

Mayor Carolyn G. Goodman (At-Large)  
Mayor Pro Tem Brian Knudsen (Ward 1)  
Councilwoman Victoria Seaman (Ward 2)  
Councilwoman Olivia Diaz (Ward 3)  
Councilwoman Francis Allen-Palenske (Ward 4)  
Councilman Cedric Crear (Ward 5)  
Councilwoman Nancy E. Brune (Ward 6)



Commissioner Jeff Rogan, Chair  
Commissioner Sam Cherry, Vice Chair  
Commissioner Trinity Haven Schlottman  
Commissioner Anthony Williams  
Commissioner Donald Walsh  
Commissioner Serena Kasama  
Commissioner Jennifer Taylor

## Planning Commission Minutes

Council Chambers - 495 South Main Street - Phone 702-229-6011  
City of Las Vegas Internet Address: [www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)

**March 14, 2023**  
**6:00 PM**

### BUSINESS ITEMS:

1. Call to Order

Minutes:

CHAIR ROGAN 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](http://www.lasvegasnevada.gov); and The Nevada Public Notice website – [notice.nv.gov](http://notice.nv.gov).

3. Roll Call

Minutes:

PRESENT: CHAIR ROGAN and COMMISSIONERS CHERRY, SCHLOTTMAN, WILLIAMS, WALSH, KASAMA (via teleconference), and TAYLOR

ALSO PRESENT: SETH FLOYD, Director of Community Development; NICOLE EDDOWES, Community Development Coordinator; FRED SOLIS, Planning Manager; JONATHAN BOYLES, Sr. Planner; CHRISTIAN GATES, Planner I; SHERRI SHOUP, Deputy Fire Marshal; VICTOR BOLANOS, Sr. Engineering Associate; JIM LEWIS, Deputy City Attorney IV; and ASHLEY FOSTER and BRIAN CARROLL, Deputy City Clerks

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

Minutes:

None.

5. For Possible Action to Approve the Final Minutes for the Planning Commission Meeting of February 14, 2023

Motion made by Sam Cherry to Approve

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

For-Serena Kasama, Anthony Williams, Trinity Haven Schlottman, Jeff Rogan, Sam Cherry, Donald Walsh, Jennifer Taylor;

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

Minutes:

NICOLE EDDOWES, Community Development Coordinator, announced requests by the applicants to abey Items 24 and 25 to the April 11, 2023 Planning Commission Meeting.

Motion made by Sam Cherry to Hold in Abeyance Items 24a-24b and 25a-25c to 4/11/2023

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

For-Serena Kasama, Anthony Williams, Trinity Haven Schlottman, Jeff Rogan, Sam Cherry, Donald Walsh, Jennifer Taylor;

### 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. 22-0735-EOT1 - EXTENSION OF TIME - APPLICANT/OWNER: MAMMOTH UNDERGROUND, LLC - For possible action on a Land Use Entitlement project request for the first Extension of Time of a previously approved Site Development Plan Review (20-0352-SDR1) FOR A PROPOSED 6,580 SQUARE-FOOT STORAGE BUILDING WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS, NO ADDITIONAL PAVING MATERIALS WHERE SUCH IS REQUIRED, A ZERO-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED AND 28 PARKING SPACES WHERE 30 SPACES ARE REQUIRED on 2.61 acres at 419, 421 and 507 West Bonanza Road (APNs 139-27-401-010 and 011), T5-M (T5 Maker) Zone, Ward 5 (Crear). Staff recommends APPROVAL.

Motion made by Sam Cherry to Approve the Consent Agenda except Item(s) None

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

For-Serena Kasama, Anthony Williams, Trinity Haven Schlottman, Jeff Rogan, Sam Cherry, Donald Walsh, Jennifer Taylor;

8. 23-0014 - APPLICANT/OWNER: ROBIN CAMACHO, LLC - For possible action on the following Land Use Entitlement project requests on 0.17 acres at the southwest corner of Garces Avenue and South 1st Street (APN 139-34-301-016), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

See Items 8a and 8b for related backup.

- 8a. 23-0014-EOT1 - EXTENSION OF TIME - SPECIAL USE PERMIT - FOR THE THIRD EXTENSION OF TIME OF AN APPROVED SPECIAL USE PERMIT (SUP-67886) FOR A PROPOSED 3,173 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) USE WITH A 3,936 SQUARE-FOOT OUTDOOR PATIO AREA

Minutes:

See Items 8-8b for related backup.

Motion made by Sam Cherry to Approve the Consent Agenda except Item(s) None

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

For-Serena Kasama, Anthony Williams, Trinity Haven Schlottman, Jeff Rogan, Sam Cherry, Donald Walsh, Jennifer Taylor;

- 8b. 23-0014-EOT2 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - FOR THE THIRD EXTENSION OF TIME OF AN APPROVED SITE DEVELOPMENT PLAN REVIEW (SDR-67888) FOR A PROPOSED CONVERSION OF A SINGLE FAMILY DWELLING AND COMMERCIAL BUILDING INTO A 3,173 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) WITH A 3,936 SQUARE-FOOT OUTDOOR PATIO AREA

Minutes:

See Items 8-8b for related backup.

