

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

Special Planning Commission Minutes

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

July 25, 2023
6:00 PM

BUSINESS ITEMS:

1. Call to Order

Minutes:
ACTING CHAIR SCHLOTTMAN 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: ACTING CHAIR SCHLOTTMAN and COMMISSIONERS WILLIAMS, WALSH, KASAMA (via teleconference), and TAYLOR

EXCUSED: CHAIR ROGAN and COMMISSIONER CHERRY

ALSO PRESENT: PETER LOWENSTEIN, Deputy Planning Director; NICOLE EDDOWES, Community Development Coordinator; FRED SOLIS, Planning Manager; STEVE SWANTON, Senior Planner; VICTOR BOLANOS, Senior Engineering Associate; DAVID CROSS, Assistant Fire Protection Engineer; 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 July 11, 2023.

Minutes:
Subsequent to the motion and vote, ACTING CHAIR SCHLOTTMAN invited CITY ATTORNEY BRYAN SCOTT to the podium. PETER LOWENSTEIN, Deputy Planning Director, acknowledged MR. SCOTT for his work as

City Attorney. He expressed appreciation from the Department of Community Development and as part of the Planning Commission.

MR. SCOTT spoke about his time supporting the Planning Commission. He will retire from the City on August 10th and believed he worked about 500 Planning Commission meetings, one of which lasted until 4:00 a.m. It has been a pleasure for him to advise the City Council and Planning Commission, as well as to be the City Attorney for the past three years. MR. SCOTT has been with the City for 27 years, has been practicing law in Nevada for 32 years, and has spent a lot of time diversifying his department. He would miss the meetings and thanked and wished the Commissioners the best.

ACTING CHAIR SCHLOTTMAN remembered attending the late meeting until 4:00 a.m. and thanked MR. SCOTT for his service and advice. COMMISSIONER WILLIAMS also gave thanks and could not say enough about MR. SCOTT'S willingness and ability to advise the Commissioners.

COMMISSIONER TAYLOR said MR. SCOTT is a trailblazer and recognized his service to the community as a mentor. MR. SCOTT believed mentoring was something great to do and said he likes to pass it on.

Motion made by Anthony Williams to Approve

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

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

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:

LUCY STEWART requested Items 32a and 32b be held until the September 12, 2023 Planning Commission Meeting.

SUSAN FLORIAN, Taney Engineering, requested Items 24a-24c be trailed until the end of the meeting, as JEREMIAH DELCI-JOHNSON, who would represent the items, was traveling from overseas. ACTING CHAIR SCHLOTTMAN agreed to trail the items.

STEVE SWANTON, Senior Planner, announced requests by the applicants to hold in abeyance Items 17a and 17b, 26, 28a-28c, and 29 to the August 8, 2023 Planning Commission Meeting.

Motion made by Anthony Williams to Hold in Abeyance Items 17a and 17b, 26, 28a-28c, and 29 to 8/8/2023 and Items 32a and 32b to 9/12/2023

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

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

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.

7. 23-0024-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SH NEVADA, LLC - OWNER: SHOPS AT GRAND CANYON 14 SYNDICATIONS GROUP, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 4,054 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A CHURCH/HOUSE OF WORSHIP WHERE 400 FEET IS REQUIRED at 9430 West Sahara Avenue (APN 163-06-816-038), C-1 (Limited Commercial) Zone, Ward 2 (Seaman). Staff recommends APPROVAL.

Minutes:

ACTING CHAIR SCHLOTTMAN declared the Public Hearing open for Items 7-22. There being no one present to speak, he declared the Public Hearing closed for Items 7-22.

Motion made by Anthony Williams to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 17a and 17b

NOTE: The video does not reflect the vote accurately, in that Acting Chair Schlottman abstained from voting on Item 11, as he is under contract with the applicant.

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

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

8. 23-0117-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: THAIBARUS, LLC - For possible action on a Land Use Entitlement project request TO ALLOW A 96-FOOT LOT WIDTH WHERE 100 FEET IS REQUIRED FOR LOT 3 IN A PROPOSED FOUR-LOT SUBDIVISION on 2.03 acres at the northwest corner of Deer Springs Way and Thom Boulevard (APN 125-24-602-017), R-E (Residence Estates) Zone, Ward 6 (Brune). Staff recommends APPROVAL.

