ward 6 (Fiore). Staff recommends APPROVAL on 20-0223-VAR1 and 20-0223-TMP1. Staff recommends DENIAL on 20-0223-VAR2, 20-0223-VAR3, 20-0223-VAR4, 20-0223-VAR5 and 20-0223-VAR6.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open for Items 41-41g.

JONATHAN BOYLES, Senior Planner, explained the proposal includes a Tentative Map for a five-lot residential subdivision, a Variance to allow RTC (Regional Transportation Commission) rural off-site improvements where Title 19 off-site improvements are required, and five Variances to allow front yard setbacks that fail to meet Title 19 requirements. Staff found the Variance for off-site improvements will allow the subject site to match surrounding development and recommended approval. Aside from lacking Title 19 off-site improvements, the proposed Tentative Map otherwise meets all Title 19 and NRS (Nevada Revised Statutes) requirements, and staff recommended approval; however, staff found no evidence of a unique or extraordinary circumstance to support the requests for reduced front yard setbacks. Staff therefore recommended approval of Variance VAR1 and the Tentative Map TMP1 but denial of Variance VAR2 through VAR6. He also noted that additional letters of support and protest had been received since publication.

HAILEY SHINTIN, ACG Design, presented a petition seven property owners signed in support of the applications, a copy of which was submitted and attached as backup. She explained this is a five-lot single-family residential subdivision. Three lots will front off of Four Views Street, and the others will front off of Log Cabin Way. She said this is a very rural area, and they would like to keep it that way for the neighbors. There are a few sites in the area with similar setbacks that were approved, and she said the applicant was in agreement with all of staff's conditions.

ASHLEY FOSTER, Deputy City Clerk, read an e-comment received online, a copy of which was submitted and attached as backup.

MS. SHINTIN said this is the best layout for profitable reasons, and it is similar to other developments in the area.

CHAIR DE SALVIO visited the site and did not think it is overbuilt. He asked why the setback variance was requested, and MS. SHINTIN said a few lots will have casitas in the backyard, and they needed the additional space. MR. BOYLES confirmed the setback measurement would be taken from the front of the dwelling to the front property line.

COMMISSIONER ROGAN said he was not opposed to a front yard setback variance, but the applicant did not give a clear reason as to why. Without seeing a plan, he could not support the project.

See Items 41a-41g for related backup.

CHAIR DE SALVIO declared the Public Hearing closed for Items 41-41g.

- 41a. 20-0223-VAR1 - TO ALLOW RTC (REGIONAL TRANSPORTATION COMMISSION OF SOUTHERN NEVADA) RURAL OFFSITE IMPROVEMENTS WHERE TITLE 19 OFF-SITE IMPROVEMENTS ARE REQUIRED. Staff recommends APPROVAL.

Minutes:

See Item 41 for related discussion and Items 41-41g for related backup.

Motion made by Louis De Salvio to Approve Items 41a-41g subject to conditions

NOTE: Due to technical difficulties, the video did not capture the vote.

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

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

- 41b. 20-0223-VAR2 - TO ALLOW A 40-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 4. Staff recommends DENIAL.

Minutes:

See Item 41 for related discussion and Items 41-41g for related backup.

Motion made by Louis De Salvio to Approve Items 41a-41g subject to conditions

NOTE: Due to technical difficulties, the video did not capture the vote.

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

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

- 41c. 20-0223-VAR3 - TO ALLOW A 40-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 5. Staff recommends DENIAL.

Minutes:

See Item 41 for related discussion and Items 41-41g for related backup.

Motion made by Louis De Salvio to Approve Items 41a-41g subject to conditions

NOTE: Due to technical difficulties, the video did not capture the vote.

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

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

- 41d. 20-0223-VAR4 - TO ALLOW A 40-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 3. Staff recommends DENIAL.

Minutes:

See Item 41 for related discussion and Items 41-41g for related backup.

Motion made by Louis De Salvio to Approve Items 41a-41g subject to conditions

NOTE: Due to technical difficulties, the video did not capture the vote.

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

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

- 41e. 20-0223-VAR5 - TO ALLOW A 40-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 2. Staff recommends DENIAL.

Minutes:

See Item 41 for related discussion and Items 41-41g for related backup.

Motion made by Louis De Salvio to Approve Items 41a-41g subject to conditions

NOTE: Due to technical difficulties, the video did not capture the vote.