Motion made by Sam Cherry to Approve the Consent Agenda except Item(s) None

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

For-Serena Kasama, Anthony Williams, Trinity Haven Schlottman, Jeff Rogan, Sam Cherry, Donald Walsh, Jennifer Taylor;

9. 23-0023 - APPLICANT/OWNER: KYLE CANYON NEXT AND LAST FRONTIER, LLC - For possible action on the following Land Use Entitlement project requests on 2.61 acres at southwest corner of Oso Blanca Road and Kyle Canyon Road (APN 126-01-702-007), C-1 (Limited Commercial) Zone, Ward 6 (Brune). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

See Items 9a and 9b for related backup.

- 9a. 23-0023-EOT1 - EXTENSION OF TIME - VARIANCE - FIRST EXTENSION OF TIME FOR AN APPROVED VARIANCE (20-0281-VAR1) TO ALLOW 109 PARKING SPACES WHERE 121 ARE REQUIRED

Minutes:

See Items 9-9b for related backup.

Motion made by Sam Cherry to Approve the Consent Agenda except Item(s) None

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

For-Serena Kasama, Anthony Williams, Trinity Haven Schlottman, Jeff Rogan, Sam Cherry, Donald Walsh, Jennifer Taylor;

- 9b. 23-0023-EOT2 - EXTENSION OF TIME - SPECIAL USE PERMIT - FIRST EXTENSION OF TIME FOR AN APPROVED SPECIAL USE PERMIT (20-0281-SUP1) FOR A PROPOSED 1,000 SQUARE-FOOT ADDITION TO AN APPROVED 3,000 SQUARE-FOOT BEER/WINE/COOLER OFF-SALE ESTABLISHMENT

Minutes:

See Items 9-9b for related backup.

Motion made by Sam Cherry to Approve the Consent Agenda except Item(s) None

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

For-Serena Kasama, Anthony Williams, Trinity Haven Schlottman, Jeff Rogan, Sam Cherry, Donald Walsh, Jennifer Taylor;

10. 23-0038-EOT1 - EXTENSION OF TIME - VARIANCE - APPLICANT/OWNER: EVAN M. FRANK - For possible action on a Land Use Entitlement project request for the first Extension of Time of a previously approved

Variance (21-0021-VAR1) TO ALLOW AN EXISTING ACCESSORY STRUCTURE (CLASS II) [CARPORT] WITH A ZERO-FOOT DISTANCE SEPARATION FROM THE PRIMARY RESIDENCE WHERE SIX FEET IS REQUIRED, AND TO BE LOCATED IN FRONT OF THE PRIMARY STRUCTURE WHERE SUCH IS NOT ALLOWED on 0.20 acres at 555 Ellen Way (APN 162-03-314-056), R-1 (Single Family Residential) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

Motion made by Sam Cherry to Approve the Consent Agenda except Item(s) None

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

For-Serena Kasama, Anthony Williams, Trinity Haven Schlottman, Jeff Rogan, Sam Cherry, Donald Walsh, Jennifer Taylor;

### **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.

11. 22-0676 - PUBLIC HEARING - APPLICANT/OWNER: RAMPART PB HOLDINGS, LLC - For possible action on the following Land Use Entitlement project requests on 1.62 acres at 800 South Rampart Boulevard (APN 138-32-412-008), PD (Planned Development) and C-1 (Limited Commercial) Zones, Ward 2 (Seaman). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

CHAIR ROGAN declared the Public Hearing open for Items 11-18. There being no one present to speak, he declared the Public Hearing closed for Items 11-18.

See Items 11a and 11b for related backup.

- 11a. 22-0676-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED DRIVE THROUGH USE

Minutes:

See Item 11 for related discussion and Items 11-11b for related backup.

Motion made by Sam Cherry to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) None

NOTE: The video does not reflect the vote accurately, in that Commissioner Cherry abstained from voting on Item 18, as he is a principal in a company that has a business dispute with the owner of the LLC. Commissioner Schlottman also abstained from voting on Item 18, as he is under contract on a separate project with similar ownership.

For Items 13 and 15, Commissioner Cherry disclosed that he owns property within the notification area of or adjacent to those properties; however, this does not affect him any greater or lesser, and he would vote on those items.

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

For-Serena Kasama, Anthony Williams, Trinity Haven Schlottman, Jeff Rogan, Sam Cherry, Donald Walsh, Jennifer Taylor;

- 11b. 22-0676-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A MAJOR AMENDMENT TO A PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN REVIEW [Z-0030-92(7)] FOR PROPOSED FACADE IMPROVEMENTS, A 436 SQUARE-FOOT PATIO ADDITION, AND THE REMOVAL OF 12 PARKING SPACES FOR A PROPOSED 16,515 SQUARE-FOOT COMMERCIAL SHELL BUILDING

CONSISTING OF 3,000 SQUARE FEET OF RESTAURANT WITH DRIVE-THROUGH SPACE, 6,915 SQUARE FEET OF SHELL SPACE, AND A 6,660 SQUARE-FOOT ANIMAL HOSPITAL

Minutes:

See Item 11 for related discussion and Items 11-11b for related backup.

Motion made by Sam Cherry to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) None

NOTE: The video does not reflect the vote accurately, in that Commissioner Cherry abstained from voting on Item 18, as he is a principal in a company that has a business dispute with the owner of the LLC. Commissioner Schlottman also abstained from voting on Item 18, as he is under contract on a separate project with similar ownership.

For Items 13 and 15, Commissioner Cherry disclosed that he owns property within the notification area of or adjacent to those properties; however, this does not affect him any greater or lesser, and he would vote on those items.

