

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 Donald Walsh

Planning Commission Minutes

Council Chambers - 495 South Main Street - Phone 702-229-6011
City of Las Vegas Internet Address: www.lasvegasnevada.gov

December 14, 2021
6:00 PM

BUSINESS ITEMS:

1. Call to Order

Minutes:

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

2. Announcement: Compliance with Open Meeting Law

Minutes:

ANNOUNCEMENT MADE: This meeting has been properly noticed and posted at the following locations in accordance with the noticing standards as outlined in NRS 241.020: City Hall, 495 South Main Street, 1st Floor; 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, TOUSSAINT, WILLIAMS and ROGAN

EXCUSED: COMMISSIONERS CHERRY and WALSH

Also Present: PETER LOWENSTEIN, Deputy Planning Director; ERIC McCAMMOND, Senior Management Analyst; NICOLE EDDOWES, Senior Planner; VICTOR BOLANOS, Senior Engineering Associate; SHERRI SHOUP, Fire Prevention Inspection Supervisor; JAMES LEWIS, Deputy City Attorney; DEBRA A. OUTLAND, 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 9, 2021.

Motion made by Trinity Haven Schlottman to Approve

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

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

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

NOTE: There were no housekeeping items to act on.

CONSENT ITEMS:

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

7. 21-0628-TMP1 - TENTATIVE MAP - OSPREY RIDGE - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: THE HOWARD HUGHES COMPANY, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 84-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 13.89 acres located on the southwest corner of Lake Mead Boulevard and Kettle Ridge Drive (Parcel Map Book:166, Page 25 Lot "E"), P-C (Planned Community) Zone, Ward 2 (Seaman). Staff recommends APPROVAL.

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

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

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

8. 21-0647-TMP1 - TENTATIVE MAP - NEVADA DISTILLING CO H&C DISTILLERY - APPLICANT/OWNER: NEVADA DISTILLING COMPANY, LLC - For possible action on a Land Use Entitlement project request FOR A ONE-LOT COMMERCIAL SUBDIVISION on 3.65 acres at the northwest corner of Wyoming Avenue and Industrial Road (APNs 162-04-606-002 through 006), M (Industrial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

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

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

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

9. 21-0534-EOT1 - EXTENSION OF TIME - APPLICANT: GREENMART OF NEVADA NLV, LLC - OWNER: CHARLEY, LLC - For possible action on a Land Use Entitlement project request for the first Extension of Time of a previously approved Special Use Permit (SUP-77273) FOR A PROPOSED 6,260 SQUARE-FOOT CANNABIS DISPENSARY USE at 200 East Charleston Boulevard (APN 162-03-110-040), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

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

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

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

10. 21-0584 - APPLICANT/OWNER: RUBIO RAMIREZ, LLC - For possible action on the following Land Use Entitlement project requests on 0.78 acres at 1385 and 1395 North Nellis Boulevard (APN 140-29-601-001), C-2

(General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

See Items 10a-10d for related backup.

- 10a. 21-0584-EOT1 - EXTENSION OF TIME - VARIANCE - FIRST EXTENSION OF TIME FOR AN APPROVED VARIANCE (VAR-76594) TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED, A ZERO-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED, TO ALLOW A ZERO-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 70 FEET IS REQUIRED AND TO ALLOW A SIX-FOOT TALL FRONT YARD FRONT YARD WALL/FENCE WHERE A MAXIMUM OF FIVE FEET WITH A TWO-FOOT SOLID BASE IS ALLOWED

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

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

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

Minutes:

See Items 10-10d for related backup.

- 10b. 21-0584-EOT2 - EXTENSION OF TIME - SPECIAL USE PERMIT - FIRST EXTENSION OF TIME FOR AN APPROVED SPECIAL USE PERMIT (SUP-76595) FOR A PROPOSED AUTO REPAIR GARAGE (MAJOR) USE WITH WAIVERS TO ALLOW VEHICLES TO BE PARKED ON THE PREMISE FOR SALE AND TO ALLOW THE USE ADJACENT TO PROPERTY ZONED R-E (RESIDENCE ESTATES) WHERE SUCH IS PROHIBITED

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

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

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

Minutes:

See Items 10-10d for related backup.

- 10c. 21-0584-EOT3 - EXTENSION OF TIME - VARIANCE - FIRST EXTENSION OF TIME FOR AN APPROVED VARIANCE (VAR-76590) TO ALLOW 39 PARKING SPACES WHERE 50 ARE REQUIRED

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

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

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

Minutes:

See Items 10-10d for related backup.

- 10d. 21-0584-EOT4 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - FIRST EXTENSION OF TIME FOR AN APPROVED SITE DEVELOPMENT PLAN REVIEW (SDR-76597) FOR A PROPOSED 8,228 SQUARE-FOOT AUTO REPAIR GARAGE (MAJOR) FACILITY WITH AN EXISTING 1,308 SQUARE-FOOT MOTOR VEHICLE SALES (USED) DEVELOPMENT AND PARKING LOT RECONFIGURATION WITH WAIVERS TO ALLOW DEVIATIONS TO PERIMETER LANDSCAPE BUFFER DEVELOPMENT STANDARDS, TO ALLOW BUILDING FACADES WITH NO VISUAL INTEREST WHERE SUCH IS REQUIRED AND TO ALLOW A SERVICE BAY DOOR TO FACE THE RIGHT-OF-WAY WHERE SUCH IS NOT ALLOWED

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

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

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

Minutes:

See Items 10-10d for related backup.

11. 21-0627 - APPLICANT/OWNER: 305 LAS VEGAS, LLC - For possible action on the following Land Use Entitlement project requests on 2.67 acres at the southwest corner of Charleston Boulevard and 4th Street (APNs 162-03-115-001 and 002), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

See Items 11a and 11b for related backup.

- 11a. 21-0627-EOT2 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - FIRST EXTENSION OF TIME OF AN APPROVED SITE DEVELOPMENT PLAN REVIEW (SDR-76716) FOR A PROPOSED EIGHT-STORY MIXED-USE DEVELOPMENT CONSISTING OF 501 RESIDENTIAL UNITS AND 20,313 SQUARE FEET OF COMMERCIAL SPACE WITH A WAIVER OF THE 70 PERCENT BUILD-TO-LINE REQUIREMENT

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

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

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

Minutes:

See Items 11-11b for related backup.

- 11b. 21-0627-EOT3 - EXTENSION OF TIME - SPECIAL USE PERMIT - FIRST EXTENSION OF TIME OF AN APPROVED SPECIAL USE PERMIT (SUP-76715) FOR A PROPOSED MIXED-USE DEVELOPMENT

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

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

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

Minutes:

See Items 11-11b for related backup.

ONE MOTION - ONE VOTE

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

12. 21-0462-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: T-BREO II, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 1,760 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE at 517 Fremont Street, Suite #110 (APN 139-34-601-016), T6-UC (T6 Urban Core) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open for Items 12-30.

ERIC McCAMMOND, Senior Management Analyst, read an amended condition for Item 13b, to which RYAN ARNOLD, ARC Consulting, agreed.

COMMISSIONER SCHLOTTMAN noted that for the last 10 years, he has abstained from voting on urban lounges and related matters due to his ownership of an urban lounge in the Arts District. He has recently sold that lounge, and he will now be voting on these matters moving forward as his independence of judgement would not be compromised.

MATTHEW VAN DYKE appeared representing Item 30 and accepted with all conditions.

LANDON CHRISTOPHERSON appeared representing Item 14 and accepted all conditions.

RANDY ROHDE appeared representing Item 15 and accepted all conditions.

CHAIR DE SALVIO declared the Public Hearing closed for Items 12-30.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) None and amended conditions for Item 13b

NOTE: The video does not reflect the vote accurately, in that Chair De Salvio abstained from voting on Items 22 and 28 for clarification of any conflicts.

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

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

13. 21-0537 - PUBLIC HEARING - APPLICANT/OWNER: NP CENTERLINE HOLDINGS, LLC - For possible action on the following Land Use Entitlement project requests on 5.00 acres at 2700 Fremont Street (APNs 162-01-201-009 and 162-01-102-009), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

See Item 12 for related discussion and Items 13a and 13b for related backup.

- 13a. 21-0537-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 21,500 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) USE

Minutes:

See Item 12 for related discussion and Items 13-13b 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 amended conditions for Item 13b

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

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

- 13b. 21-0537-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 21,500 SQUARE-FOOT NON-RESTRICTED GAMING ESTABLISHMENT

Minutes:

See Item 12 for related discussion and Items 13-13b 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 12 for Item 13b as read for the record:

12. In accordance with code requirements of Title 13.56, remove all unused driveways and

substandard offsite improvements and replace with new improvements meeting Current City Standards concurrent with development of this site. Concurrent with development, streetlights on Atlantic Avenue shall be converted to be fed underground and the existing service shall be upgraded to a 200 amp service pedestal. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site unless otherwise allowed by the City Traffic Engineer.

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

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

14. 21-0575-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: KING PROPERTY MANAGEMENT, ET AL - For possible action on a Land Use Entitlement project request FOR A PARKING LOT WITH WAIVERS OF TITLE 19 PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 0.33 acres at 108 and 112 South Jones Boulevard (APNs 138-36-112-005 and 006), P-R (Professional Office and Parking) 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

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

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

15. 21-0596-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ABLE BAKER BREWING COMPANY - OWNER: E. A. E. PROPERTY, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 7,504 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE WITH 600 SQUARE FEET OF OUTDOOR SEATING at 1510 South Main Street (APN 162-03-210-014), C-2 (General 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: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2

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

16. 21-0601-MSP1 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES - For possible action on a Land Use Entitlement project request FOR THE PROPOSED CONVERSION OF AN EXISTING STATIC WALL SIGN TO A 32 SQUARE-FOOT ANIMATED LED MESSAGE BOARD on 9.52 acres at 1700 Sageberry Drive (APN 137-23-810-002), P-C (Planned Community) Zone [PF (Public Facilities) Summerlin Special Land Use Designation] 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: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2

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

17. 21-0607-MSP1 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES - For possible action on a Land Use Entitlement project request FOR A PROPOSED 40 SQUARE-FOOT ANIMATED LED WALL SIGN on 38.98 acres at 3800 Harris Avenue (APNs 140-30-302-001, 002 and 140-30-701-011), C-V (Civic) 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: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2

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

18. 21-0615 - PUBLIC HEARING - APPLICANT: PULTE HOMES - OWNER: PN II, INC. - For possible action on the following Land Use Entitlement project requests on 15.69 acres located on the northeast corner of Lake Mead Boulevard and Reverence Parkway (APN 137-14-715-038), P-C (Planned Community) Zone, Ward 4 (Anthony). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

See Item 12 for related discussion and Items 18a-18e for related backup.