Minutes:

See Item 7 for related discussion.

Motion made by Anthony Williams to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 17a and 17b

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

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

9. 23-0186-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CASA REAL, LLC - OWNER: CRAIG PARTNERS, LLC, ET AL - For possible action on a Land Use Entitlement project request FOR A PROPOSED 3,215 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL AND ANCILLARY OFF-SALE OF FULL ALCOHOL USE at 7121 West Craig Road, Suite #101 (APN 138-03-715-007), C-1 (Limited Commercial) Zone, Ward 4 (Allen-Palenske). Staff recommends APPROVAL.

Minutes:

See Item 7 for related discussion.

Motion made by Anthony Williams to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 17a and 17b

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

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

10. 23-0187-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: J & M LEE INVESTMENTS, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED TWO-STORY, FOUR-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 0.16 acres at 2517 Valley Street (APN 139-36-410-015), R-3 (Medium Density Residential) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:

See Item 7 for related discussion.

Motion made by Anthony Williams to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 17a and 17b

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

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

11. 23-0190-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: GOOMBA, LLC - OWNER: GARY CREAGH SR. AND GARY CREAGH, JR. - For possible action on a Land Use Entitlement project request FOR A PROPOSED 6,317 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE at 1412 South Main Street (APN 162-03-210-019), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:

See Item 7 for related discussion.

Motion made by Anthony Williams to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 17a and 17b

NOTE: The video does not reflect the vote accurately, in that Acting Chair Schlottman abstained from voting on this item, as he is under contract with the applicant.

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

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

12. 23-0202-VAC1 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a Land Use Entitlement project request for a Petition to Vacate a portion of Cimarron Road and a portion of a Bureau of Land Management right-of-way grant generally located between Westcliff Drive and Summerlin Parkway, Ward 1 (Knudsen). Staff recommends APPROVAL.

Minutes:

See Item 7 for related discussion.

Motion made by Anthony Williams to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 17a and 17b

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

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

13. 23-0208-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DAVID RUIZ - OWNER: CHEYENNE LV CAPITAL - For possible action on a Land Use Entitlement project request FOR A PROPOSED TATTOO PARLOR/BODY PIERCING STUDIO USE at 7450 West Cheyenne Avenue, Suite #106 (APN 138-10-413-006), C-1 (Limited Commercial) Zone, Ward 4 (Allen-Palenske). Staff recommends APPROVAL.

Minutes:

See Item 7 for related discussion.

Motion made by Anthony Williams to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 17a and 17b

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

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

14. 23-0209-SNC1 - STREET NAME CHANGE - PUBLIC HEARING - APPLICANT/OWNER: THE HOWARD HUGHES CORPORATION, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED STREET NAME CHANGE FROM: KETTLE BEND ROAD TO: ORROCK STREET generally located west of Clark County 215 between Sunset Run Drive and Kestrel Creek Avenue, Ward 2 (Seaman). Staff recommends APPROVAL.
- Minutes:
See Item 7 for related discussion.
- Motion made by Anthony Williams to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 17a and 17b
- Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2
- For-Serena Kasama, Anthony Williams, Trinity Haven Schlottman, Donald Walsh, Jennifer Taylor; Excused-Jeff Rogan, Sam Cherry;
15. 23-0211-VAC1 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: JIM MARSH AMERICAN CORPORATION - For possible action on a Land Use Entitlement project request for a Petition to Vacate a portion of a public drainage easement at 8575 West Centennial Parkway (APN 125-29-502-031), Ward 4 (Allen-Palenske). Staff recommends APPROVAL.
- Minutes:
See Item 7 for related discussion.
- Motion made by Anthony Williams to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 17a and 17b
- Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2
- For-Serena Kasama, Anthony Williams, Trinity Haven Schlottman, Donald Walsh, Jennifer Taylor; Excused-Jeff Rogan, Sam Cherry;
16. 23-0210-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: JIM MARSH AMERICAN CORPORATION - For possible action on a Land Use Entitlement project request FOR A MAJOR AMENDMENT TO A PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN REVIEW (SDR-40077) FOR A PROPOSED ADDITION OF A 6,566 SQUARE-FOOT DETACHED BUILDING TO AN EXISTING 29,280 SQUARE-FOOT MOTOR VEHICLES SALES (NEW) DEVELOPMENT WITH A WAIVER OF TOWN CENTER DEVELOPMENT STANDARDS on 3.57 acres at 8575 West Centennial Parkway (APN 125-29-502-031), T-C (Town Center) Zone [GC-TC (General Commercial) Town Center Special Land Use Designation], Ward 4 (Allen-Palenske). Staff recommends APPROVAL.
- Minutes:
See Item 7 for related discussion.
- Motion made by Anthony Williams to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 17a and 17b
- Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2
- For-Serena Kasama, Anthony Williams, Trinity Haven Schlottman, Donald Walsh, Jennifer Taylor; Excused-Jeff Rogan, Sam Cherry;
17. 23-0213 - PUBLIC HEARING - APPLICANT: MARISSA PRETKUS - OWNER: STICKY VI, LLC - For possible action on the following Land Use Entitlement project requests on 0.35 acres at 1508 South Main Street (APN 162-03-210-015), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL on the entire Land Use Entitlement project.
- Minutes:
See Item 6 for related discussion and Items 17a and 17b for related backup.