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

For-Serena Kasama, Anthony Williams, Trinity Haven Schlottman, Jeff Rogan, Sam Cherry, Donald Walsh, Jennifer Taylor;

12. 22-0721-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 ANIMATED LED DISPLAY WALL SIGN AND EXISTING WALL SIGNS AT AN EXISTING PUBLIC PRIMARY SCHOOL on 7.70 acres at 900 Hinson Street (APN 139-31-801-021), C-V (Civic) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.

Minutes:

See Item 11 for related discussion.

Motion made by Sam Cherry to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) None

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

For-Serena Kasama, Anthony Williams, Trinity Haven Schlottman, Jeff Rogan, Sam Cherry, Donald Walsh, Jennifer Taylor;

13. 23-0026-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NEVADA BREW WORKS - OWNER: PROVIEW SERIES 32 - For possible action on a Land Use Entitlement project request FOR A PROPOSED GAMING ESTABLISHMENT, RESTRICTED USE (1 TO 5 MACHINES) at 1327 South Main Street, Suite #160 (APN 162-03-105-008), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:

See Item 11 for related discussion.

Motion made by Sam Cherry to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) None

NOTE: Commissioner Cherry disclosed that he owns property within the notification area of or adjacent to those properties; however, this does not affect him any greater or lesser, and he would vote on Items 13 and 15.

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

For-Serena Kasama, Anthony Williams, Trinity Haven Schlottman, Jeff Rogan, Sam Cherry, Donald Walsh, Jennifer Taylor;

14. 23-0031-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: THE PUNK ROCK MUSEUM, INC. - OWNER: 1422 WESTERN AVENUE, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 1,045 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE WITH A 500 SQUARE-FOOT OUTDOOR PATIO AREA at 1422 Western Avenue (APN 162-04-602-016), M (Industrial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:

See Item 11 for related discussion.

Motion made by Sam Cherry to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) None

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

For-Serena Kasama, Anthony Williams, Trinity Haven Schlottman, Jeff Rogan, Sam Cherry, Donald Walsh, Jennifer Taylor;

15. 23-0033-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BANGKOK STREET GROUP, LLC - OWNER: ENCRYPTIC, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 3,000 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE at 611 Fremont Street, Suite #150 (APN 139-34-611-019), T6-UC (T6-Urban Core) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:

See Item 11 for related discussion.

Motion made by Sam Cherry to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) None

NOTE: Commissioner Cherry disclosed that he owns property within the notification area of or adjacent to those properties; however, this does not affect him any greater or lesser, and he would vote on Items 13 and 15.

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

For-Serena Kasama, Anthony Williams, Trinity Haven Schlottman, Jeff Rogan, Sam Cherry, Donald Walsh, Jennifer Taylor;

16. 23-0034-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JOEL ACOBA - OWNER: GWHC NEVADA, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED TATTOO PARLOR/BODY PIERCING STUDIO USE at 8450 West Sahara Avenue, Suite #101 (APN 163-04-406-004), C-1 (Limited Commercial) Zone, Ward 2 (Seaman). Staff recommends APPROVAL.

Minutes:

See Item 11 for related discussion.

Motion made by Sam Cherry to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) None

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

For-Serena Kasama, Anthony Williams, Trinity Haven Schlottman, Jeff Rogan, Sam Cherry, Donald Walsh, Jennifer Taylor;

17. 23-0036-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: FEM, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED MAJOR AMENDMENT TO A PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN REVIEW (21-0009-SDR1) FOR

A PROPOSED COMMERCIAL DEVELOPMENT CONSISTING OF AN EXISTING 4,565 SQUARE-FOOT RESTRICTED GAMING ESTABLISHMENT, AN APPROVED 5,200 SQUARE-FOOT CONVENIENCE STORE WITH FUEL PUMPS, TWO PROPOSED RESTAURANTS WITH DRIVE THROUGHS TOTALING 4,111 SQUARE FEET AND RECONFIGURATION OF THE PARKING LOT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS on a 2.67-acre portion of 4.45-acre site at the northwest corner of Sahara Avenue and Maryland Parkway (APN 162-03-812-002), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:

See Item 11 for related discussion.

Motion made by Sam Cherry to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) None

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

For-Serena Kasama, Anthony Williams, Trinity Haven Schlottman, Jeff Rogan, Sam Cherry, Donald Walsh, Jennifer Taylor;

18. 23-0044-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: TIKI FABULOUS - OWNER: STICKY IX, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 1,545 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE at 1321 South Commerce Street (APN 162-03-105-015), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:

See Item 11 for related discussion.

Motion made by Sam Cherry to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) None

NOTE: The video does not reflect the vote accurately, in that Commissioner Cherry abstained from voting on this item, as he is a principal in a company that has a business dispute with the owner of the LLC. Commissioner Schlottman also abstained from voting on this item, as he is under contract on a separate project with similar ownership.

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

For-Serena Kasama, Anthony Williams, Jeff Rogan, Donald Walsh, Jennifer Taylor; Abstain-Trinity Haven Schlottman, Sam Cherry;

### **PUBLIC HEARING ITEMS**

19. ABEYANCE - 22-0672 - PUBLIC HEARING - APPLICANT/OWNER: ART OF BARBERING, LLC - For possible action on the following Land Use Entitlement project requests on 0.66 acres at the southeast corner of Miller Avenue and Martin L King Boulevard (APNs 139-21-510-078 and 079), C-2 (General Commercial) Zone, Ward 5 (Crear). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

This item was heard subsequent to Item 26.