- 18a. 21-0615-MOD1 - MAJOR MODIFICATION - FROM: MF2 (MEDIUM DENSITY MULTI-FAMILY) TO: SFSD (SINGLE FAMILY SPECIAL LOT DEVELOPMENT)

Minutes:

See Item 12 for related discussion and Items 18-18e 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: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2

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

- 18b. 21-0615-SCD1 - SUMMERLIN MAJOR DEVIATION - LOT 11 - TO ALLOW A FIVE-FOOT TO SIX-FOOT SETBACK TO THE GARAGE DOOR WHERE THREE TO FIVE FEET OR 18 FEET IS REQUIRED

Minutes:

See Item 12 for related discussion and Items 18-18e 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: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2

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

- 18c. 21-0615-SCD2 - SUMMERLIN MAJOR DEVIATION - LOT 12 - TO ALLOW A FIVE-FOOT TO SIX-FOOT SETBACK TO THE GARAGE DOOR WHERE THREE TO FIVE FEET OR 18 FEET IS REQUIRED

Minutes:

See Item 12 for related discussion and Items 18-18e 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: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2

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

- 18d. 21-0615-SCD3 - SUMMERLIN MAJOR DEVIATION - LOT 31 - TO ALLOW A SIX-FOOT TO SEVEN-FOOT SETBACK TO THE GARAGE DOOR WHERE THREE TO FIVE FEET OR 18 FEET IS REQUIRED

Minutes:

See Item 12 for related discussion and Items 18-18e 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: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2

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

- 18e. 21-0615-TMP1 - TENTATIVE MAP - SUMMERLIN VILLAGE 26 PARCEL L - FOR A 173-LOT SINGLE FAMILY RESIDENTIAL (ATTACHED) SUBDIVISION

Minutes:

See Item 12 for related discussion and Items 18-18e 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: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2

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

19. 21-0620-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CML VENTURES, LLC - OWNER: 197 E CALIFORNIA STREET, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 1,019 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE, INCLUDING 804 SF OF INDOOR SEATING AND 215 SF OF OUTDOOR SEATING at 197 East California Street, Suite #110 (APN 162-03-105-009), 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: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2

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

20. 21-0622-ZON1 - REZONING - PUBLIC HEARING - APPLICANT: FRESH GENERAL SERVICES, LLC - OWNER: SATARAY PROPERTIES GROUP, LLC - For possible action on a Land Use Entitlement project request FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-O (PROFESSIONAL OFFICE) on 0.17 acres at 148 North Lamb Boulevard (APN 140-32-310-009), 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: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2

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

21. 21-0630 - PUBLIC HEARING - APPLICANT: SALAD AND GO - OWNER: KRG LAS VEGAS CENTENNIAL CENTER - For possible action on the following Land Use Entitlement project requests on 18.86 acres at the northwest corner of Tropical Parkway and Centennial Center Boulevard (APN 125-28-610-004), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Town Center 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 21a and 21b for related backup.

- 21a. 21-0630-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED RESTAURANT WITH DRIVE THROUGH

Minutes:

See Item 12 for related discussion and Items 21-21b 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: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2

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

- 21b. 21-0630-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 786 SQUARE-FOOT DRIVE THROUGH ONLY RESTAURANT

Minutes:

See Item 12 for related discussion and Items 21-21b 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: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2

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

22. 21-0635 - PUBLIC HEARING - APPLICANT/OWNER: PREMIER EDUCATIONAL FACILITIES, LLC, ET AL - For possible action on the following Land Use Entitlement project requests on 16.17 acres at 4201 and 4131 East Bonanza (APNs 140-31-501-002 and 003), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

See Item 12 for related discussion and Items 22a and 22b for related backup.

- 22a. 21-0635-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED PUBLIC OR PRIVATE SCHOOL, SECONDARY USE

Minutes:

See Item 12 for related discussion and Items 22-22b 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

NOTE: The video does not reflect the vote accurately, in that Chair De Salvio abstained from voting on Items 22 and 28 for clarification of any conflicts.

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

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

- 22b. 21-0635-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 33,521 SQUARE-FOOT MULTI-PURPOSE BUILDING, TRACK AND FIELD, AND COMMUNAL GARDEN

Minutes:

See Item 12 for related discussion and Items 22-22b 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

NOTE: The video does not reflect the vote accurately, in that Chair De Salvio abstained from voting on Items 22 and 28 for clarification of any conflicts.

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

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

23. 21-0638-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SEVEN45, LLC - OWNER: STICKY 7, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 1,750 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE at 1531 South Commerce Street Suite #130 (APN 162-03-210-007), 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

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

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

24. 21-0655-MSP1 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES - For possible action on a Land Use Entitlement project request FOR A PROPOSED 32 SQUARE-FOOT ANIMATED LED MESSAGE WALL SIGN on 15.64 acres at 491 North Lamb Boulevard (APN 140-31-601-002), C-V (Civic) 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: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2

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

25. 21-0662-VAC1 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: CENTURY COMMUNITIES OF NEVADA, LLC - For possible action on a Land Use Entitlement project request for a Petition to Vacate a roadway slope easement generally located on the west side of Shaumber Road, approximately 556 feet north of Eagle Canyon Avenue (APNs 126-12-315-002 and 126-12-101-003), T-D (Traditional Development) Zone [MLA (Medium Low Attached) 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: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2

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

26. 21-0664-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: SIENA XII HOLDING LIMITED PARTNERSHIP - For possible action on a Land Use Entitlement project request FOR A PROPOSED TEMPORARY PARKING LOT CONCURRENT WITH AN APPROVED MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 0.80 acres at the northeast corner of Utah Avenue and Casino Center Boulevard (APN 162-03-201-003), R-4 (High Density Residential) 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: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2

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

27. 21-0673-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SPARC DESIGN GROUP - OWNER: GERBY INVESTMENTS II, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 2,887 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE at 1606 South Commerce Street (APN 162-04-609-008), M (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

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

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

28. 21-0686-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: MULLER CONSTRUCTION - OWNER: TALON HOMES, INC. - For possible action on a Land Use Entitlement project request FOR A PROPOSED 24,067 SQUARE-FOOT MEDICAL OFFICE DEVELOPMENT on 1.79 acres at 1294 South Jones Boulevard (APN 163-01-110-008), P-R (Professional Office and Parking) 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: The video does not reflect the vote accurately, in that Chair De Salvio abstained from voting on Items 22 and 28 for clarification of any conflicts.

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

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

29. 21-0688-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: CAPT LOUI LV-VS, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 4,054 SQUARE FOOT BEER/WINE/COOLER ON SALE ESTABLISHMENT USE at 9430 West Sahara Avenue (APN 163-06-816-038), 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: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2

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

30. 21-0693-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: KRG RAMPART, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 4,256 SQUARE-FOOT RESTAURANT WITH ALCOHOL USE WITH 1,041 SQUARE FEET OF OUTDOOR PATIO SPACE at 1075 South Rampart Boulevard (APN 138-32-411-003), 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: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2

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

PUBLIC HEARING ITEMS

31. ABEYANCE - 21-0540-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: - RAMDA PROPERTIES NEVADA, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED SEVEN-UNIT ADDITION, CHANGES TO EXTERIOR ELEVATIONS AND ONSITE IMPROVEMENTS TO AN EXISTING 11-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF TITLE 19.09 FORM BASED CODE STANDARDS on 0.20 acres at 306 North 9th Street (APN 139-34-612-069), T5-MS (T5 Main Street) Zone, Ward 5 (Crear). Staff recommends DENIAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open.

ERIC McCAMMOND, Senior Management Analyst, reported that the applicant is proposing to rehabilitate the

exterior building facades and remodel the interior floor plans for an existing two-story multi-family residential development. The proposed plan indicates one handicapped surface parking space and a 68-foot tall automated parking structure that can accommodate 20 vehicles. The multi-family residential use is greatly intensified by the additional units and the automated vehicle parking structure, which is out of character for buildings in this area. Staff recommended denial of the Site Development Plan Review request.

Architect TOM O'NEIL and representative BRUCE LANGSON explained the two-story parking structure elevator is located in an alleyway off of Stewart Avenue and not visible to the public. They gave a brief overview of the device's dimensions, and noted that it can be screened any way the Commission would like to make it aesthetically pleasing. The three existing buildings are structurally sound, and the improvements include adding several smaller units. Given the density number of high rise buildings in the Downtown area, this would be very beneficial and they reiterated that this would not be seen by the public.

MR. McCAMMOND said the planner who worked on this was under the impression that a different site plan would be presented, and he asked the representatives to display that to the Commission. MR. O'NEIL displayed the updated site plan, and noted the parking structure was moved from the south to the north side of the lot.

MR. O'NEIL displayed a rendering of the parking structure at the request of COMMISSIONER WILLIAMS, and reiterated that additional architectural elements could be added. The Commissioner said this still felt incomplete and wished to meet with the applicant and architects, to which they agreed.

CHAIR DE SALVIO declared the Public Hearing closed.

Motion made by Anthony Williams to Hold in Abeyance to 1/11/2022

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

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

32. ABEYANCE - 21-0543-WVR1 - WAIVER - PUBLIC HEARING - APPLICANT: SUN WEST COMMERCIAL, LLC - OWNER: DEERSPRINGS H6, LLC - For possible action on a Land Use Entitlement project request TO ALLOW TWO PROPOSED WALL SIGNS ABOVE THE BOTTOM OF THE SECOND FLOOR WINDOW LINE WHERE SUCH IS PROHIBITED on 3.60 acres generally located at the south side of Hitt Family Court, approximately 455 feet west of Durango Drive (APNs 125-20-217-002 and 003), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Fiore). Staff recommends DENIAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open.

ERIC McCAMMOND, Senior Management Analyst, explained the proposed signage does not adhere to the Town Center Development Standards Manual and staff found the Waiver request to be a self-imposed hardship and therefore recommended denial.

JAKE HOSMER, Hartlauer Signs, explained they are proposing two illuminated wall signs above the fourth story of the property. He appreciated that CHAIR DE SALVIO met with his colleagues, and they felt this would be a nice addition to the area.

CHAIR DE SALVIO visited the property to ensure this would not affect any neighbors, and he felt the sign would be harmonious and compatible with the surrounding area.

CHAIR DE SALVIO declared the Public Hearing closed.

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

NOTE: Commissioner Schlottman abstained from voting on this item because he is currently under contract with Hartlauer Signs on at least one project.