- 17a. 23-0213-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 2,032 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE

Minutes:

See Item 6 for related discussion and Items 17-17b for related backup.

Motion made by Anthony Williams to Hold in Abeyance Items 17a and 17b, 26, 28a-28c, and 29 to 8/8/2023 and Items 32a and 32b to 9/12/2023

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

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

- 17b. 23-0213-SUP2 - SPECIAL USE PERMIT - FOR A PROPOSED GAMING ESTABLISHMENT, RESTRICTED USE (1 TO 5 MACHINES)

Minutes:

See Item 6 for related discussion and Items 17-17b for related backup.

Motion made by Anthony Williams to Hold in Abeyance Items 17a and 17b, 26, 28a-28c, and 29 to 8/8/2023 and Items 32a and 32b to 9/12/2023

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

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

18. 23-0215-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT: COLLEGE OF SOUTHERN NEVADA - OWNER: BOARD OF REGENTS, UNIVERSITY OF NEVADA - For possible action on a Land Use Entitlement project request TO ALLOW A 228 SQUARE-FOOT SIGN AREA WHERE 75 SQUARE FEET IS THE MAXIMUM ALLOWED AND A 21-FOOT TALL SIGN WHERE 10 FEET IS THE MAXIMUM ALLOWED FOR A PROPOSED MONUMENT SIGN on 75.80 acres at the southeast corner of Charleston Boulevard and Torrey Pines Drive (APN 163-02-501-002), C-V (Civic) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.

Minutes:

See Item 7 for related discussion.

Motion made by Anthony Williams to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 17a and 17b

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

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

19. 23-0219-SDR1- SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: 7-ELEVEN INC. - For possible action on a Land Use Entitlement project request FOR THE PROPOSED ADDITION OF DIGITAL (LED) ELECTRONIC MESSAGE ILLUMINATION TO THE WEST FACE OF AN EXISTING OFF-PREMISE SIGN on 0.51 acres at 6070 West Sahara Avenue (APN 163-01-401-010), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.

Minutes:

See Item 7 for related discussion.

Motion made by Anthony Williams to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 17a and 17b

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

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

20. 23-0220-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: ANDREA J. RUSSO AND SUSAN R. RUSSO - For possible action on a Land Use Entitlement project request FOR THE PROPOSED ADDITION OF DIGITAL (LED) ELECTRONIC MESSAGE ILLUMINATION TO THE WEST FACE OF AN EXISTING OFF-PREMISE SIGN on 0.79 acres at 6431 West Charleston Boulevard (APN 163-02-114-003), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.

Minutes:

See Item 7 for related discussion.