CHAIR ROGAN declared the Public Hearing open for Items 19-19b.

CHRISTIAN GATES, Planner I, reported that while the type of development proposed is appropriate for this site, as designed, the site cannot accommodate the proposed building as evidenced by multiple Waiver requests of perimeter landscape buffer, loading zone placement, and building orientation requirements. A monument sign is also proposed that does not meet height standards, prompting a Variance where the applicant created a self-imposed hardship, as no evidence of a unique or extraordinary circumstance had been presented. Therefore, staff recommended denial of the Variance and Site Development Plan Review requests,

subject to conditions if approved.

ROYAL BYRON, owner of the property, and JASON MAHEU, helping as a representative, were present. MR. MAHEU said MR. BYRON was looking to relocate his barber school to the subject site, and additional income could be received from retail suites within the building.

COMMISSIONER WILLIAMS said he met with MR. BYRON, who had allowed the abeyance to give the Commissioner an opportunity to visit the site. They spoke about the building orientation and layout. The Commissioner was not okay with the 15-foot tall monument sign; however, he noted MR. BYRON agreed to stay within the sign requirements.

See Items 19a and 19b for related backup.

CHAIR ROGAN declared the Public Hearing closed for Items 19-19b.

19a. ABEYANCE - 22-0672-VAR1 - VARIANCE - TO ALLOW A 15-FOOT TALL MONUMENT SIGN WHERE 10 FEET IS ALLOWED

Minutes:

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

Motion made by Anthony Williams to Deny

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

For-Serena Kasama, Anthony Williams, Trinity Haven Schlottman, Jeff Rogan, Sam Cherry, Donald Walsh, Jennifer Taylor;

19b. ABEYANCE - 22-0672-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED TWO-STORY, 8,535 SQUARE-FOOT BUSINESS SCHOOL AND OFFICE DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS, TO NOT ORIENT THE BUILDING TO THE CORNER AND STREET FRONTAGES WHERE SUCH IS REQUIRED AND TO ALLOW A LOADING ZONE AT THE STREET FRONTAGE WHERE REQUIRED TO BE PLACED ON THE SITE INTERIOR

Minutes:

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

Motion made by Anthony Williams to Approve subject to conditions

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

For-Serena Kasama, Anthony Williams, Trinity Haven Schlottman, Jeff Rogan, Sam Cherry, Donald Walsh, Jennifer Taylor;

20. ABEYANCE - RENOTIFICATION - 22-0723-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ALLURE HOMEOWNERS ASSOCIATION - For possible action on a Land Use Entitlement project request TO ALLOW TWO FREESTANDING SIGNS ALONG THE SAHARA AVENUE FRONTAGE WHERE ONE SIGN IS ALLOWED, A PROPOSED MONUMENT SIGN TO BE LOCATED 27 FEET FROM AN EXISTING FREESTANDING SIGN WHERE A MINIMUM OF 100 FEET OF SEPARATION IS REQUIRED, AND A SIGN AREA OF 275 SQUARE FEET WHERE 75 SQUARE FEET IS THE MAXIMUM ALLOWED on 2.05 acres at 200 West Sahara Avenue (APN 162-04-815-000), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

Minutes:

CHAIR ROGAN declared the Public Hearing open.

JONATHAN BOYLES, Sr. Planner, reported that Title 19 only allows one freestanding sign on this site based on the width of the property. The applicant is requesting a Variance of Title 19 sign standards in order to allow an additional sign on this location, and the proposed sign exceeds the allowed area for monument signs. However, no evidence of a unique or extraordinary circumstance has been presented, and the applicant has created a self-imposed hardship. Reducing the sign's size and placing it in a different location would allow conformance to the Title 19 requirements. He noted additional letters of protest and support were received since publication.

MIKE WEBER, homeowner at the Allure, said he has lived at the location for seven years and was asked to put high-rise letters on the building, as he has been in the sign business for 32 years. The building is about a football field in property length on Sahara Avenue and 460 feet in height. He recommended not installing an illuminated sign on the building; therefore, he was asked to construct a monument sign where trees used to exist on the site. MR. WEBER pointed out that the building has no identification except for pylon in the front that is 20 feet tall with letters that are only 20 inches tall. He displayed renderings of the proposed signage on the overhead.

COMMISSIONER SCHLOTTMAN said he reviewed this item and did not have a problem with it. It is located on Sahara Avenue, and the lighting will not shine into anyone's front yard. He thought the scale along with the building was compatible, and it had been designed nicely.

CHAIR ROGAN declared the Public Hearing closed.

Motion made by Trinity Haven Schlottman to Approve subject to conditions

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

For-Serena Kasama, Anthony Williams, Trinity Haven Schlottman, Jeff Rogan, Sam Cherry, Donald Walsh, Jennifer Taylor;

21. 22-0680-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: FREDERICK GOMPF, JR. - For possible action on a Land Use Entitlement project request TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED, A ZERO-FOOT SEPARATION FROM THE PRIMARY DWELLING WHERE SIX FEET IS REQUIRED, AND AN EXISTING ACCESSORY STRUCTURE (CLASS II) [SHED] TO NOT BE AESTHETICALLY COMPATIBLE WITH THE PRIMARY DWELLING WHERE SUCH IS REQUIRED on 0.15 acres at 4433 Sunrise Avenue (APN 140-32-310-192), R-1 (Single Family Residential) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

Minutes:

CHAIR ROGAN declared the Public Hearing open.