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

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

33. ABEYANCE - 21-0581 - PUBLIC HEARING - APPLICANT/OWNER: MAIN STREET INVESTMENTS II, LLC - For possible action on the following Land Use Entitlement project requests on 0.17 acres at 1208 South Casino Center Boulevard (APN 162-03-110-067), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

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

ERIC McCAMMOND, Senior Management Analyst, explained no evidence of a unique or extraordinary circumstance had been presented to support access aisle dimensions that do not meet the minimum requirements for a one-way access vehicular drive aisle. Additionally, the proposed parking lot fails to provide screening and landscaping required by Appendix F Interim Downtown Las Vegas development standards. Alternative design of the parking lot would allow conformance to Title 19 requirements, and staff therefore recommended denial of the request.

PAUL MURAD appeared representing the application and explained this request is for a parking lot in the Arts District with art as a major component. They are coordinating with City of Las Vegas Parking Services, and the ownership of the lot was motivated by conversations with the City surrounding the urgent need for more parking in this area. He then presented a lighting study and noted the parking lot is well lit at night. The entrance will be off of Casino Center Boulevard, and he displayed examples of artistic bike racks and structures that will be used as inspiration for this lot. He read from a City news release referring to additional alley lighting that will further enhance this lot. Speaking to why this is a permanent lot, MR. MURAD said it allows for better capital expenses, art installations, parking management and EV (Electric Vehicle) charging equipment.

JOHN MITNAS appeared on behalf of the owner of the building located at 197 East California Avenue. They were not opposed to this project and felt there was adequate lighting.

MELISSA ROBINSON introduced herself as an owner of YU-OR-ME Sushi Bar. She said they are always looking for additional parking for their guests and expressed excitement for the extra space.

COMMISSIONER SCHLOTTMAN recalled conversations from the last Planning Commission meeting, and agreed that additional parking was needed in the Arts District. He noted that the art sculptures should be submitted to the Planning Department before installation, and MR. MURAD confirmed they would agree to an additional condition. Speaking to the lighting, the Commissioner referred to the Las Vegas Municipal Code (LVMC), and said an additional condition should be added to ensure the owner keeps the lot illuminated with a minimum one-foot candle emission. Upon staff reading the additional conditions, MR. MURAD wanted to ensure the Planning Department was not judging or directing the art installations. MR. McCAMMOND said any art exhibit is generally approved by the Planning Department, and PETER LOWENSTEIN, Deputy Planning Director, further added the review is to ensure nothing contains commercial messaging or violates LVMC.

See Items 33a and 33b for related backup.

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

- 33a. ABEYANCE - 21-0581-VAR1 - VARIANCE - TO ALLOW AN 11-FOOT ONE-WAY ACCESS AISLE WHERE 13 FEET IS THE MINIMUM REQUIRED AND TO ALLOW AN 18-FOOT STALL DEPTH WHERE 20 FEET IS THE MINIMUM REQUIRED

Minutes:

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

Motion made by Trinity Haven Schlottman to Approve Items 33a and 33b subject to condition(s) with added conditions for Item 33b

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

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

- 33b. ABEYANCE - 21-0581-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 20 SPACE PARKING LOT FACILITY WITH A WAIVER OF THE APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS

Minutes:

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

Motion made by Trinity Haven Schlottman to Approve Items 33a and 33b subject to condition(s) and adding the following conditions as read for the record:

A. When open for business from dusk to dawn, or any portion thereof, the parking lot will be illuminated between the time with lamps and fixtures emitting a minimum of one foot-candle.

B. Two art installations will be maintained in the locations as shown on Site Plan date stamped 12/06/21. The content and/or programming of the art installations will be approved by City Director of Planning or designee.

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

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

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

Minutes:

CHAIR DE SALVIO declared the Public Hearing open for Items 34-34b.

ERIC McCAMMOND, Senior Management Analyst, explained staff found the requested General Plan Designation and Zoning District to be too intense for the surrounding area and not compatible with the existing surrounding land uses and zoning classifications. Staff recommended denial of both requests and he noted an additional letter of protest had been received since publication.

NATHAN TAYLOR, Taylor Consulting Group, Inc., explained his client, who also owns the adjacent parcel, wants to expand their existing auto business which requires a C-2 (General Commercial) designation. This will not be a detriment to the neighborhood, and he pointed out that the owner must come back with a Site Development Review (SDR) to be approved by the Commission. This is only the first step for the owner to expand their business.

COMMISSIONER SCHLOTTMAN said he had been reviewing this for a long time, and he is comfortable approving it because an SDR must come back to the Commission.

CHAIR DE SALVIO asked if this will be made into a bigger lot or a building will be going on it, and MR. TAYLOR said the plan is to put a building off of Bonanza Road across from the existing bays. They have been working with staff to make sure both parcels are in compliance with code and they are still working out parking concerns.

See Items 34a and 34b for related backup.

CHAIR DE SALVIO declared the Public Hearing closed for Items 34-34b.

- 34a. TABLED - RENOTIFICATION - 21-0034-GPA1 - GENERAL PLAN AMENDMENT - FROM: SC (SERVICE COMMERCIAL) TO: GC (GENERAL COMMERCIAL)

Minutes:

See Item 34 for related discussion and Items 34-34b for related backup.

Motion made by Trinity Haven Schlottman to Approve Items 34a and 34b

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

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

- 34b. TABLED - RENOTIFICATION - 21-0034-ZON1 - REZONING - FROM: C-1 (LIMITED COMMERCIAL) TO: C-2 (GENERAL COMMERCIAL)

Minutes:

See Item 34 for related discussion and Items 34-34b for related backup.

Motion made by Trinity Haven Schlottman to Approve Items 34a and 34b

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

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

35. 21-0519 - PUBLIC HEARING - APPLICANT: TRI POINTE HOMES - OWNER: GIRARD-NEVADA, LLC - For possible action on the following Land Use Entitlement project requests on 5.00 acres adjacent to the west side of the Alpine Ridge Way alignment, approximately 310 feet south of Kyle Canyon Road (APN 126-01-401-006), Ward 6 (Fiore). Staff recommends APPROVAL on 21-0519-VAC1. Staff recommends DENIAL on 21-0519-VAR1, 21-0519-VAR2 and 21-0519-TMP1.

Minutes:

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

ERIC McCAMMOND, Senior Management Analyst, reported that staff had no objection to the requested vacation of patent easements and recommended approval of the request; however, no evidence of a unique or extraordinary circumstance had been presented to support the Variance requests and staff recommended denial of the remaining entitlements. He noted that additional letters of support had been received since publication.

ATTORNEY JENNIFER LAZOVICH explained the need for the wall variance is driven by the significant flows on the site, which is known as Alpine Ridge West. She presented an aerial view of the parcels and noted there will be a drainage easement on the west side of the property, and those abutting lots will have the higher walls. There are lots that front on to Radley Avenue, and the applicant requested a waiver for no temporary turnaround, as they believe it will eventually go in. Speaking to the Variance for the connectivity ratio, MS. LAZOVICH said these are public streets with sidewalks that have easy access to Alpine Ridge Way.

CHAIR DE SALVIO recalled the application for Alpine Ridge East, which mirrors this project. He did not have any concerns with the request, and MS. LAZOVICH confirmed she was in agreeance with all conditions.

See Items 35a-35d for related backup.

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

- 35a. 21-0519-VAR1 - VARIANCE - TO ALLOW PROPOSED 10-FOOT TALL RETAINING WALLS WHERE SIX FEET IS THE MAXIMUM ALLOWED AND A TOTAL WALL HEIGHT OF 16 FEET WHERE 12 FEET IS THE MAXIMUM ALLOWED

Minutes:

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

Motion made by Louis De Salvio to Approve Items 35a-35d subject to condition(s)

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

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

- 35b. 21-0519-VAR2 - VARIANCE - TO ALLOW A CONNECTIVITY RATIO OF 1.00 WHERE 1.30 IS REQUIRED

Minutes:

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

Motion made by Louis De Salvio to Approve Items 35a-35d subject to condition(s)

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

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

- 35c. 21-0519-VAC1 - VACATION - PETITION TO VACATE PUBLIC RIGHT-OF-WAY AND U.S. GOVERNMENT PATENT EASEMENTS

Minutes:

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

Motion made by Louis De Salvio to Approve Items 35a-35d subject to condition(s)

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

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

- 35d. 21-0519-TMP1 - TENTATIVE MAP - ALPINE RIDGE WEST - FOR A PROPOSED 25-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

Minutes:

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

Motion made by Louis De Salvio to Approve Items 35a-35d subject to condition(s)

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

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

36. 21-0597-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: FRANCISCO LARA - OWNER: F A E C HOLDINGS WIRRULLA, LLC - For possible action on the following Land Use Entitlement project request FOR A PROPOSED 12,445 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE at 450 Fremont Street, Suite's #150 and #159 (APN 139-34-513-002), C-2 (General Commercial) Zone, Ward 5 (Crear). Staff recommends APPROVAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open.

ERIC McCAMMOND, Senior Management Analyst, explained staff found the proposed Tavern-Limited Establishment use is compatible with the surrounding land uses and furthers the overall goals and objectives of the 2045 Downtown Las Vegas Master Plan by providing tourists and locals alike an additional entertainment venue for downtown Las Vegas. Staff recommended approval.

EDGAR MONTALVO, XPC Architectural Studio, explained they are proposing a nightclub in the Neonopolis. This has been an empty space for years, and he felt it would be compatible for the area. He displayed various renderings of the property and added that they are not requesting any waivers. He was in agreeance with all conditions.

CHAIR DE SALVIO declared the Public Hearing closed.

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

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

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

37. 21-0619-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CAT'S MEOW LAS VEGAS - OWNER: F A E C HOLDINGS WIRRULLA, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 10,407 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) USE WITH WAIVERS TO ALLOW A ZERO-FOOT DISTANCE SEPARATION TO A SIMILAR USE, A 1,214-FOOT DISTANCE SEPARATION TO A CHURCH/HOUSE OF WORSHIP, AND A 1,342-FOOT DISTANCE SEPARATION TO A SCHOOL WHERE 1,500 FEET IS REQUIRED at 450 Fremont Street, Suite #201 (APN 139-34-513-002), C-2 (General Commercial) Zone, Ward 5 (Crear). Staff recommends APPROVAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open.

ERIC McCAMMOND, Senior Management Analyst, explained the proposed Tavern use furthers the goals of the Resort & Casino District for "continuous improvement of the Fremont Street Experience." The proposed use can be conducted in a manner that is harmonious and compatible with the existing surrounding land uses and staff recommended approval.

ATTORNEY DAVID BROWN explained this is an existing tavern limited establishment known as the Cat's Meow. To alleviate any concerns, he would agree to conditions that there would be no ancillary restricted gaming and no ancillary packaged liquor sales on the property. He added that this business was on the second floor, and there are a number of taverns on the ground floor that do not have these conditions.