Motion made by Anthony Williams to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 17a and 17b

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

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

21. 23-0221-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC, ET AL - OWNER: 3720 W DESERT INN, LLC - For possible action on a Land Use Entitlement project request FOR THE PROPOSED ADDITION OF DIGITAL (LED) ELECTRONIC MESSAGE ILLUMINATION TO THE WEST FACE OF AN EXISTING OFF-PREMISE SIGN on 0.45 acres at 3720 West Desert Inn Road (APN 162-08-410-033), M (Industrial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:

See Item 7 for related discussion.

Motion made by Anthony Williams to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 17a and 17b

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

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

22. 23-0222-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: LAMAR TLC PROPERTIES, LLC - OWNER: NEW DISCOVERY, LTD - For possible action on a Land Use Entitlement project request FOR THE PROPOSED ADDITION OF DIGITAL (LED) ELECTRONIC MESSAGE ILLUMINATION TO THE SOUTH FACE OF AN EXISTING OFF-PREMISE SIGN on 1.78 acres at 1339 South Jones Boulevard (APN 163-01-102-022), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.

Minutes:

See Item 7 for related discussion.

Motion made by Anthony Williams to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 17a and 17b

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

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

PUBLIC HEARING ITEMS

23. 23-0109 - PUBLIC HEARING - APPLICANT: ARTS DISTRICT FOOD PARK, LLC - OWNER: GERBY INVESTMENTS II, LLC - For possible action on the following Land Use Entitlement project requests on 0.80 acres at 105 West Wyoming Avenue (APNs 162-04-609-007 and 008), M (Industrial) Zone, Ward 3 (Diaz). Staff recommends DENIAL on the entire Land Use Entitlement project.

Minutes:

ACTING CHAIR SCHLOTTMAN declared the Public Hearing open for Items 23-23b.

NICOLE EDDOWES, Community Development Coordinator, reported that the applicant is proposing a food court that will house up to 15 varieties of food and provide seating for 162 people. Since the expectation is for people to stay and eat, staff found the proposed parking for 37 vehicles insufficient for the business model, where form-based code gives allowances to provide a minimum of 110 parking spaces, which is 40 percent of the required parking. Therefore, staff recommended denial of both the Special Use Permit and Site Development Plan Review. She noted additional letters of support were received since publication.

DORON GERBY said the purpose of the project is to make it easy on the food trucks and will allow them to serve food indoors. There will be a grease trap, no generators, and electricity to hook into. It will make it easy for customers visiting the trucks to avoid the weather. He believed people are looking forward to this project and did not think parking was an issue, as the site will be located in the downtown area.

He introduced RANDI GARRETT and MICHELLE RUNLES, the owner of Tap N Ash Social Club, who will be tenants. MS. GARRETT believed the proposed project will bring in more business as well as clean up the area.

ANTONIO HERRERO said he was present to represent MR. GERBY as the architect.

ACTING CHAIR SCHLOTTMAN stated that he works in the area and was very familiar with it. When he saw the concept, it reminded him of other places, such as Liberty Station in San Diego, noting it is a cool concept. He thought this project would work well in the area. The Arts District does not have a lot of parking, but if there was too much, there would not be an urban, walkable feel.

COMMISSIONER WILLIAMS thought it was a cool concept, and he was not concerned about the parking.

MR. GERBY confirmed that he was agreeable to staff's conditions of approval.

See Items 23a and 23b for related backup.

ACTING CHAIR SCHLOTTMAN declared the Public Hearing closed for Items 23-23b.

- 23a. 23-0109-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 5,885 SQUARE-FOOT ALCOHOL ON-PREMISE FULL USE WITH A 6,694 SQUARE-FOOT OUTDOOR PLAZA AREA

Minutes:

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

Motion made by Anthony Williams to Approve Item 23a and 23b subject to condition(s)

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

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

- 23b. 23-0109-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR THE PROPOSED CONVERSION OF AN EXISTING 5,885 SQUARE-FOOT MAJOR AUTO REPAIR GARAGE INTO A RESTAURANT DEVELOPMENT WITH A PROPOSED 6,694 SQUARE-FOOT OUTDOOR PLAZA

Minutes:

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

Motion made by Anthony Williams to Approve Item 23a and 23b subject to condition(s)

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

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

24. 23-0112 - PUBLIC HEARING - APPLICANT: AMBLESIDE PROPERTIES, LLLP AND CITY OF LAS VEGAS - OWNER: MOGEN HOLDINGS COMPANY, LLC - For possible action on the following Land Use Entitlement project requests on 2.33 acres at the northwest corner of Alpine Place and Appian Way (APNs 138-36-811-000 through 034), Ward 1 (Knudsen). Staff recommends APPROVAL on the entire Land Use Entitlement project.