CHRISTIAN GATES, Planner I, reported that this Variance request is the result of a Code Enforcement action, which cited a metal shed on the west side of the property and within the required setbacks. Staff found this to be a self-created hardship that is not related to the physical characteristics of the property; therefore, staff recommended denial of the Variance request, subject to conditions if approved. He noted additional letters of protest were received since publication.

FREDERICK GOMPF, JR. said he constructed the shed, as he needed a place to put his tools, which he uses to work on projects.

COMMISSIONER SCHLOTTMAN said he reviewed the item, noting the Commissioners look at a lot of these items. He understood what MR. GOMPF said but noted the setbacks are there for a reason. The materials are not aesthetically compatible with the rest of the dwelling, and there is already a code enforcement complaint and letters of protest. He could not support this item and would follow staff's recommendation for denial.

MR. GOMPF said he intends to change the wall to match the fence, but he has not been physically able to do so yet. COMMISSIONER SCHLOTTMAN appreciated the effort, but he visited the neighborhood to see if this

was common, and there were very few add-ons and sheds built to the property line. This is a self-imposed hardship, and state law does not allow him to override without any real justification.

CHAIR ROGAN declared the Public Hearing closed.

Motion made by Trinity Haven Schlottman to Deny

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

For-Serena Kasama, Anthony Williams, Trinity Haven Schlottman, Jeff Rogan, Sam Cherry, Donald Walsh, Jennifer Taylor;

22. 22-0717 - PUBLIC HEARING - APPLICANT/OWNER: SUNRISE MOUNTAINVIEW HOSPITAL, INC. - For possible action on the following Land Use Entitlement project requests on 2.02 acres at 6540 North Hualapai Way (APN 125-19-401-002), C-1 (Limited Commercial) Zone, Ward 4 (Allen-Palenske). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

These items were pulled forward and heard subsequent to the One Motion One Vote Agenda (Items 11-18).

CHAIR ROGAN declared the Public Hearing open for Items 22-22c.

JONATHAN BOYLES, Sr. Planner, reported that staff determined the proposed project is compatible with surrounding development in the area, and the requested landscape buffer Waiver will have a minimal negative impact to the existing high school and residential development in the surrounding area. Also, the subject site is located within the La Madre Foothills area of the City of Las Vegas 2050 Master Plan. This area of the Master Plan lacks major city and regional facilities, including community centers and other civic services. The master plan goes on to state, "A greater need for both hospital facilities and ICU (intensive care unit) capacity exists in the underserved northwestern planning areas. Overall, expansions to existing hospitals or the addition of smaller hospital facilities may help increase overall hospital capacity." Therefore, staff recommended approval of this project with conditions. He noted additional letters of protest were received since publication.

JENNIFER ESCOBEDO identified herself as the civil engineer for the project, representing the applicant, and said they are proposing a 10,840-square-foot, freestanding emergency room, which will be located south of the interchange at the 215 Beltway and Hualapai Way. It is directly east of Centennial High School and adjacent to property owned by the BLM (Bureau of Land Management), which she believed is being considered for an NV Energy site. The south parcel is zoned R-E (Residence Estates), and she is not aware of what future development may come in. The applicant proposed to vacate the patent easements that run along the south and east property lines and install the half-street improvements along Darling Road, as well as complete the roadway improvements on Hualapai Way, adjacent to the project. The facility will operate 24/7, has a total of 12 beds, and there are six staff members on site. There is also 24-hour security monitored with cameras and staff.

COMMISSIONER KASAMA thought this item was straight forward. She felt that the project will serve a much needed purpose in Ward 4, and she has saw the benefit of these types of buildings.

See Items 22a-22c for related backup.

CHAIR ROGAN declared the Public Hearing closed for Items 22-22c.

- 22a. 22-0717-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 1,000 GALLON LIQUEFIED PETROLEUM GAS INSTALLATION (OVER 288 GALLONS) USE

Minutes:

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

Motion made by Serena Kasama to Approve Items 22a-22c subject to condition(s)

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

For-Serena Kasama, Anthony Williams, Trinity Haven Schlottman, Jeff Rogan, Sam Cherry, Donald Walsh, Jennifer Taylor;

- 22b. 22-0717-VAC1 - VACATION - TO VACATE EXISTING U.S. GOVERNMENT PATENT EASEMENTS GENERALLY LOCATED ON THE EAST SIDE OF HUALAPAI WAY, APPROXIMATELY 690 FEET NORTH OF CENTENNIAL PARKWAY

Minutes:

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

Motion made by Serena Kasama to Approve Items 22a-22c subject to condition(s)

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

For-Serena Kasama, Anthony Williams, Trinity Haven Schlottman, Jeff Rogan, Sam Cherry, Donald Walsh, Jennifer Taylor;

- 22c. 22-0717-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 10,840 SQUARE-FOOT CLINIC DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS AND BUILDING ORIENTATION

Minutes:

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

Motion made by Serena Kasama to Approve Items 22a-22c subject to condition(s)

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

For-Serena Kasama, Anthony Williams, Trinity Haven Schlottman, Jeff Rogan, Sam Cherry, Donald Walsh, Jennifer Taylor;

23. 22-0738 - PUBLIC HEARING - APPLICANT/OWNER: DFA, LLC - For possible action on the following Land Use Entitlement project requests on 3.91 acres on the south side of Washington Avenue between Tonopah Drive and Harvey Munford Street (APNs 139-28-301-002, 139-28-302-001, 002 and 032; and 139-28-303-001), R-E (Residence Estates) Zone, Ward 5 (Crear). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

CHAIR ROGAN declared the Public Hearing open for Items 23-23e.