RYAN ARNOLD appeared representing Fremont Street Experience (FSE) with ANDREW SIMON, President and CEO, FSE, said they have a long history of not supporting tavern uses along the mall area. This request poses a number of challenges that walk-up bars bring. He said the members of FSE spend millions of dollars each year in security and projects to improve the street and canopy. Any additional elements, specifically liquor uses, become a challenge. MR. ARNOLD understood the applicant was trying to create an atmosphere where patrons can leave with their unfinished drinks, but he was confused why they would want to make this \$75,000 upgrade on their license. Further, the City of Las Vegas is going through a rewrite of the liquor code, and he felt this would be a good opportunity to address what the applicants are trying to achieve without changing their license. He reiterated this is a longstanding concern of theirs, and they do not want to set a precedent.

MR. SIMON said today is the 26th anniversary of FSE being built, and security is their top priority. Over \$10 million has been spent on security, and he said FSE is getting a lot of good publicity. He asked the Commission to not make a decision on this application until the liquor code is rewritten. MR. SIMON said the FSE Board wanted to ensure they were heard, and this is a great concern to them.

MR. BROWN said if a new ordinance is passed, this would be mute and they would have all of the rights they are requesting, but they cannot assume it will pass in March. He added that the other tenants in the area also have the license and have never had issues, and they just want what everyone else has. Mr. BROWN further noted that they are on the second floor which generates less foot traffic.

COMMISSIONER WILLIAMS asked what they are looking to accomplish by changing their license, and MR. BROWN said they would like their customers to have the ability to leave with their alcoholic beverage. He noted that the applicant also owns Dick's Last Resort located below this unit, and they have never encountered any

issues. The customers have asked for this, and that is why they are willing to pay the additional licensing fee.

COMMISSIONER SCHLOTTMAN said having the ability to purchase a bottle of alcohol and walk out is a concern, but he did not have any issues with a single beverage. MR. BROWN said they were willing to add a condition to prohibit ancillary liquor sales, and patrons would only be able to leave with their drink in a cup if it was ordered there.

COMMISSIONER ROGAN requested clarification on whether or not there are other taverns that allow for people to leave with a cup of liquor in the Neonopolis. MR. BROWN gave various examples of locations within FSE that have the ability to let their patrons leave with alcohol. MR. ARNOLD further added that one of the FSE members owns a bar that fronts Fremont Street, and they are not allowed to let their customers leave with their drinks. COMMISSIONER ROGAN asked what makes this specific application different from the preexisting taverns, and MR. ARNOLD said it is the unknown. There have been challenges with other applicants under the canopy over the years, and this is likely an intent to assemble a walk-up bar and that becomes the main theme of FSE. MR. BROWN reiterated that the applicant is also the owner of Dick's Last Resort, and if that was their intent, that would be a much better location to do so and they would be free to do it. MR. ARNOLD then recalled a conversation with MR. BROWN about an additional condition prohibiting a walk-up bar, and that would resolve their concerns.

CHAIR DE SALVIO agreed if the intent was to have a walk-up bar, it would take place at Dick's Last Resort. He had reservations denying this application when businesses within FSE already have this license. Additionally, he said the second floor likely sees a quarter of the foot traffic compared to the ground floor. MR. ARNOLD said while other taverns have the ability for their patrons to leave with their beverage, not all of them use it. He reiterated that if there was a condition to restrict a walk-up bar, they would have no issue with the application. CHAIR DE SALVIO then wondered if that condition was placed on the license, what would happen in March if the liquor code is rewritten. PETER LOWENSTEIN, Deputy Planning Director, said the applicant would be held to the conditions of approval of their land use entitlement.

COMMISSIONER WILLIAMS asked if the applicant was amenable to a condition that restricts walk-up bars, and MR. BROWN said they were not. He reiterated they do not intend to have a walk-up bar, and nobody else has had to agree to such a condition.

MR. BROWN said he was in agreeance with all other conditions.

CHAIR DE SALVIO declared the Public Hearing closed.

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

- A. Ancillary restricted gaming shall be prohibited.
- B. Ancillary package liquor sales shall be prohibited.

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

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

38. 21-0636-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: LINDELL LIVING, LLC - For possible action on a Land Use Entitlement project request TO ALLOW A PROPOSED 70 SQUARE-FOOT WALL SIGN WHERE 50 SQUARE FEET IS THE MAXIMUM AREA ALLOWED on 4.62 acres at 1230 Lindell Road (APNs 163-01-501-001 and 002), R-4 (High Density Residential) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open.

ERIC McCAMMOND, Senior Management Analyst, explained no substantial evidence had been presented to

support the requested Variance. Staff found that the applicant created a self-imposed hardship by proposing to incorporate signage that exceeds Title 19 development standards. Staff recommended denial of the request, and he noted that additional letters of protest had been received since publication.

ATTORNEY BOB GRONAUER explained this project is already under construction, and they are requesting an increase in signage inside of the site near the clubhouse. He presented a rendering of the signage that will be on the building and did not believe this would have any negative impact on the area. He agreed to all conditions.

COMMISSIONER ROGAN felt the variance request was appropriate given the distance from the roadway and the size of the building.

CHAIR DE SALVIO declared the Public Hearing closed.

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

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

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

39. 21-0637 - PUBLIC HEARING - APPLICANT/OWNER: FORESTAR (USA) REAL ESTATE GROUP - For possible action on the following Land Use Entitlement project requests at the southwest corner of Ann Road and Ruffian Road, 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 39-39d.

ERIC McCAMMOND, Senior Management Analyst, said staff notes that while a residential development is appropriate for the subject site, no evidence of a unique or extraordinary circumstance had been presented to support the request to build walls that fail to meet minimum Title 19 development standards regarding height. Staff recommended denial of the requested Variances.

ATTORNEY BOB GRONAUER appeared representing DR Horton and gave a brief history on obtaining the property. The beltway was initially on the property itself, along with power and water lines. There are also grades already set on the existing residential, and the variances are needed to balance the property. He pointed out the four lots that will need the additional height added to the block wall, and he noted that there are two alternate wall designs that could be constructed. He believed either design was appropriate and these were relatively minor requests. He agreed to all conditions.

CHAIR DE SALVIO spoke of the property's hardships, and he wanted to ensure anybody that backed up to the higher walls had two design options to choose from. Since nobody came forward, he had no issue with the original CMU (Concrete Masonry Units) design.

See Items 39a-39d for related backup.

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

- 39a. 21-0637-VAR1 - VARIANCE - TO ALLOW PROPOSED 10-FOOT TALL RETAINING WALLS WHERE SIX FEET IS THE MAXIMUM ALLOWED AND A TOTAL WALL HEIGHT OF 16 FEET WHERE 12 FEET IS THE MAXIMUM ALLOWED FOR LOT #23 [0.60 ACRES (APN 126-36-511-001)]

Minutes:

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

Motion made by Louis De Salvio to Approve Items 39a-39d subject to condition(s)

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

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

- 39b. 21-0637-VAR2 - VARIANCE - TO ALLOW PROPOSED 10-FOOT TALL RETAINING WALLS WHERE SIX FEET IS THE MAXIMUM ALLOWED AND A TOTAL WALL HEIGHT OF 16 FEET WHERE 12 FEET IS THE MAXIMUM ALLOWED FOR LOT #28 [0.41 ACRES (APN 126-36-511-006)]

Minutes:

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

Motion made by Louis De Salvio to Approve Items 39a-39d subject to condition(s)

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

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

- 39c. 21-0637-VAR3 - VARIANCE - TO ALLOW PROPOSED 10-FOOT TALL RETAINING WALLS WHERE SIX FEET IS THE MAXIMUM ALLOWED AND A TOTAL WALL HEIGHT OF 16 FEET WHERE 12 FEET IS THE MAXIMUM ALLOWED FOR LOT #29 [0.41 ACRES (APN 126-36-511-007)]

Minutes:

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

Motion made by Louis De Salvio to Approve Items 39a-39d subject to condition(s)

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

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

- 39d. 21-0637-VAR4 - VARIANCE - TO ALLOW PROPOSED 10-FOOT TALL RETAINING WALLS WHERE SIX FEET IS THE MAXIMUM ALLOWED AND A TOTAL WALL HEIGHT OF 16 FEET WHERE 12 FEET IS THE MAXIMUM ALLOWED FOR LOT #58 [0.61 ACRES (APN 126-36-511-036)]

Minutes:

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

Motion made by Louis De Salvio to Approve Items 39a-39d subject to condition(s)

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

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

40. 21-0639-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT: LAURA MCSWAIN - OWNER: MCSWAIN FAMILY TRUST - For possible action on a Land Use Entitlement project request TO ALLOW THE HEIGHT OF A PROPOSED ACCESSORY STRUCTURE (CLASS II) [CASITA] TO EXCEED THE HEIGHT OF THE MAIN DWELLING WHERE SUCH IS NOT ALLOWED WITHIN TEN FEET OF THE REAR PROPERTY LINE on 0.56 acres at 2727 Ashby Avenue (APN 162-05-510-023), R-E (Residence Estates) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open.

ERIC McCAMMOND, Senior Management Analyst, explained no evidence of a unique or extraordinary

circumstance had been presented, in that the applicant has created a self-imposed hardship by overbuilding the site. An alternative design of the accessory structure would allow conformance to the Title 19 requirements. Staff recommended denial of the request and he noted that additional letters of protest had been received since publication.

LAURA McSWAIN explained she and her husband, ED McSWAIN, bought this home about five years ago, and they bought it knowing it would require a full remodel. When they started the design process, she met with the Planning Department to familiarize herself with R-E (Residence Estates) zoning, and they confirmed she could have an accessory structure that exceeded the height of their main structure. She gave her contractors specific instruction to comply with code, and it was discovered that the code was changed and the setback requirement was changed from five to 10 feet. The garage itself is designed to be a three-car garage with a woodworking shop, and she presented the revised plans of the accessory structure. The main house remodel plans have been approved, and she now feels a variance is necessary for the accessory structure. The structure is much more attractive and compatible with the neighborhood, and they will be softening the exterior of the house to have a more rural aesthetic. MS. McSWAIN said the architect had pointed out that if this was an R-1 (Single Family Residential) property, it would have different setback requirements and they would not have to request a Variance. She turned in copies of support comments from Facebook, copies of which were attached as backup.

DIANE BICKEL owns the property immediately to the south, and they strongly oppose the project in its current location. It seeks to place a nearly three-story structure immediately adjacent to their front yard side wall. This project could easily be placed near their backyard side wall, and it would have no negative impact on her property. She said no effort was made to discuss this project with them and other affected neighbors, nor did the McSWAIN'S want to consider less intrusive options. She has lived in her home for 13 years, and she has a reasonable expectation that no adjacent property owner will be approved to build what is essentially a second home on their property at her expense.