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

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

- 41f. 20-0223-VAR6 - TO ALLOW A 40-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 1. Staff recommends DENIAL.

Minutes:

See Item 41 for related discussion and Items 41-41g for related backup.

Motion made by Louis De Salvio to Approve Items 41a-41g subject to conditions

NOTE: Due to technical difficulties, the video did not capture the vote.

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

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

- 41g. 20-0223-TMP1 - FOUR VIEWS - FOR A PROPOSED FIVE-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION. Staff recommends APPROVAL.

Minutes:

See Item 41 for related discussion and Items 41-41g for related backup.

Motion made by Louis De Salvio to Approve Items 41a-41g subject to conditions

NOTE: Due to technical difficulties, the video did not capture the vote.

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

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

42. 20-0225 - PUBLIC HEARING - APPLICANT: CVL NEVADA - OWNER: KAMICHU, LLC - For possible action on the following Land Use Entitlement project requests on 2.10 acres at the northeast corner of El Parque Avenue and Cimarron Road (APN 163-04-701-004), Ward 1 (Knudsen). Staff recommends APPROVAL on 20-0225-VAC1. Staff recommends DENIAL on 20-0225-VAR1 and 20-0225-TMP1.

Minutes:

See Item 6 for related discussion and Items 42a-42c for related backup.

- 42a. 20-0225-VAR1 - TO ALLOW A 14-FOOT TALL PERIMETER WALL HEIGHT WHERE 12 FEET IS THE MAXIMUM ALLOWED ON A GREATER THAN TWO PERCENT SLOPE AND TO ALLOW A 66-FOOT LOT WIDTH FOR LOT #5 WHERE 100 FEET IS THE MINIMUM ALLOWED. Staff recommends DENIAL.

Minutes:

See Item 6 for related discussion and Items 42a-42c for related backup.

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 11, 37, and 42a-42c to 1/12/2021, Item 45 to 2/9/2021, and Strike Items 44a-44b

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;

- 42b. 20-0225-VAC1 - Petition TO VACATE AN EXISTING UNITED STATES GOVERNMENT PATENT EASEMENT. Staff recommends APPROVAL.

Minutes:

See Item 6 for related discussion and Items 42a-42c for related backup.

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 11, 37, and 42a-42c to 1/12/2021, Item 45 to 2/9/2021, and Strike Items 44a-44b

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;

- 42c. 20-0225-TMP1 - HIDAMARI - FOR A PROPOSED FIVE-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION. Staff recommends DENIAL.

Minutes:

See Item 6 for related discussion and Items 42a-42c for related backup.

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 11, 37, and 42a-42c to 1/12/2021, Item 45 to 2/9/2021, and Strike Items 44a-44b

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;

43. 20-0247 - PUBLIC HEARING - APPLICANT: KAVISON HOMES, LLC - OWNER: REXFORD DRIVE, LLC - For possible action on the following Land Use Entitlement project requests on 2.57 acres on the east side of South 8th Street between Franklin Avenue and Sweeney Avenue (APN 162-03-604-004), R-1 (Single Family Residential) Zone, Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open for Items 43-43j.

JONATHAN BOYLES, Senior Planner, explained the proposal includes a 9-lot residential subdivision with Variances to allow lot widths that fail to meet minimum Title 19 standards and proposed primary and secondary structures that fail to meet minimum setback requirements. Staff found no evidence of unique or extraordinary circumstances to support the requests and that the applicant is proposing to overdevelop the subject site and therefore recommended denial of all applications. He noted there have been additional letters of support and protest received since publication.

ATTORNEY BOB GRONAUER explained this property is located east of the John S. Park School, and it is currently zoned R-1 (Single Family Residential). Although the application has a lot of variances, the applicant is only trying to make this project fit in the neighborhood. MR. GRONAUER held a neighborhood meeting and explained the options for the project. As a result, they felt the path that included requesting a number of variances was the best thing for the project due to the uniqueness of the property. He pointed out that there are nine lots with shallow widths and long depths. The smallest lot size is up to 8,000 square feet. There is an alleyway off of Franklin Avenue for ingress and egress, and the zero lot line request gives the ability to use unique floorplan designs. MR. GRONAUER said garages are located on the back portion of the property, and there is 25 feet of landscaping along the perimeter. He displayed a five-lot rendering sample that was used at the neighborhood meeting and noted that the lots have a mid-century look which is similar to what already exists in the area. He said properties do not often go on sale in this area, and the applicant felt this would be a great asset to the community. In closing, MR. GRONAUER said purchase prices for the lots will start at \$585,000.