CHRISTIAN GATES, Planner I, reported that no evidence of a unique or extraordinary circumstance had been presented, in that the applicant created a self-imposed hardship by constructing eight-foot tall solid walls in the front yards of five residential lots where five feet with a maximum two-foot solid base is allowed. Therefore, staff recommended denial of these Variance requests, subject to conditions if approved. He noted additional letters of support were received since publication.

LLOYD BENSON and MACK McKNIGHT were present. MR. McKNIGHT said the Variance requests were made because of the front yard access on several parcels, which he pointed out on the overhead. A wall was constructed on the adjacent property so both sides of Washington Avenue could match. There is no setback on the other side of the road, and he pointed out where there is a tree orchard that donates produce to Three Square and Project 150.

MR. BENSON added that he is the owner's representative and said one of the reasons for the wall is to beautify Washington Avenue. They have been in the neighborhood for over 60 years and wished to be good neighbors and mindful of the residents' needs. One problem in the area is vagrancy, and they have had many talks about

extending the existing wall. He spoke about submitting an application for a permit in August, and he reached out to MR. McKNIGHT during that time frame. MR. BENSON was informed that he could begin constructing the wall with trenching while waiting for permit approval. They trenched for the footings, and a chainlink fence was removed, which resulted in opening up more of the property for more problems. He opined that the reason for denial was that there used to be houses on the site but pointed out that there are no front yards on Washington Avenue. He reiterated their desire to mirror the wall on the other side of the road.

COMMISSIONER WILLIAMS said he visited the site with the gentlemen, and a lot of this could have been avoided by going through the proper permitting process; however, the wall has been built well and matched the adjacent wall across Washington Avenue. He felt the need to support this application so they can move forward with completion of the project.

Subsequent to the vote, COMMISSIONER WALSH said the Commission denied a similar project at the last meeting that cost the owner \$40,000 to build. He hoped to see more uniformity in the future when dealing with these types of issues.

See Items 23a-23e for related backup.

CHAIR ROGAN declared the Public Hearing closed for Items 23-23e.

- 23a. 22-0738-VAR1 - VARIANCE - TO ALLOW AN EXISTING EIGHT-FOOT TALL SOLID WALL WITHIN THE FRONT SETBACK AREA WHERE FIVE FEET WITH A TWO-FOOT SOLID WALL BASE IS THE MAXIMUM ALLOWED [APN 139-28-301-002]

Minutes:

See Item 23 for related discussion and Items 23-23e for related backup.

Motion made by Anthony Williams to Approve subject to conditions

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

For-Serena Kasama, Anthony Williams, Trinity Haven Schlottman, Jeff Rogan, Sam Cherry, Donald Walsh, Jennifer Taylor;

- 23b. 22-0738-VAR2 - VARIANCE - TO ALLOW AN EXISTING EIGHT-FOOT TALL SOLID WALL WITHIN THE FRONT SETBACK AREA WHERE FIVE FEET WITH A TWO-FOOT SOLID WALL BASE IS THE MAXIMUM ALLOWED [APN 139-28-302-001]

Minutes:

See Item 23 for related discussion and Items 23-23e for related backup.

Motion made by Anthony Williams to Approve subject to conditions

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

For-Serena Kasama, Anthony Williams, Trinity Haven Schlottman, Jeff Rogan, Sam Cherry, Donald Walsh, Jennifer Taylor;

- 23c. 22-0738-VAR3 - VARIANCE - TO ALLOW AN EXISTING EIGHT-FOOT TALL SOLID WALL WITHIN THE FRONT SETBACK AREA WHERE FIVE FEET WITH A TWO-FOOT SOLID WALL BASE IS THE MAXIMUM ALLOWED [APN 139-28-302-002]

Minutes:

See Item 23 for related discussion and Items 23-23e for related backup.

Motion made by Anthony Williams to Approve subject to conditions

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

For-Serena Kasama, Anthony Williams, Trinity Haven Schlottman, Jeff Rogan, Sam Cherry, Donald Walsh, Jennifer Taylor;

- 23d. 22-0738-VAR4 - VARIANCE - TO ALLOW AN EXISTING EIGHT-FOOT TALL SOLID WALL WITHIN THE FRONT SETBACK AREA WHERE FIVE FEET WITH A TWO-FOOT SOLID WALL BASE IS THE MAXIMUM ALLOWED [APN 139-28-302-032]

Minutes:

See Item 23 for related discussion and Items 23-23e for related backup.

Motion made by Anthony Williams to Approve subject to conditions

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

For-Serena Kasama, Anthony Williams, Trinity Haven Schlottman, Jeff Rogan, Sam Cherry, Donald Walsh, Jennifer Taylor;

- 23e. 22-0738-VAR5 - VARIANCE - TO ALLOW AN EXISTING EIGHT-FOOT TALL SOLID WALL WITHIN THE FRONT SETBACK AREA WHERE FIVE FEET WITH A TWO-FOOT SOLID WALL BASE IS THE MAXIMUM ALLOWED [APN 139-28-303-001]

Minutes:

See Item 23 for related discussion and Items 23-23e for related backup.