KATHLEEN DULANEY thanked COMMISSIONER ROGAN for meeting with her and said she was present strictly in the capacity as a 25-year resident of McNeil Estates. She disclosed that she is in the process of rebuilding a home and is currently a tenant in a home owned by the BICKEL'S. She presented a rendering of how the proposed structure will affect the neighboring views. She suggested the accessory structure be put in the back corner on the property, and said this is not an appropriate location for this project in the community.

CHARLIE CARTER said she and her husband have lived in the community for 33 years, and they love that the neighborhood is very unique. She said this is a very attractive addition to the neighborhood and hoped it would be approved.

COMMISSIONER ROGAN said the accessory structure ordinance for R-E zoned land has changed twice in the last 10 years. This is unique, and none of the other residential zoned districts have experienced such changes. He detailed what the code would have been before each change, and he expressed frustration for this poorly-designed ordinance. The Commissioner spoke of fairness, and noted that an adjacent property is zoned R-1 and could build this accessory structure with a three-foot setback, whereas the McSWAIN'S must obtain a Variance for the small portion of the property that falls within 10 feet of the property line above 19 feet in height.

COMMISSIONER SCHLOTTMAN said it was difficult understanding the history of the ordinance. He asked how many feet they are building over the 19-foot maximum, and MS. McSWAIN said it is eight feet over. At the Commissioner's request, she displayed the elevation renderings again and explained that it looks more imposing on a flat drawing. She also described what they would build if the Variance was to be denied, which is the same structure in the same location minus a small portion and a window. MR. McSWAIN further added that in order to comply with what MS. BICKEL and MS. DULANEY have suggested, they would have to remove trees and install utilities, and give up their side yard as a driveway. COMMISSIONER SCHLOTTMAN said the application is a lot less egregious than what he had originally thought.

CHAIR DE SALVIO asked when the renderings were done, and MS. McSWAIN guessed they were done in June of this year. The Chair then wondered why they did not know about the 2018 code change, and MS. McSWAIN said the architect had admitted they overlooked it. MR. McSWAIN added that they were also under the impression the code was as it was before 2018 because they did not receive any notification of the change. CHAIR DE SALVIO said the person they hired did not do their due diligence, and he takes what the neighbors

think seriously. MS. McSWAIN reiterated that there were several setbacks with this project, and they are requesting the Variance because it has a better design. The structure they are able to build without a Variance is not less imposing, but it is less attractive.

COMMISSIONER TOUSSAINT understood what it is like to build a house and how the neighbors may feel. She did not personally have an issue with the request and offered her support. She did, however, agree with CHAIR DE SALVIO on hiring a better architect to represent them.

COMMISSIONER WILLIAMS understood the concerns the neighbors have and said he would not be supporting the application.

MR. McSWAIN said he did make an attempt to speak with MS. BICKEL about their proposal, and he was met with foul language and screaming.

COMMISSIONER ROGAN said there is a McNeil meeting on Thursday, and he asked if MS. McSWAIN could present it to the neighbors. She said she did already present it through Facebook, and the agenda for the meeting has already been published. The Commissioner suggested to hold another meeting after the first of the year, and MS. McSWAIN was amenable to that but had concerns about re-noticing this hearing. PETER LOWENSTEIN, Deputy Planning Director, clarified that an abeyance would not incur a re-notification fee.

CHAIR DE SALVIO declared the Public Hearing closed.

Motion made by Jeff Rogan to Hold in Abeyance to 1/11/2022

NOTE: Commissioner Rogan disclosed that he met with the applicant, Laura McSwain, her neighbors, Roy and Diane Bickel, and Judge Kathleen Delaney on 12/10/2021. He also lives within the notification area and he has known the McSwain's since they moved into the neighborhood several years ago. He and Ms. McSwain served on the McNeil Neighborhood Association Board in 2018 to 2019 when he was appointed to the Planning Commission, and she presently remains as the President of the McNeil Neighborhood Association. Given their positions, he has spoken with Ms. McSwain on a number of occasions with regard to neighborhood social events, as well as issues related solely to land use and planning matters that specifically relate to the McNeil Neighborhood Association (i.e. short term rentals, ordinances, variances, and State legislation). These discussions derived solely from her position as the President of the Association and his position as a Planning Commissioner, and they are no different than any other discussion that he has with neighborhood association presidents throughout the city. He pointed out that while he is required to make this disclosure, he was not precluded from voting on this matter. Although he lives within the notification area, the McSwain's have never provided him with any gift or loan. Any benefit or detriment resulting in the approval or denial of this Variance is not greater than any benefit or detriment that results to any member of the public that is affected by this Variance. He shares no familial, household, business or employment relationship with the McSwain's, or has any other similar relationship with them that would require him to abstain from this matter under Ethics Law. Finally, he noted that he consulted with the City Attorney about this and personally reviewed numerous Ethics opinions in reaching this decision, including Opinions 21-054A, 11-65A, 03-40 and 99-56. His decision to participate in this matter is wholly consistent with these opinions and the stated public policy of the State of Nevada favoring the right of the Public Officer to perform the duties for which the Officer was appointed by voting or otherwise acting on the matter. He will be participating and voting on this matter.

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

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

41. 21-0644-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CRAIG TOWNES - For possible action on a Land Use Entitlement project request TO ALLOW AN EXISTING 13-FOOT TALL PERIMETER WALL WHERE EIGHT FEET IS THE MAXIMUM ALLOWED on 0.16 acres at 3221 West Oakey Boulevard (APN 162-05-311-001), R-1 (Single Family Residential) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open.

ERIC McCAMMOND, Senior Management Analyst, reported the applicant created a self-imposed hardship by extending the height of their existing fence without a permit which does not conform to Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it was concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS (Nevada Revised Statutes) Chapter 278 for granting of Variances. Staff recommended denial and he noted that additional letters of protest had been received since publication.

CRAIG TOWNES explained someone had told him it would be a good idea to hold this matter in abeyance, and he was in agreement with that. He said there is only one neighbor involved in this dispute, and he has not responded to any communication.

COMMISSIONER ROGAN clarified he met with MR. TOWNES and told him he was not inclined to support the Variance as requested. The Commissioner wanted to meet with the neighbor who is most affected, and he would like the extra time to make contact with them.

CHAIR DE SALVIO declared the Public Hearing closed.

Motion made by Jeff Rogan to Hold in Abeyance to 1/11/2022

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

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

42. 21-0646 - PUBLIC HEARING - APPLICANT: VENTURA ENTERPRISES INVESTMENTS & DEVELOPMENT, INC. - OWNER: SVS PROPERTIES LTD, LLC - For possible action on the following Land Use Entitlement project requests on 1.46 acres at 700 East Charleston Boulevard (APN 162-03-501-003), P-R (Professional Office and Parking) Zone, Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open for Items 42-42d.

NICOLE EDDOWES, Senior Planner, explained the applicant is proposing to overdevelop the site by adding to and converting an existing office building into a three-story, 400-unit Mini-Storage Facility consisting of 98,537 square feet. The proposed overdevelopment of the subject site is evidenced by the Variance request for a 52 percent lot coverage and a residential adjacency setback request for 20 feet where 112 feet is required. The excessive lot coverage resulted in Waivers being requested for the landscape buffer standards resulting in an 85 percent reduction in the number of required trees. Forty-one trees are required along the east, west and north landscape buffers and only six trees are being provided, with four of the six already in existence on the subject site. In addition, an existing NV Energy easement prohibits the planting of trees along the south property line which will result in no buffering for the Historical John S. Park residential neighborhood located 20 feet from the proposed 38-foot tall structure. Staff was not able to support the proposed Mini-Storage development as it does not support the overall goals and objectives of the Founders District and requires multiple Variances and Waivers which amplifies the proposed developments incompatibility with the neighboring residential neighborhood. Therefore, staff recommended denial of the requested Rezoning, Variance, Special Use Permit (SUP) and Site Development Plan Review. She noted that additional letters of protest had been received since publication.

ATTORNEY JOHN SULLIVAN explained the site sits in the middle of the Charleston Boulevard commercial corridor and it is currently zoned P-R (Professional Office and Parking). It previously served as the FBI (Federal Bureau of Investigation) headquarters, but it has sat vacant since they left 14 years ago. There have been a number of vagrancy issues, and it has been unsuccessful in being leased as an office space. He held a zoom meeting with members of the John S. Park neighborhood in April, and neighbors shared concerns regarding windows, lighting and the exterior textures. He pointed out that C-1 (Limited Commercial) is a conforming zone change that fits the area, and the SUP is needed for the mini-storage use. A waiver is needed for the landscaping because it would cut in to their parking and would not leave room for emergency vehicles. This is the least intrusive use, and he noted there will be no exterior storage units. At the neighbors' request, MR.

SULLIVAN presented new plans that include a variation in textures on the exterior building with no windows on the upper floors of the back building. He understood there were questions and concerns surrounding vagrants and construction, and he offered to address those after the neighbors spoke.

PATRICIA ROBERTSON said she has been involved with this property for over 20 years and submitted a written statement, a copy of which is attached as backup, that provided some historical context. She spoke of a perimeter gate on the property that had been removed and caused several problems. She said the property values will decrease, and there will be over 1,000 strangers that will have access to their backyards. Another concern of hers was the damage that may occur to her property and others during construction, and she wondered who would take responsibility for it.

MIKE GANSON said he lives within 1,000 feet of this structure, and he felt the property owners have not lived up to their promise. He said this use will be inappropriate for the area and it will devalue the neighborhood.

MALINDA WALTON lives directly behind the property, and she was opposed to the proposal. She agreed with MS. ROBERTSON'S comments and felt there was not enough space for this project.

KYLE GREENWOOD lives directly south of the property, and he believed the 20-foot setback opposed to the 110 feet that is required would make parking difficult. He said trash is always being dumped over the shared wall, and he noted that people on the third story will be able to look into their backyards.

JEANNE ASMUSSEN felt conversations about asbestos and traffic should be held before moving forward with the project. As a historic neighborhood, they are trying to protect the quality of their homes and this project will go against everything they are trying to do. She also pointed out that the developer relied on the residents to spread the information about their Zoom meeting, and they could have done a much better job.

ROBERT ALLEN said he takes pride in the John S. Park neighborhood, and this project would damage the historical aspect. He asked the Commission to deny the project and he urged local and State officials to impose stricter guidelines to help protect historical properties.

DAYVID FIGLER introduced himself as the President of the John S. Park historical neighborhood, and said he was asked by the applicant to help accommodate the Zoom meeting. He appreciated the applicant's perspective and recognized the concerns the residents had. Nearly everyone is against the project, and he said 400 storage units sharing a wall with a residential neighborhood is incompatible. He thought the applicant would come back with other ideas, but they have not heard back.