Minutes:

These items were trailed and heard subsequent to Items 31-31b.

ACTING CHAIR SCHLOTTMAN declared the Public Hearing open for Items 24-24c.

NICOLE EDDOWES, Community Development Coordinator, reported that the proposed townhome project supports one of the City's Master Plan goals to increase affordable housing types and choices for all income levels near existing and new employment centers by providing a housing product that will be attainable by first-time home buyers. It is near the Sahara Avenue corridor, where there is a multitude of services and employment opportunities in addition to a dedicated mass transit route; therefore, staff recommended approval of the General Plan Amendment, Rezoning, and Tentative Map. She noted an additional letter of support was received since publication.

SUSAN FLORIAN, Taney Engineering, appeared on behalf of the applicant. She stated that the site has been redesigned to better fit the adjacent properties. An agreement has been reached with the neighbors surrounding the site through a neighborhood meeting. Utilizing several site plans and maps on the overhead, MS. FLORIAN explained that the site is located north of Alpine Place and west of Appian Way and is 2.33 gross acres. The applicant requested an allowance for the development of a 31-lot, single-family attached residential subdivision with a density of 13.30 lots per acre. The lots range in size from 1,682 square feet to 3,113 square feet with an average lot size of 1,936 square feet. The additional 12,192 square feet will be contained in two common elements, and there are six guest parking spaces including one ADA (Americans with Disabilities Act) accessible parking space towards the rear of the property.

Each proposed townhome will have a two-car garage and an 18-foot driveway. The plans reflect a fourplex, a fiveplex, and a sixplex building configuration. The primary entrance door of each unit will be to the rear of the building with connectivity to the street and sidewalk to allow access through these entrances. Regarding the landscaping, the applicant will provide trees and bushes facing Alpine Place, and there will be additional landscaping along Garda Way and Appian Way. The ingress and egress will be from Alpine Place and Appian Way, and the internal, public streets are Garda Way and Sasso Avenue. Additionally, they requested to amend the land use from TOD-1 (Transit Oriented Development – High) to M (Medium). Lastly, they wished to rezone from C-1 (Limited Commercial) to R-TH (Single Family Attached). MS. FLORIAN was grateful for staff's recommendation for approval.

COMMISSIONER WALSH asked where the garage and entrance doors would be placed on the lots, to which MS. FLORIAN pointed them out on the site plan. COMMISSIONER WALSH said a similar project came through a couple of months ago, and he wondered about visitor parking for this project. MS. FLORIAN noted there is a sidewalk and the building entrances will be fronting each other. Guests can park in one of the six parking spaces, as well as along the street and in the garages.

Subsequent to ACTING CHAIR SCHLOTTMAN'S disclosure, DEPUTY CITY ATTORNEY JIM LEWIS opined that the Acting Chair was appropriate in his disclosure and could vote on the items.

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

ACTING CHAIR SCHLOTTMAN declared the Public Hearing closed for Items 24-24c.

24a. 23-0112-GPA1 - GENERAL PLAN AMENDMENT - FROM: TOD-1 (TRANSIT ORIENTED DEVELOPMENT - HIGH) TO: M (MEDIUM DENSITY RESIDENTIAL)

Minutes:

See Items 6 and 24 for related discussion and Items 24-24c for related backup.

Motion made by Anthony Williams to Approve Items 24a-24c subject to condition(s)

NOTE: Acting Chair Schlottman disclosed that he has contracted with Taney Engineering for a parcel map on one of his parcels; however, he has not spoken with Taney Engineering about the subject project and does not know Susan Florian, representative, or anyone else at the firm. Additionally, he has not spoken with the firm about any other projects in the past; therefore, he would vote on Items 24a-24c.