ELIZABETH KEMMER, resident of the John S. Park Neighborhood, was opposed to the development because it does not fit with the aesthetic of the neighborhood. The existing houses in the neighborhood are spaced apart, and she pointed out that the pine trees on the property are dying.

ERIC CRAWL opposed the project because the mature trees on the property are in poor condition, and the design of the lots are not in line with the rest of the neighborhood. He noted that new modern homes were built in the area a few years ago and they look out of place.

JOHN PIERRE LE BOURVEAU said there should only be four homes on this lot. He added that many of the homes in the area were built in the 1940's and are not mid-century modern, they have only been altered to look that way.

NICHOLAS HAILEY opposed the project, as the density and shapes of the lot are inappropriate. The elevations do not look mid-century modern, and he felt stylistic changes could be made to better fit the neighborhood. He wished to continue working with the developers to find a project that would work for the area.

ASHLEY FOSTER, Deputy City Clerk, read e-comments received online, copies of which were submitted and attached as backup.

Speaking to the landscaping concerns, MR. GRONAUER said the water was turned on about a month ago. He added that the property owner spoke to three neighbors that live across the street from the proposed development, and they were all in support. He said this lot has been vacant for too long, and they believe this is the right project for the area.

COMMISSIONER SCHLOTTMAN said he received phone calls and e-mails from residents who are both in support and opposition to the project. He felt a lot of community outreach was performed, and he has heard a lot of good things about the builder. The Commissioner was not opposed to the project but wanted to make sure the density was right and the neighbors' voices are heard. He asked if the applicant could hold one more neighborhood meeting, and MR. GRONAUER said he would hold another meeting if this was final action but would like to proceed with the application if it is going to the City Council. COMMISSIONER SCHLOTTMAN recommended a Zoom meeting and agreed to final action if the applicant would agree to another neighborhood meeting. MR. GRONAUER weighed the options and feared an appeal would be filed, but out of respect to COMMISSIONER SCHLOTTMAN, the applicant was willing to hold the items in abeyance.

ROBERT SUMMERFIELD, Planning Director, confirmed the Commissioner's request includes an informal neighborhood meeting, and MR. GRONAUER said they do not intend to leave anybody out, and welcomed the Commissioner's attendance at the meeting.

See Items 43a-43j for related backup.

CHAIR DE SALVIO declared the Public Hearing closed for Items 43-43j.

- 43a. 20-0247-VAR1 - TO ALLOW 52-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A PROPOSED ZERO-FOOT REAR YARD SETBACK FOR AN ACCESSORY STRUCTURE WHERE THREE FEET IS REQUIRED. Staff recommends DENIAL.

Minutes:

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

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 43a-43j to 1/12/2021

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;

- 43b. 20-0247-VAR2 - TO ALLOW A 45-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED, A PROPOSED ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED, A PROPOSED ZERO-FOOT SIDE YARD SETBACK FOR AN ACCESSORY STRUCTURE WHERE THREE FEET IS REQUIRED, AND A PROPOSED ZERO-FOOT REAR YARD SETBACK FOR AN ACCESSORY STRUCTURE WHERE THREE FEET IS REQUIRED. Staff recommends DENIAL.

Minutes:

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

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 43a-43j to 1/12/2021

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;

- 43c. 20-0247-VAR3 - TO ALLOW A 45-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED, A PROPOSED ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED, A PROPOSED ZERO-FOOT SIDE YARD SETBACK FOR AN ACCESSORY STRUCTURE WHERE THREE FEET IS REQUIRED, AND A PROPOSED ZERO-FOOT REAR YARD SETBACK FOR AN ACCESSORY STRUCTURE WHERE THREE FEET IS REQUIRED. Staff recommends DENIAL.

Minutes:

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

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 43a-43j to 1/12/2021

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;

- 43d. 20-0247-VAR4 - TO ALLOW A 45-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED, A PROPOSED ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED, A PROPOSED ZERO-FOOT SIDE YARD SETBACK FOR AN ACCESSORY STRUCTURE WHERE THREE FEET IS REQUIRED, AND A PROPOSED ZERO-FOOT REAR YARD SETBACK FOR AN ACCESSORY STRUCTURE WHERE THREE FEET IS REQUIRED. Staff recommends DENIAL.