MR. SULLIVAN said the concerns regarding vagrancy would be resolved by having the building occupied, and he added that Charleston Boulevard can handle the traffic it will bring. Speaking to concerns surrounding backyard access, MR. SULLIVAN reiterated that the design is intended to avoid that and any access to the property occurs farther away. He further noted that concerns surrounding the demolition and construction process would be dealt with during the permitting stage and they have their own requirements. He stressed that they have tried to do this the right way and they were under the understanding that the neighbors were not objecting to a mini-storage use.

COMMISSIONER SCHLOTTMAN said this is an application he has heard from more neighbors on than any other. He spoke of the size of the building and the square footage that would be added, and felt that is a lot for the surrounding residential area. He said a building this big with an NV Energy easement in the back and no buffer between the residential neighborhoods cannot be done without burdening the neighbors. MR. SULLIVAN said the design is per the regional plan list and deemed compatible with overhead utilities. COMMISSIONER SCHLOTTMAN still felt the project was overbuilt for being in a historic residential neighborhood, and he could not support the application.

COMMISSIONER TOUSSAINT said she grew up in the John S. Park neighborhood, and agreed with the neighbors and could not support the application.

See Items 42a-42d for related backup.

CHAIR DE SALVIO declared the Public Hearing closed for Items 42-42d.

- 42a. 21-0646-ZON1 - REZONING - FROM: P-R (PROFESSIONAL OFFICE AND PARKING) TO: C-1 (LIMITED COMMERCIAL)

Minutes:

See Item 42 for related discussion and Items 42-42d for related backup.

Motion made by Trinity Haven Schlottman to Deny Items 42a-42d

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

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

- 42b. 21-0646-VAR1 - VARIANCE - TO ALLOW 52 PERCENT LOT COVERAGE WHERE 50 PERCENT IS THE MAXIMUM ALLOWED AND A 20-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 112 FEET IS REQUIRED

Minutes:

See Item 42 for related discussion and Items 42-42d for related backup.

Motion made by Trinity Haven Schlottman to Deny Items 42a-42d

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

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

- 42c. 21-0646-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED MINI-STORAGE FACILITY USE

Minutes:

See Item 42 for related discussion and Items 42-42d for related backup.

Motion made by Trinity Haven Schlottman to Deny Items 42a-42d

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

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

- 42d. 21-0646-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 400-UNIT, 98,537 SQUARE-FOOT, THREE-STORY MINI-STORAGE FACILITY WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS

Minutes:

See Item 42 for related discussion and Items 42-42d for related backup.

Motion made by Trinity Haven Schlottman to Deny Items 42a-42d

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

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

43. 21-0651-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: LUIS JOVELLANOS AND MARIA ELISA ALBORES - For possible action on a Land Use Entitlement project request FOR A PROPOSED TWO-STORY, 18-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS on 0.15 acres at 205 South 11th Street (APN 139-34-712-109), R-4 (High Density Residential) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open.

NICOLE EDDOWES, Senior Planner, explained that although the proposal represents much needed multi-family housing within the Downtown Las Vegas Founders District area, staff found that the requested Waivers of required setbacks, parking spaces, parking access, landscape buffers and Exceptions of required planting materials further reinforce the unsuitability of the proposed development to the surrounding area and recommended denial of the proposed development.

CRAIG PALACIOS, BUNNYFiSH Studios, said the agenda reflected the old property owner, and he clarified that 205 S. Eleventh Street, LLC is the current applicant/owner. Property owner representative JAMES WILMOT said they purchased the property on September 30th. DEPUTY CITY ATTORNEY JIM LEWIS said the Open Meeting Law is meant to provide adequate notice on what is going to happen on a piece of property. In this land use context, what is important is understanding what the project is, and that is still happening. He thought the Commission could move forward without violating the Open Meeting Law.

MR. PALACIOS continued, and said they would like to build 18 new units in the Founders District. It is currently zoned R-4 (High Density Residential), and they felt this fits into the 2050 Master Plan but need a few exceptions to complete the project. The two variances deal with setback reductions, and they requested exceptions on the landscaping due to the density of the building. Further, although the application reflects zero parking spaces due to the nature of the current zoning, they are providing seven amenity parking spaces. They agreed to all conditions.

COMMISSIONER SCHLOTTMAN said he knows the area well and described some of the surrounding developments. He is not always in favor of parking reductions, but this area sees little vehicular traffic and many citizens are walking the area.

CHAIR DE SALVIO declared the Public Hearing closed.

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

NOTE: Commissioner Rogan abstained from voting on this item as he is currently under contract with BUNNYFiSH studio for design services on his home.

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

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

44. 21-0657-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT: TRI POINTE HOMES - OWNER: TRI POINTE HOMES, ET AL - For possible action on a Land Use Entitlement project request TO ALLOW A 10-FOOT TALL RETAINING WALL WHERE SIX FEET IS THE MAXIMUM ALLOWED AND A TOTAL WALL HEIGHT OF 16 FEET WHERE 12 FEET IS THE MAXIMUM ALLOWED on a portion of 25.00 acres generally located at the northeast corner of Iron Mountain Road and Alpine Ridge Way (APNs 126-01-801-010 through 016), R-TH (Single Family Attached) Zone, Ward 6 (Fiore). Staff recommends DENIAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open.

NICOLE EDDOWES, Senior Planner, explained that staff found the request to be a self-imposed hardship as Title 19.06 provides a mechanism for addressing slopes greater than two percent and recommended denial of the request. She noted that additional letters of support had been received since publication.

ATTORNEY JENNIFER LAZOVICH explained this project is a combination of single-family detached homes and single-family attached townhomes with park amenities spread throughout. They are requesting a higher retaining wall on 12 lots because of the significant slope across the site. It will not be seen from the outside, and only the affected homes will see a taller wall.

CHAIR DE SALVIO understood the need for the Variance and did not have any concerns.

CHAIR DE SALVIO declared the Public Hearing closed.

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

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

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

45. 21-0659 - PUBLIC HEARING - APPLICANT/OWNER: LVG #5, LLC - For possible action on the following Land Use Entitlement project requests on 2.40 acres located at the southeast corner of Charleston Boulevard and Jones Boulevard (APNs 163-01-112-001 and 002), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open for Items 45-45d.

NICOLE EDDOWES, Senior Planner, said while the proposed commercial development and use of the structures is consistent with the previously approved plans for the subject site, the requested Variances for insufficient building setbacks and a parking lot loading zone reinforce the fact that the site has been overdeveloped. In addition, the requested Waiver and Exceptions of required perimeter and interior landscaping highlight the fact that the site is not designed to be compatible with surrounding development in the area; therefore, staff recommended denial of all applications. She noted that additional letters of protest had been received since publication.

ATTORNEY JENNIFER LAZOVICH said because of the way Jones Boulevard curves, the property is very narrow. She pointed out that the owner also owns the property immediately to the south. They are proposing to operate a convenience store at this site, such as a 7-Eleven. There is a church located on the other side of Jones Boulevard, and because Jones Boulevard is a 100 foot wide right of way, they are able to request a Waiver to allow off-sale beer and wine in conjunction with the 7-Eleven. She displayed the site plan, and explained the waivers needed are for the trash enclosure, loading zone, and a narrow point that requires a reduction in landscaping. Per code, all parking that is required had to be on the subject site, and the Waivers and Variances will help them accomplish that. She said the entire site will function as one once it is developed, and she thanked staff for working with her.

COMMISSIONER ROGAN said he discussed this item extensively with MS. LAZOVICH, and he said this will be a great look for Charleston Boulevard. He felt the Waiver was appropriate and had no concerns about the landscape reduction.

See Items 45a-45d for related backup.

CHAIR DE SALVIO declared the Public Hearing closed for Items 45-45d.

- 45a. 21-0659-VAR1 - VARIANCE - TO ALLOW A FIVE-FOOT CORNER SIDE YARD SETBACK WHERE 10 FEET IS THE MINIMUM REQUIRED

Minutes:

See Item 45 for related discussion and Items 45-45d for related backup.

Motion made by Jeff Rogan to Approve Items 45a-45d subject to condition(s)

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

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

- 45b. 21-0659-VAR2 - VARIANCE - TO ALLOW NO LOADING ZONE SPACE WHERE ONE IS REQUIRED

Minutes:

See Item 45 for related discussion and Items 45-45d for related backup.

Motion made by Jeff Rogan to Approve Items 45a-45d subject to condition(s)

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

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

- 45c. 21-0659-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 3,535 SQUARE-FOOT BEER/WINE/COOLER OFF-SALE ESTABLISHMENT USE WITH A WAIVER TO ALLOW A 292-FOOT SEPARATION FROM AN EXISTING CHURCH/HOUSE OF WORSHIP AND SCHOOL WHERE 400 FEET IS REQUIRED

Minutes:

See Item 45 for related discussion and Items 45-45d for related backup.

Motion made by Jeff Rogan to Approve Items 45a-45d subject to condition(s)

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

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

- 45d. 21-0659-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 3,535 SQUARE-FOOT GENERAL RETAIL STORE [CONVENIENCE STORE WITH FUEL PUMPS] WITH A WAIVER OF PERIMETER LANDSCAPE DEVELOPMENT STANDARDS

Minutes:

See Item 45 for related discussion and Items 45-45d for related backup.

Motion made by Jeff Rogan to Approve Items 45a-45d subject to condition(s)

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

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

46. 21-0670-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JOHNNIE RICHARDSON - For possible action on a Land Use Entitlement project request TO ALLOW A 15-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED AND A 17-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED FOR A PROPOSED SINGLE-FAMILY DWELLING on 0.39 acres at 5251 Racel Street (APN 125-12-801-036), R-E (Residence Estates) Zone, Ward 6 (Fiore). Staff recommends DENIAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open.

NICOLE EDDOWES, Senior Planner, reported that the current request is for a front yard setback of 15 feet and a rear yard setback of 17 feet. These setbacks are more in line with an R-SL (Residential Small Lot) zoned property that has a minimum lot size of 4,500 square feet, not an R-E (Residence Estates) zoned lot containing over 16,000 square feet. Staff found the request to be a self-imposed hardship and recommended denial of the request. She noted an additional letter of support had been received since publication.

JOHNNIE RICHARDSON appeared with his wife, MONIKE RICHARDSON, and explained they purchased this land from CHARLES SPROUL, who owns the property adjacent to them and was approved for the same setback variance. This is not a self-imposed hardship, as these lots were horse properties and one could not build a home with those setback restrictions.

BRAD KLOSS said MR. SPROUL did a great job on his property, but pointed out that Racel Street narrows down to 15 feet and had concerns that cars would be pushed in to that narrow space. To rectify this, he wished the approach would be moved to a different place and a fence similar to what MR. SPROUL has would be built.