Motion made by Anthony Williams to Approve subject to conditions

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

For-Serena Kasama, Anthony Williams, Trinity Haven Schlottman, Jeff Rogan, Sam Cherry, Donald Walsh, Jennifer Taylor;

24. 23-0027 - PUBLIC HEARING - APPLICANT: BANNER CENTENNIAL HILLS, LLC - OWNER: CENTENNIAL HILLS MOB OWNERS, LLC - For possible action on the following Land Use Entitlement project requests on 8.80 acres at the northwest corner of Durango Drive and Grand Montecito Parkway (APN 125-29-512-015), T-C (Town Center) Zone [UC-TC (Urban Center Mixed-Use - Town Center) Special Land Use Designation], Ward 4 (Allen-Palenske). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

See Item 6 for related discussion and Items 24a and 24b for related backup.

- 24a. 23-0027-VAR1 - VARIANCE - TO ALLOW 392 PARKING SPACES WHERE 440 ARE REQUIRED

Minutes:

See Item 6 for related discussion and Items 24-24b for related backup.

Motion made by Sam Cherry to Hold in Abeyance Items 24a-24b and 25a-25c to 4/11/2023

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

For-Serena Kasama, Anthony Williams, Trinity Haven Schlottman, Jeff Rogan, Sam Cherry, Donald Walsh, Jennifer Taylor;

- 24b. 23-0027-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A MAJOR AMENDMENT TO A PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN REVIEW (21-0764-SDR1) TO RECONFIGURE THE PARKING LOT FOR A PROPOSED 264-UNIT, MULTI-FAMILY RESIDENTIAL DEVELOPMENT

Minutes:

See Item 6 for related discussion and Items 24-24b for related backup.

Motion made by Sam Cherry to Hold in Abeyance Items 24a-24b and 25a-25c to 4/11/2023

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

For-Serena Kasama, Anthony Williams, Trinity Haven Schlottman, Jeff Rogan, Sam Cherry, Donald Walsh, Jennifer Taylor;

25. 23-0050 - PUBLIC HEARING - APPLICANT/OWNER: THE GOLDEN APARTMENTS, LLC - For possible action on the following Land Use Entitlement project requests on 3.03 acres at the northwest corner of Vegas Drive and Simmons Street (APNs 139-20-403-001 and 002), C-1 (Limited Commercial) Zone, Ward 5 (Crear). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

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

- 25a. 23-0050-VAR1 - VARIANCE - TO ALLOW 144 PARKING SPACES WHERE 193 ARE REQUIRED

Minutes:

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

Motion made by Sam Cherry to Hold in Abeyance Items 24a-24b and 25a-25c to 4/11/2023

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

For-Serena Kasama, Anthony Williams, Trinity Haven Schlottman, Jeff Rogan, Sam Cherry, Donald Walsh, Jennifer Taylor;

- 25b. 23-0050-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED MIXED-USE DEVELOPMENT

Minutes:

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

Motion made by Sam Cherry to Hold in Abeyance Items 24a-24b and 25a-25c to 4/11/2023

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

For-Serena Kasama, Anthony Williams, Trinity Haven Schlottman, Jeff Rogan, Sam Cherry, Donald Walsh, Jennifer Taylor;

- 25c. 23-0050-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED THREE-STORY MIXED-USE DEVELOPMENT WITH 112 MULTI-FAMILY RESIDENTIAL UNITS AND 7,403 SQUARE FEET OF COMMERCIAL FLOOR AREA, INCLUDING A CONVENIENCE STORE WITH FUEL PUMPS AND CANOPY WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS, RESIDENTIAL ADJACENCY STANDARDS AND BUILDING ORIENTATION STANDARDS

Minutes:

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

Motion made by Sam Cherry to Hold in Abeyance Items 24a-24b and 25a-25c to 4/11/2023

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

For-Serena Kasama, Anthony Williams, Trinity Haven Schlottman, Jeff Rogan, Sam Cherry, Donald Walsh, Jennifer Taylor;

26. 23-0093-WVR1 - WAIVER - PUBLIC HEARING - APPLICANT/OWNER: OSO BLANCO PB HOLDINGS, LLC - For possible action on a Land Use Entitlement project request TO ALLOW A 10-FOOT WIDE LANDSCAPE BUFFER ADJACENT TO A PORTION OF THE WEST PROPERTY LINE WHERE 15 FEET IS REQUIRED on 0.61 acres at 7530 Oso Blanca Road (APN 125-17-314-010), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Town Center Special Land Use Designation], Ward 4 (Allen-Palenske). Staff recommends DENIAL.

Minutes:

This item was pulled forward and heard subsequent to Items 22a-22c.

CHAIR ROGAN declared the Public Hearing open.

JONATHAN BOYLES, Sr. Planner, reported that staff found the request to be a self-imposed hardship, primarily due to the fact the subject building pad provides ample space to maintain the existing 15-foot-wide perimeter landscape buffer and plant materials adjacent to Oso Blanca Road. Therefore, staff recommended denial of the requested Waiver. He noted additional letters of support were received since publication.