Minutes:

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

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 43a-43j to 1/12/2021

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;

- 43e. 20-0247-VAR5 - TO ALLOW A 45-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED, A PROPOSED ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED, A PROPOSED ZERO-FOOT SIDE YARD SETBACK FOR AN ACCESSORY STRUCTURE WHERE THREE FEET IS REQUIRED, AND A PROPOSED ZERO-FOOT REAR YARD SETBACK FOR AN ACCESSORY STRUCTURE WHERE THREE FEET IS REQUIRED. Staff recommends DENIAL.

Minutes:

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

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 43a-43j to 1/12/2021

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;

- 43f. 20-0247-VAR6 - TO ALLOW A 45-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED, A PROPOSED ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED, A PROPOSED ZERO-FOOT SIDE YARD SETBACK FOR AN ACCESSORY STRUCTURE WHERE THREE FEET IS REQUIRED, AND A PROPOSED ZERO-FOOT REAR YARD SETBACK FOR AN ACCESSORY STRUCTURE WHERE THREE FEET IS REQUIRED. Staff recommends DENIAL.

Minutes:

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

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 43a-43j to 1/12/2021

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;

- 43g. 20-0247-VAR7 - TO ALLOW A 45-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED, A PROPOSED ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED, A PROPOSED ZERO-FOOT SIDE YARD SETBACK FOR AN ACCESSORY STRUCTURE WHERE THREE FEET IS REQUIRED, AND A PROPOSED ZERO-FOOT REAR YARD SETBACK FOR AN ACCESSORY STRUCTURE WHERE THREE FEET IS REQUIRED. Staff recommends DENIAL.

Minutes:

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

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 43a-43j to 1/12/2021

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;

- 43h. 20-0247-VAR8 - TO ALLOW A 45-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED, A PROPOSED ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED, A PROPOSED ZERO-FOOT SIDE YARD SETBACK FOR AN ACCESSORY STRUCTURE WHERE THREE FEET IS REQUIRED, AND A PROPOSED ZERO-FOOT REAR YARD SETBACK FOR AN ACCESSORY STRUCTURE WHERE THREE FEET IS REQUIRED. Staff recommends DENIAL.

Minutes:

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

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 43a-43j to 1/12/2021

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;

- 43i. 20-0247-VAR9 - TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED, A PROPOSED ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED, A PROPOSED ZERO-FOOT SIDE YARD SETBACK FOR AN ACCESSORY STRUCTURE WHERE THREE FEET IS REQUIRED, AND A PROPOSED ZERO-FOOT REAR YARD SETBACK FOR AN ACCESSORY STRUCTURE WHERE THREE FEET IS REQUIRED. Staff recommends DENIAL.

Minutes:

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

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 43a-43j to 1/12/2021

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;

- 43j. 20-0247-TMP1 - THE PINES AT JOHN S. PARK - FOR A NINE-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION. Staff recommends DENIAL.

Minutes:

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

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 43a-43j to 1/12/2021

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;

44. 20-0313 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on the following Land Use Entitlements project requests on the Clark Avenue alignment between Main Street and Transit Station Street, Ward 3 (Diaz). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

See Item 6 for related discussion and Items 44a-44b for related backup.

- 44a. 20-0313-VAR1 - TO ALLOW A STREET NAME CHANGE ALONG A PRIMARY STREET NAME ALIGNMENT WHERE SUCH IS NOT PERMITTED. Staff recommends APPROVAL.

Minutes:

See Item 6 for related discussion and Items 44a-44b for related backup.

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 11, 37 and 42a-42c to 1/12/2021, Item 45 to 2/9/2021 and Strike Items 44a-44b

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;

- 44b. 20-0313-SNC1 - TO ALLOW A STREET NAME CHANGE FROM: CLARK AVENUE TO: IRWIN MOLASKY AVENUE. Staff recommends APPROVAL.

Minutes:

See Item 6 for related discussion and Items 44a-44b for related backup.

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 11, 37 and 42a-42c to 1/12/2021, Item 45 to 2/9/2021 and Strike Items 44a-44b

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;

45. 20-0169-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ROSIE LANDA - For possible action on a Land Use Entitlement project request for a Variance TO ALLOW A 20-FOOT FRONT YARD SETBACK FOR A PORTE COCHERE WHERE 30 FEET IS REQUIRED, A 42-FOOT FRONT YARD SETBACK FOR THE PRINCIPAL DWELLING WHERE 50 FEET IS REQUIRED, A FIVE-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED, AND A 15-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED FOR A PROPOSED SINGLE-FAMILY DETACHED DWELLING on 0.46 acres at 1110 Strong Drive (APN 162-05-512-009), R-E (Residence Estates) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.