MR. RICHARDSON said he met with the SPROUL'S and they have already successfully built a beautiful home in the community. They plan to duplicate this effort and transform the vacant land.

CHAIR DE SALVIO recalled approving the two lots to have homes built on them. He asked if they planned on building the same house with a reversed layout, and MR. RICHARDSON presented a photo of the home they just built in the community and said this home will be the same model. The Chair recognized that this is a very narrow property and confirmed through MR. RICHARDSON that their home will be slightly bigger than the SPROUL'S. He did not have any issues with what they are requesting, and MR. RICHARDSON added they want to build something nice in their community.

CHAIR DE SALVIO declared the Public Hearing closed.

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

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

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

47. 21-0671 - PUBLIC HEARING - APPLICANT/OWNER: SAW, LLC - For possible action on the following Land Use Entitlement project requests on 2.14 acres on the north side of Gilmore Avenue approximately 310 feet west of Campbell Road (APN 138-08-101-030), Ward 4 (Anthony). Staff recommends APPROVAL on 21-0671-ZON1 and 21-0671-VAC1. Staff recommends DENIAL on 21-0671-VAR1, 21-0671-VAR2, 21-0671-VAR3 and 21-0671-TMP1.

Minutes:

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

NICOLE EDDOWES, Senior Planner, said staff found the proposed R-CL (Single Family Compact Lot Residential) zoning district to be compatible with the existing surrounding zoning districts and staff is recommending approval of the requested Rezoning as well as the requested Petition to Vacate Government Patent Easements. On the other hand, staff is not able to support the requested Variances for reduced side yard setbacks and wall heights that exceed what is allowed by Title 19.06 as these are self-imposed hardships, and staff recommended denial of the requested Variances and associated Tentative Map

ATTORNEY JENNIFER LAZOVICH appeared representing Signature Homes and explained the site's location and surroundings. She said at some point in the past, the property owner deeded around 50 feet to the adjacent residential units for their rear yards. The plan is to only extend the wall on the east side at the request of the day care center's owner. She presented a site plan and noted one of the variances is only for two lots to have a five-yard side setback where 10 feet is required to ensure proper landscape and spacing on Gilmore Avenue. A city street with a cul-de-sac is being proposed, and a pedestrian gate will be installed for access to the community park.

Property owner ANGELA BERLUNER said she and her siblings also own the school next door, and supported the request as it will make their property more secure.

COMMISSIONER TOUSSAINT felt this was a great project. She said a few individuals called COUNCILMAN ANTHONY's office regarding what the wall will look like, and MS. LAZOVICH confirmed his liaison spoke to those individuals and made sure they had a better understanding. The Commissioner said the taller walls will reduce noise and provide more security. MS. LAZOVICH said she accepted all conditions.

Subsequent to the motion and vote, MS. LAZOVICH confirmed for CHAIR DE SALVIO that the new property line on the aerial map reflected the additional space four residences received from the property owner of this site.

See Items 47a-47f for related backup.

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

- 47a. 21-0671-ZON1 - REZONING - FROM: U (UNDEVELOPED) [ML (MEDIUM-LOW DENSITY RESIDENTIAL)] TO: R-CL (SINGLE FAMILY COMPACT-LOT)

Minutes:

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

Motion made by Donna Toussaint to Approve Items 47a-47f subject to condition(s)

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

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

- 47b. 21-0671-VAR1 - VARIANCE - TO ALLOW 10-FOOT TALL RETAINING WALLS WHERE SIX FEET IS THE MAXIMUM ALLOWED AND AN OVERALL WALL HEIGHT OF 16 FEET WHERE 12 FEET IS THE MAXIMUM ALLOWED FOR A RESIDENTIAL SUBDIVISION PERIMETER WALL

Minutes:

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

Motion made by Donna Toussaint to Approve Items 47a-47f subject to condition(s)

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

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

- 47c. 21-0671-VAR2 - VARIANCE - TO ALLOW A FIVE-FOOT CORNER YARD SETBACK WHERE 10 FEET IS REQUIRED AND A SETBACK COMBINATION OF EIGHT FEET WHERE 15 FEET IS REQUIRED FOR LOT #1

Minutes:

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

Motion made by Donna Toussaint to Approve Items 47a-47f subject to condition(s)

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

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

- 47d. 21-0671-VAR3 - VARIANCE - TO ALLOW A FIVE-FOOT CORNER YARD SETBACK WHERE 10 FEET IS REQUIRED AND A SETBACK COMBINATION OF EIGHT FEET WHERE 15 FEET IS REQUIRED ON LOT #18

Minutes:

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

Motion made by Donna Toussaint to Approve Items 47a-47f subject to condition(s)

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

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

47e. 21-0671-VAC1 - VACATION - PETITION TO VACATE U.S. GOVERNMENT PATENT EASEMENTS

Minutes:

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

Motion made by Donna Toussaint to Approve Items 47a-47f subject to condition(s)

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

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

47f. 21-0671-TMP1 - TENTATIVE MAP - SIGNATURE HOMES GILMORE 2.14 - FOR A PROPOSED 18-
LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

Minutes:

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

Motion made by Donna Toussaint to Approve Items 47a-47f subject to condition(s)

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

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

48. 21-0687-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: HILDIBERTO PEREZ - For possible
action on a Land Use Entitlement project request TO ALLOW AN EXISTING EIGHT-FOOT TALL SCREEN
WALL WHERE FIVE-FEET IS THE MAXIMUM HEIGHT ALLOWED at 401 Kane Avenue (APN 140-32-613-
029), R-1 (Single Family Residential) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open.

NICOLE EDDOWES, Senior Planner, said staff was not able to support the requested Variance for an eight-foot
tall screen wall in the front yard as the constructed screen wall was constructed without building permits, which
is a self-imposed hardship, and also contains a gate that would encourage vehicular traffic over existing
underground utility vaults which is not allowed. Staff recommended denial of the request, and if approved, a
Condition of Approval has been added to address the underground utility vaults located in front of the gate.

Applicant HILDIBERTO PEREZ said he was not ready to present his project and requested an abeyance to the
next Planning Commission meeting.

CHAIR DE SALVIO declared the Public Hearing closed.

Motion made by Trinity Haven Schlottman to Hold in Abeyance to 1/11/2022

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

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

49. 21-0689-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ELWARDT & TRACY TODD - For
possible action on a Land Use Entitlement project request TO ALLOW A SIX-FOOT TALL FRONT YARD
FENCE WHERE FIVE FEET IS THE MAXIMUM HEIGHT ALLOWED at 1101 South 6th Street (APN 162-03-
511-002), R-1 (Single Family Residential) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open.

NICOLE EDDOWES, Senior Planner, said staff recommended denial of the requested variance as the

construction of the fence was performed without a building permit and is a self-imposed hardship. She noted that an additional letter of protest had been received since publication.

TODD and TRACY ELWARDT explained the variance is needed for safety and aesthetics. The property was constructed in 1973 and there was no fence in place. In October, he constructed the fence six inches above the five-foot maximum without a permit because they have had numerous homeless individuals dwelling on the property. On one occasion, their home was invaded in broad daylight. They also leave trash behind, such as broken glass, which poses a safety concern. He conducted research before building the fence, and he made sure it was in keeping with the local design elements of the John S. Park neighborhood. MR. ELWARDT also noted they received bad advice from two different builders and a real estate agent, and he apologized for not requesting approval prior to construction. He presented information from a security company that recommended a fence be six to seven feet high in order to deter general intruders, and he displayed photos of other residents that have identical fencing. In closing, he requested approval from the Commission for the safety of his family, and he noted that the fence was granted a Certificate of Appropriateness by the Historic Preservation Commission (HPC). They agreed to all conditions.

MIKE GANSON said MR. ELWARDT should have known that a permit was needed. He objected to the aesthetic of the spikes on the fence that are protruding into his neighbor's property and he said there are many other fences in the area that are in violation of the code. Lastly, he said there needs to be sidewalks in this historic district.

JEANNE ASMUSSEN felt the fence was appropriate in the front yard, but it looks more aggressive in the back yard. She wished they obtained permits, and the City needs to do a better job of enforcement.

PATRICIA ROBERTSON understood the issues with transients and felt a six-foot high fence is necessary for security purposes.

Responding to the comments made by MR. GANSON, MR. ELWARDT said the block wall between the two homes is on their property. They physically measured to show that the tip of the spikes are flush with the edge of the wall and therefore do not protrude on to their property. Further, there are several others with the same style of fence spikes in the neighborhood, including at the Zac Bagan's Haunted Museum. MS. ELWARDT said this has turned more personal, and the bulk of the residents are happy that they matched the aesthetic of the neighborhood and they are keeping their family safe. She said MR. GANSON has a history of saying unsavory things since they moved in, including to her 13-year-old daughter. This is very retaliatory in nature and they just want to keep their family safe.

COMMISSIONER SCHLOTTMAN asked if the HPC looked at the fence, to which they responded they looked at it last week and granted the Certificate of Appropriateness. The Commissioner confirmed their fence was about six inches past what the code allows and did not have much of a concern with the height because it is open. Rather, he had an issue with the spikes that hang over and he asked to hear from the other Commissioners.

COMMISSIONER ROGAN noted the application was for the front yard fence. The spikes are on the rear yard fencing, and therefore are not part of this application. He said this is consistent with what has been approved before and he would support the application.

COMMISSIONER TOUSSAINT reiterated her love of the John S. Park neighborhood, and offered her support for the project.

COMMISSIONER WILLIAMS and CHAIR DE SALVIO said they would also support the project.

CHAIR DE SALVIO declared the Public Hearing closed.

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

NOTE: Commissioner Williams disclosed that although he has known Todd Elwardt for several years and he has worked in the capacity of a consultant with his current employer, it does not affect his judgement and he would be voting on the item.

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

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

50. 21-0690-WVR1 - WAIVER - PUBLIC HEARING - APPLICANT: CREATE ME, LLC - OWNER: JX ENTERPRISE, LLC - For possible action on a Land Use Entitlement project request TO ALLOW 27 PARKING SPACES WHERE 53 SPACES ARE REQUIRED on 0.36 acres at 1312 East Charleston Boulevard (APN 162-02-110-006), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open.

NICOLE EDDOWES, Senior Planner, reported the subject site was originally designed for a retail use and the proposed banquet facility intensifies the parking need at the site resulting in the requested Waiver for parking. Staff found the request to be a self-imposed hardship and recommended denial of the request. She said an additional letter of support had been received since publication.

NATHAN TAYLOR, Taylor Consulting Group, Inc., explained the site is an old O'Reilly Auto Parts facility that has faced a myriad of issues, but he clarified that there are no longer any open Code Enforcement violations. He confirmed through staff that the required parking is calculated for the entire building, and not just the portions that are intended to be used. MR. TAYLOR said the assembly area where the banquets would take place is only about 1,000 square feet, which amounts to approximately 50 people, and they therefore have enough parking. He agreed to all conditions.