GREG BORGELL appeared representing the proposed Pinkbox Doughnuts, which is a division of The Siegel Group. The Waiver affects a small portion of the frontage along Oso Blanca Road. His understanding was that a detached, meandering sidewalk within a 15-foot area of landscaping was required; however, the constructed sidewalk was not detached or meandering, and as a result, it does not satisfy that element of the landscape condition. By excluding the sidewalk, a portion of the landscaping along Oso Blanca Road is as little as 10 feet and a few inches. The developer has provided extra landscaping along Oso Blanca Road, which he pointed out on the overhead, so that the total landscaping is 2,308 square feet, as compared to the minimum requirement of 2,165 square feet. The applicant felt he has met the intent of the code but was unable to provide the full setback without interfering with the drive-through facility that is necessary to the operation. Further, he believed the landscaping code has been satisfied, and a sidewalk has already been constructed.

NICOLE EDDOWES, Community Development Coordinator, said the Town Center designation has specific sidewalk and streetscape requirements. This particular right-of-way was built to Town Center standards and has a detached sidewalk. Three feet of landscaping adjacent to the vehicular traffic, the sidewalk, and then additional landscaping were installed by the master developer of the shopping center as required by the Town Center designation. They were also required to put in an additional 15-foot landscape buffer, as required by code, which is adjacent to the right-of-way. The applicant is requesting to reduce the 15-foot landscape buffer required by code, thus the reason for the Waiver request.

COMMISSIONER KASAMA said it is has been good to have conversations with staff and the applicant. Overall she was in support but wished to clarify if the landscape plan meets SNWA (Southern Nevada Water Authority) coverage guidelines. MS. EDDOWES said if the Wavier is granted, it will eliminate the landscaping unless an additional condition of approval is added. COMMISSIONER KASAMA thought the rest of the parcel landscaping could make up for the loss. She wished to see this business move forward, as it was compatible with Ward 4 and would benefit the area.

COMMISSIONER SCHLOTTMAN asked if there are trees in the landscape plan. MR. BORGELL deferred to staff but he believed there was continuous landscaping, noting the applicant was agreeable to an added condition. The Commissioner referred to one of the photos in the backup and said it does not seem like the Commission will know if the trees will be removed or kept in place. MR. BORGELL reiterated that staff could add an additional condition, stating that he did not know if additional trees would be planted. COMMISSIONER SCHLOTTMAN was not in support of these items, as he did not think they were vetted enough to know what the applicant planned to do.

CHAIR ROGAN said it looks like trees are indicated on the landscape plan and asked if the applicant must comply with the landscape plan that was dated February 15, 2023. MS. EDDOWES clarified that typically conditions are not included on a Waiver but could be added. CHAIR ROGAN confirmed for COMMISSIONER WALSH that the landscape plan was included in the supporting documentation. The Chair asked COMMISSIONER SCHLOTTMAN if he was satisfied with the landscape plan, to which he said if the applicant

is conditioned to follow it, he could support the item. MR. BORGELL was agreeable to an added condition to comply with the landscape plan dated February 15, 2023 and submitted concurrently with the application. He accepted the landscaping plan as is, with a reduction in a small area of the parcel. CHAIR ROGAN believed the submitted landscape plan was pending approval of the Waiver. MR. BORGELL believed this was so, and COMMISSIONER SCHLOTTMAN was satisfied with this. The Commissioner also believed the revised landscape plan meets the intent of the applicant. MS. EDDOWES read the added condition into the record. COMMISSIONER TAYLOR requested that the condition be expanded to include replacing trees that are removed. MS. EDDOWES said the applicant has proposed to plant trees adjacent to the drive aisle on a 20-foot interval to meet the City's code.

COMMISSIONER TAYLOR wondered if there were any other steps that could be taken rather than undertake the Waiver to remove the existing landscaping and curb structure. MR. BORGELL said not with the building previously approved on the site, but they could throw those plans away and submit for a smaller building. They are asking to relocate trees to allow a driveway to serve the property.

MR. BORGELL provided confirmation that he agreed to all conditions.

CHAIR ROGAN declared the Public Hearing closed.

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

A. All development shall be in conformance with the landscape plan date stamped 02/15/23, except as amended by conditions herein.

NOTE: Commissioner Cherry abstained from voting on this item, as he is working on a project with the Pinkbox group. He is in a capacity where he has to approve contracts, and there is an open contract.

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

For-Serena Kasama, Anthony Williams, Trinity Haven Schlottman, Jeff Rogan, Donald Walsh; Against-Jennifer Taylor; Abstain-Sam Cherry;

#### **Citizens Participation:**

27. 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:

MACKENZIE CREWSON wished for the City Council to consider how gaming in the Arts District further restricts young artists and their ability to be in the area. As a member of the Arts District, this is the only place she can go for inspiration and art, and the more alcohol and gaming there is, the less kids can be there and the less inspiration and creativity there will be.

CHAIR ROGAN encouraged MS. CREWSON to give her comments at the upcoming City Council meeting.

The meeting was adjourned at 7:00 p.m.

Respectfully submitted:



Ashley Foster, CMC, Deputy City Clerk



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Brian Carroll, 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](http://www.lasvegasnevada.gov)

The Nevada Public Notice website – [notice.nv.gov](http://notice.nv.gov)

City Hall, 495 South Main Street, 1st Floor