Minutes:

See Item 6 for related discussion.

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 11, 37 and 42a-42c to 1/12/2021, Item 45 to 2/9/2021 and Strike Items 44a-44b

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;

46. 20-0243-VAR1 - VARIANCE- PUBLIC HEARING - APPLICANT/OWNER: MAUREEN E. AND GEOFFREY SANDT - For possible action on a Land Use Entitlement project request for a Variance TO ALLOW AN EXISTING ACCESSORY STRUCTURE CLASS II [CASITA] THAT IS TALLER THAN THE PRINCIPAL DWELLING WHERE SUCH IS NOT ALLOWED on 0.23 acres at 6300 Vista Verde North (APN 163-02-710-013), R-PD5 (Residential Planned Development - 5 Units per Acre) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open.

JONATHAN BOYLES, Senior Planner, explained the requested Variance would allow an accessory structure that exceeds the height of the primary structure. While the existing accessory structure was permitted in November 1977, it appears a second story was added some time after December 1987 without permits, causing the accessory structure to exceed code requirements. Staff found no evidence of a unique or extraordinary circumstance to support the request and therefore recommended denial. He noted that additional letters of support and protest were received since publication.

LESLIE NORTH appeared representing the application and said the property owners purchased the property in 2018 in its existing condition. They have not made any changes since the purchase date, and are now requesting the variance so they may go back and obtain all necessary permits for the accessory structure.

COMMISSIONER ROGAN spoke with MS. NORTH and acknowledged the construction took place 30 years ago.

He was in favor of the request, as it is only a difference of about 18 inches, and it cannot be seen from the front of the property.

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;

47. 20-0257 - PUBLIC HEARING - APPLICANT/OWNER: GRAND CANYON VILLAGE, LLC - For possible action on the following Land Use Entitlement project requests on 12.07 acres at the northeast corner of W Skye Canyon Park Dr and Grand Canyon Drive (APNs 125-07-601-009 and 010), Ward 6 (Fiore). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open for Items 47-47h.

JONATHAN BOYLES, Senior Planner, explained the proposal is for a commercial shopping center and commercial subdivision map that meets all Title 19, NRS (Nevada Revised Statutes), and Grand Canyon Village Master Development Plan and Design Standards, and staff recommended approval of the project. He noted that the Public Works Department indicated that Condition 16 associated with Site Development Plan Review 20-0257-SDR1 shall be deleted as revised plans have been received which address this condition. He additionally noted that there have been additional letters of support and protest received since publication.

ATTORNEY JENNIFER LAZOVICH agreed with the deletion of Condition 16 for Item 47g. CHAIR

DE SALVIO felt this was harmonious and compatible and said it is a great asset to the area. See

Items 47a-47h for related backup.

CHAIR DE SALVIO declared the Public Hearing closed for Items 47-47h.

- 47a. 20-0257-SUP1 - FOR PROPOSED BEER SALES. Staff recommends APPROVAL.

Minutes:

See Item 47 for related discussion and Items 47-47h for related backup.

Motion made by Louis De Salvio to Approve Items 47a-47h subject to conditions and deleting Condition 16 on Item 47g

NOTE: Commissioner Williams disclosed that he lives within the notification area, it does not affect him any greater or lesser and he would be voting on the items.

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;

- 47b. 20-0257-SUP2 - FOR PROPOSED WINE SALES. Staff recommends APPROVAL.

Minutes:

See Item 47 for related discussion and Items 47-47h for related backup.

Motion made by Louis De Salvio to Approve Items 47a-47h subject to conditions and deleting Condition 16 on Item 47g

NOTE: Commissioner Williams disclosed that he lives within the notification area, it does not affect him any greater or lesser and he would be voting on the items.

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;

- 47c. 20-0257-SUP3 -FOR PROPOSED GAMING (INCIDENTAL GAMING MACHINES ONLY). Staff recommends APPROVAL.

Minutes:

See Item 47 for related discussion and Items 47-47h for related backup.