COMMISSIONER SCHLOTTMAN said he reviewed the application and described the surrounding area. His opinion would be different if this was located elsewhere, and he did not foresee anybody parking in the nearby residential area.

CHAIR DE SALVIO asked if this building was previously parking deficient, and MS. EDDOWES said it was calculated for a retail use, but it is now being changed to a banquet use. This is a more intense use that often brings more parking needs, and that is why a Waiver is required.

CHAIR DE SALVIO declared the Public Hearing closed.

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

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

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

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

51. 21-0694 - PUBLIC HEARING - APPLICANT/OWNER: SPACEMAKER, LLC - For possible action on the following Land Use Entitlement project requests on 0.32 acres on the east side of Las Vegas Boulevard, approximately 142 feet south of Bonneville Avenue (APN 139-34-310-054), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open for Items 51-51b.

NICOLE EDDOWES, Senior Planner, explained the proposed outdoor banquet facility is not designed to support the overall goals or intent of the Downtown Las Vegas Master Plan and is not suitable for a permanent installation within the Civic & Business District. Therefore, staff recommended denial of the Special Use Permit (SUP) and Site Development Plan Review. She said an additional letter of protest had been received since publication.

Representative NEECOLE COCKERHAM said the owners have had the building since 2006, and they are willing to comply with all conditions. They are also willing to work with the City Surveyor to determine the mapping action and will complete the record. Additionally, they would like to disregard the Waiver for Appendix X of the Interim Downtown Las Vegas Development Standards, and she said the justification letter has been amended to reflect their request. All permits will be secured for inspection in compliance with Title 19 and other codes required by the Building and Safety Department. The Fire Development and Condition plan will be coordinated based on Public Works' current development of the sewer changes on the east side of the property. An SUP is being requested to allow community events at times that involve alcohol as well as underage events. The business will abide by two events per night, and the commercial space is relevant to the new pedestrian walkway that is being installed. MS. COCKERHAM advised that the landscape plan is still being designed, but they will provide pergolas for shading and cooling. She noted that the Public Works Department has a dedicated public right-of-way nearby, and the owners are willing to allow the five-foot drawback for their continued development. The geological soil survey has already identified the lines, and the east side of the property is suitable for the sewer connection. The installation will meet all drainage and flood requirements, and they are already working with an individual in the City's Environmental Compliance Department. They believe this development is on par ecologically and with the Vision 2045 Downtown Las Vegas Master Plan.

DAVID MASON introduced himself as the owner of 516 South 6th Street, and appeared representing TERRY MURPHY, who owns 520 South 6th Street, and RORY REID who lives at The Lucy and also represents The Rogers Foundation. They are also constructing The Beverly, a very special theater 300 feet away that they hope will not be negatively impacted by the noise this development would bring. As civic uses, their revenue models do not allow for large expenditures on security that an outdoor event center would require of them to keep their properties safe. The project is proposing over 13,000 square feet of outdoor live entertainment in the middle of offices, residences, courts and other civic buildings. The noise from this facility would be detrimental to all of their operations and place significant operational, security and financial burdens on their properties. He said patrons and staff will only have five parking spaces allotted and only four bathroom stalls for a 13,000 square foot facility, and the structured parking around them belongs to the government agencies that have strict security measures and cannot be shared. The three parties he is representing have worked together on parking issues to protect each other and the City. Their operations also operate in the evenings on the weekends, and they would be significantly burdened by this event center. There is no way to prevent patrons of this event center from attempting to enter their properties and litter after a night of alcohol and entertainment. In closing, he reiterated that they are long-time supporters of Downtown, but this use will be significantly incompatible for the area and he asked the Commission to deny the application.

MS. COCKERHAM said they do have security measures in place to address the parking, and they will abide by the conditions set on their license. Additionally, she pointed out that they are neighbors to wedding chapels on both sides, and those owners would like to use their space for potential receptions.

COMMISSIONER SCHLOTTMAN said he heard from individuals in the neighborhood about their concerns. He feared that a lot of the parking for this project would overflow onto 6th Street. There will also be a noise component to this project, and the Commissioner said this area does not often have a lot of noise. He was unsure how this would fit in with the civic uses nearby, and he asked to hear from the other Commissioners.

COMMISSIONER ROGAN loved the aesthetic of the project, but he felt this was a better fit for the Arts District. He could not support it in this location, and hoped they could move it elsewhere.

COMMISSIONER TOUSSAINT shared the concerns about parking, and said she could not offer her support.

See Items 51a and 51b for related backup.

CHAIR DE SALVIO declared the Public Hearing closed for Items 51-51b.

- 51a. 21-0694-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 13,939 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE

Minutes:

See Item 51 for related discussion and Items 51-51b for related backup.

Motion made by Trinity Haven Schlottman to Deny Items 51a and 51b

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

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

- 51b. 21-0694-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR FOUR PROPOSED PRE-FABRICATED STRUCTURES CONSISTING OF A 520 SQUARE-FOOT BAR AND KITCHEN BUILDING, TWO 160-SQUARE-FOOT RESTROOM BUILDINGS, AND A 800 SQUARE-FOOT OFFICE BUILDING WITH WAIVERS OF THE APPENDIX F INTERIM DOWNTOWN DEVELOPMENT STANDARDS

Minutes:

See Item 51 for related discussion and Items 51-51b for related backup.

Motion made by Trinity Haven Schlottman to Deny Items 51a and 51b

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

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

52. 21-0705-VAC1 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: SYMPHONY PARK VEGAS C, LLC.
- For possible action on a Land Use Entitlement project request on a Petition TO VACATE PUBLIC RIGHT-OF-WAY ON WEST BRIDGER AVENUE BETWEEN GRAND CENTRAL PARKWAY AND PROMENADE PLACE, AND A PORTION OF PUBLIC RIGHT-OF-WAY ON THE EAST SIDE OF GRAND CENTRL PARKWAY SOUTH OF WEST BRIDGER AVENUE, Ward 5 (Crear). Staff recommends APPROVAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open.

NICOLE EDDOWES, Senior Planner, explained the requested Petition to Vacate will facilitate the development of an approved Mixed-Use development on Parcels C and D of Symphony Park and staff recommended approval of the request.

KEVIN HOUSE, Southern Land Company, looked forward to completing these projects.

CHAIR DE SALVIO declared the Public Hearing closed.

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

NOTE: Commissioner Rogan abstained from voting on this item as he lives at Auric Symphony Park, a project owned and built by the Southern Land Company.

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

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

DIRECTOR'S BUSINESS:

53. 21-0710-TXT1 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to amend LVMC Title 19.09 regarding Form-Based Code, and to provide for other related matters. Staff recommends APPROVAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open.

MICHAEL HOWE, Planning Section Manager, explained there are 13 different transect zones in the Form-

Based Code, and they each have their own permitted uses table. They are proposing to consolidate all of those into one table for clarity and cohesiveness in anticipation of the future consolidation of industrial land uses and the work they are doing with alcohol uses.

CHAIR DE SALVIO declared the Public Hearing closed.

Motion made by Louis De Salvio to Approve

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

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

54. 21-0771 - PUBLIC HEARING - APPLICANT: SC LANDCO, LLC - OWNER: NORTHLAND, LLC, ET AL - For possible action on a request for AN AMENDMENT TO THE AMENDED AND RESTATED SUNSTONE PARKS AGREEMENT (EXHIBIT D) OF THE AMENDED AND RESTATED SUNSTONE DEVELOPMENT AGREEMENT on approximately 629 acres at the southwest corner of Moccasin Road and N Skye Canyon Park Drive (APNs Multiple), Ward 6 (Fiore). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open for Items 54-54b.

PETER LOWENSTEIN, Deputy Planning Director, explained this item will allow for a third party to take over the roles and responsibilities of maintaining the age-qualified section of the community. It also involves the contractual agreement regarding the change of assignment in which the City Council will have to approve. Subsequent to their approval, there will be an ordinance to formalize the amendment.

ATTORNEY BOB GRONAUER thanked staff for working on the agreement and offered to answer any questions.

See Items 54a and 54b for related backup.

CHAIR DE SALVIO declared the Public Hearing closed for Items 54-54b.

- 54a. 21-0771-DIR1 - DIRECTOR'S BUSINESS - FOR AN AMENDMENT TO THE AMENDED AND RESTATED SUNSTONE PARKS AGREEMENT (EXHIBIT D) OF THE AMENDED AND RESTATED SUNSTONE DEVELOPMENT AGREEMENT FOR THE INCLUSION OF A LIMITED ASSIGNMENT AGREEMENT AND SAID AGREEMENT FOR PARK 3

Minutes:

See Item 54 for related discussion and Items 54-54b for related backup.

Motion made by Louis De Salvio to Approve Items 54a and 54b

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

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

- 54b. 21-0771-DIR2 - DIRECTOR'S BUSINESS - FOR A LIMITED ASSIGNMENT AGREEMENT BETWEEN SC EASTLAND, LLC AND SHS CLUB OWNER, LLC FOR THE ASSIGNMENT OF PARK 3 OF THE AMENDED AND RESTATED SUNSTONE PARKS AGREEMENT (EXHIBIT D) OF THE AMENDED AND RESTATED SUNSTONE DEVELOPMENT AGREEMENT

Minutes:

See Item 54 for related discussion and Items 54-54b for related backup.

Motion made by Louis De Salvio to Approve Items 54a and 54b

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

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

Citizens Participation:

55. Citizens Participation: Public comment during this portion of the agenda must be limited to matters within the jurisdiction of the Planning Commission. No subject may be acted upon by the Planning Commission unless that subject is on the agenda and is scheduled for action. If you wish to be heard, come to the podium and give your name for the record. The amount of discussion on any single subject, as well as the amount of time any single speaker is allowed, may be limited.

Minutes:

CHAIR DE SALVIO thanked his fellow Commissioners for allowing him to be the Chair, and he looked forward to finishing out his term. He also thanked former Planning Commissioner VICKI QUINN for assisting him when he first became a Commissioner and wished everyone Happy Holidays.

The meeting was adjourned at 9:53 p.m.

Respectfully submitted:

Cheyenne LaRance, Deputy City Clerk

Debra A. Outland, Deputy City Clerk

THIS MEETING WAS PROPERLY NOTICED AND POSTED AT THE FOLLOWING LOCATIONS
IN ACCORDANCE WITH THE NOTICING STANDARDS AS OUTLINED IN NRS 241.020:

The City of Las Vegas website – www.lasvegasnevada.gov

The Nevada Public Notice website – notice.nv.gov

City Hall, 495 South Main Street, 1st Floor