Motion made by Louis De Salvio to Approve Items 47a-47h subject to conditions and deleting Condition 16 on Item 47g

NOTE: Commissioner Williams disclosed that he lives within the notification area, it does not affect him any greater or lesser and he would be voting on the items.

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;

- 47d. 20-0257-SUP4 - FOR A PROPOSED 4,931 SQUARE-FOOT CONVENIENCE STORE. Staff recommends APPROVAL.

Minutes:

See Item 47 for related discussion and Items 47-47h for related backup.

Motion made by Louis De Salvio to Approve Items 47a-47h subject to conditions and deleting Condition 16 on Item 47g

NOTE: Commissioner Williams disclosed that he lives within the notification area, it does not affect him any greater or lesser and he would be voting on the items.

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;

- 47e. 20-0257-SUP5 - FOR PROPOSED GASOLINE SALES. Staff recommends APPROVAL.

Minutes:

See Item 47 for related discussion and Items 47-47h for related backup.

Motion made by Louis De Salvio to Approve Items 47a-47h subject to conditions and deleting Condition 16 on Item 47g

NOTE: Commissioner Williams disclosed that he lives within the notification area, it does not affect him any greater or lesser and he would be voting on the items.

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;

- 47f. 20-0257-SUP6 - FOR A PROPOSED CAR WASH. Staff recommends APPROVAL.

Minutes:

See Item 47 for related discussion and Items 47-47h for related backup.

Motion made by Louis De Salvio to Approve Items 47a-47h subject to conditions and deleting Condition 16 on Item 47g

NOTE: Commissioner Williams disclosed that he lives within the notification area, it does not affect him any

greater or lesser and he would be voting on the items.

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;

- 47g. 20-0257-SDR1 - FOR A PROPOSED 71,168 SQUARE-FOOT SHOPPING CENTER. Staff recommends APPROVAL.

Minutes:

See Item 47 for related discussion and Items 47-47h for related backup.

Motion made by Louis De Salvio to Approve Items 47a-47h subject to conditions and deleting Condition 16 on Item 47g

NOTE: Commissioner Williams disclosed that he lives within the notification area, it does not affect him any greater or lesser and he would be voting on the items.

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;

- 47h. 20-0257-TMP1 - GRAND CANYON COMMERCIAL - FOR A PROPOSED ONE-LOT COMMERCIAL SUBDIVISION. Staff recommends APPROVAL.

Minutes:

See Item 47 for related discussion and Items 47-47h for related backup.

Motion made by Louis De Salvio to Approve Items 47a-47h subject to conditions and deleting Condition 16 on Item 47g

NOTE: Commissioner Williams disclosed that he lives within the notification area, it does not affect him any greater or lesser and he would be voting on the items.

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;

48. 20-0256-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: 1000 & 1018 S COMMERCE, LLC - For possible action on a Land Use Entitlement project request for a Major Amendment to a previously approved Special Use Permit (SUP-77198) FOR A PROPOSED 10,908 SQUARE-FOOT MARIJUANA CULTIVATION FACILITY on 0.40 acres at 1018 South Commerce Street (APN 139-33-801-006), M (Industrial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open.

JONATHAN BOYLES, Senior Planner, explained the request is to reduce the previously approved cannabis cultivation facility from 21,307 square feet to 10,908 square feet. Staff found the proposed facility remains capable to be conducted in a manner that is harmonious and compatible with future land uses in the area, and supports the vision and goals of the Downtown Master Plan; therefore, staff recommended approval. He noted that additional letters of support and protest had been received since publication.

ROBERT GURDLISON, Molasky Ventures, said he was in agreeance with staff's conditions.

COMMISSIONER SCHLOTTMAN said he only heard from one resident who was concerned with the smell, but he noted that this would not be an issue.

ASHLEY FOSTER, Deputy City Clerk, read an e-comment received online, a copy of which was submitted and

attached as backup.

CHAIR DE SALVIO declared the Public Hearing closed.

Motion made by Trinity Haven Schlottman to Approve subject to conditions

NOTE: Commissioner Chattah abstained from voting on this item due to her involvement with District Court Case No. A19787004 in regards to the Department of Taxation, and Commissioner Cherry abstained from voting on this item due to his involvement in the cannabis industry.

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

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

49. 20-0272-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LABO FUNERAL HOME/CHAPEL - OWNER: JLC NUCLEUS, LLC - For possible action on a Land Use Entitlement project request for a Special Use Permit FOR A MORTUARY OR FUNERAL CHAPEL USE on 6.14 acres at 940 West Owens Avenue (APN 139-21-806-002), C-1 (Limited Commercial) Zone, Ward 5 (Crear). Staff recommends APPROVAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open.

JONATHAN BOYLES, Senior Planner, explained staff found that the proposed Mortuary or Funeral Chapel use meets Title 19 requirements and can be conducted in a manner that is harmonious and compatible with the existing land uses within the shopping center and the surrounding area and therefore recommended approval. He noted that additional letters of support had been received since publication.

DEAN LeBEAU explained the mortuary is on the Westside, which he felt would be a benefit to the community because it will provide employment along with convenience.

BEATRICE TURNER said this project sits behind a residential area, and she could not support the project in this particular location because vagrancy and vandalism would be an issue within the development.

SHAYLA ALLEY voiced her support for the project because it would bring much needed employment. The area is already drug infested, and she did not feel this project would add to it.

APRIL KIPER has been a resident of Westside Las Vegas all her life, and she said development is desperately needed. She has been in her home for 15 years, and has never experienced any break-ins. She wanted to make the area a livable division that everyone is proud to live in.

See Item 51 for related discussion.

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;

50. 20-0274-ROC1 - REVIEW OF CONDITION - PUBLIC HEARING - APPLICANT/OWNER: JAMES VANAS - For possible action on a Land Use Entitlement request for a Review of Condition TO REMOVE CONDITION #1 FROM APPROVED SPECIAL USE PERMIT (SUP-77094) WHICH STATES, "ALL NECESSARY BUILDING PERMITS SHALL BE OBTAINED IN CONFORMANCE WITH TITLE 19 AND FINAL INSPECTIONS APPROVED WITHIN 120 DAYS FROM THE DATE OF FINAL APPROVAL" at 1301 South 6th Street (APN 162-03-610-003), R-1 (Single Family Residential) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open.

JONATHAN BOYLES, Senior Planner, explained staff found that the proposed removal of Condition 1 is not

appropriate as the applicant agreed to the conditions of approval at the September 10th, 2019 Planning Commission Meeting. Furthermore, the condition was added to ensure the existing structure was properly permitted by the Department of Building and Safety so it can remain on the subject site; therefore, staff recommended denial of this request. He noted that additional letters of support and protest had been received since publication.

Applicant PAM VANAS said progress has been slow, but it has still moved forward. She displayed a timeline of their project, and as of October, they were fully in line with the required building permit. She said the Department of Building and Safety is waiting to do their final inspection, but they cannot because of this 120-day condition.

ASHLEY FOSTER, Deputy City Clerk, read e-comments received online, copies of which were submitted and attached as backup.

MS. VANAS said the 120-day notice was received in September of 2019, and they submitted plans to the City in December of 2019. A final inspection was scheduled for February, but it could not be completed until the casita permit was pulled.

COMMISSIONER SCHLOTTMAN confirmed with ROBERT SUMMERFIELD, Planning Director, that a permit was submitted, but it exceeded the 120-day limit. The permit cannot be issued until the Planning Department signs off, which cannot be done unless this condition is removed. COMMISSIONER SCHLOTTMAN asked what would happen if this condition was deleted and then the applicant did not follow through with the permits, and MR. SUMMERFIELD said this can be approved to remove the condition, and a new condition could be placed on the application that requires the permit within a specific amount of time. COMMISSIONER SCHLOTTMAN confirmed with MR. SUMMERFIELD that as soon as the appeal period is over, the Planning Department can sign off, and then MS. VANAS can schedule the final inspection.

CHAIR DE SALVIO declared the Public Hearing closed.

Motion made by Trinity Haven Schlottman to Approve subject to condition(s) and adding the following condition as read for the record:

3. Required building permits must be finalized within 60 days

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

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

Citizens Participation:

51. 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:

BEATRICE TURNER spoke to Item 49, and wondered if COMMISSIONER WILLIAMS visited the site, and said it will be difficult for the Commissioner and COUNCILMAN CREAR to be re-elected.

COMMISSIONER CHERRY wished everyone Happy Holidays.

The meeting was recessed at 8:05 p.m., reconvened at 8:12 p.m., and adjourned at 10:10 p.m.

Respectfully submitted:

Cheyenne LaRance, Deputy City Clerk

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
and
The Nevada Public Notice Website - notice.nv.gov