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

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

24b. 23-0112-ZON1 - REZONING - FROM: C-1 (LIMITED COMMERCIAL) TO: R-TH (SINGLE FAMILY ATTACHED)

Minutes:

See Items 6 and 24 for related discussion and Items 24-24c for related backup.

Motion made by Anthony Williams to Approve Items 24a-24c subject to condition(s)

NOTE: Acting Chair Schlottman disclosed that he has contracted with Taney Engineering for a parcel map on one of his parcels; however, he has not spoken with Taney Engineering about the subject project and does not know Susan Florian, representative, or anyone else at the firm. Additionally, he has not spoken with the firm about any other projects in the past; therefore, he would vote on Items 24a-24c.

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

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

24c. 23-0112-TMP1 - TENTATIVE MAP - ALPINE & APPIAN - FOR A PROPOSED 31-LOT SINGLE-FAMILY ATTACHED RESIDENTIAL SUBDIVISION

Minutes:

See Items 6 and 24 for related discussion and Items 24-24c for related backup.

Motion made by Anthony Williams to Approve Items 24a-24c subject to condition(s)

NOTE: Acting Chair Schlottman disclosed that he has contracted with Taney Engineering for a parcel map on one of his parcels; however, he has not spoken with Taney Engineering about the subject project and does not know Susan Florian, representative, or anyone else at the firm. Additionally, he has not spoken with the firm about any other projects in the past; therefore, he would vote on Items 24a-24c.

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

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

25. 23-0178 - PUBLIC HEARING - APPLICANT/OWNER: BRODIE LESOURD - For possible action on the following Land Use Entitlement project requests on 0.22 acres at 1001 East Bonanza Road (APN 139-26-411-001), Ward 5 (Crear). Staff recommends APPROVAL on 23-0178-GPA1 and 23-0178-ZON1. Staff recommends DENIAL on 23-0178-SDR1.

Minutes:

These items were heard subsequent to Items 23-23b.

ACTING CHAIR SCHLOTTMAN declared the Public Hearing open for Items 25-25c.

STEVE SWANTON, Senior Planner, reported that the Vision 2045 Downtown Las Vegas Master Plan has identified a need for additional and varied housing stock in the Cashman District to increase density in this area, including multi-family units. As this area already consists of single- and multi-family residential uses, the applicant's requests for a General Plan Amendment and Rezoning are appropriate, and staff recommended approval.

Multiple waivers of development standards have been requested to support the proposed site design. The lack of on-site parking may contribute to an increase in on-street parking adjacent to other properties, and the reduction in perimeter landscaping is a self-imposed hardship. The site design is not compatible with the surrounding development; therefore, staff recommended denial of the Site Development Plan Review.

This request is the result of a Code Enforcement action regarding the existing block walls on the north, east, and south perimeter, the existing detached garage, and the room addition that has been constructed without permits. If approved, the existing wall and gate within the 10th Street public right-of-way will be required to be relocated outside of the right-of-way, and a License Agreement for private improvements in both the 10th Street and Bonanza Road rights-of-way must be submitted per conditions of approval.

The applicant was not present to speak.

See Items 25a-25c for related backup.

ACTING CHAIR SCHLOTTMAN declared the Public Hearing closed for Items 25-25c.

- 25a. 23-0178-GPA1 - GENERAL PLAN AMENDMENT - FROM: PF (PUBLIC FACILITY) TO: MXU (MIXED USE)

Minutes:

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

Motion made by Anthony Williams to Hold in Abeyance Items 25a-25c to 8/8/2023

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

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

- 25b. 23-0178-ZON1 - REZONING - FROM: P-R (PROFESSIONAL OFFICE AND PARKING) TO: R-3 (MEDIUM DENSITY RESIDENTIAL)

Minutes:

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

Motion made by Anthony Williams to Hold in Abeyance Items 25a-25c to 8/8/2023

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

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

- 25c. 23-0178-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED CONVERSION OF AN EXISTING ONE-STORY SINGLE-FAMILY DWELLING TO A TWO-STORY, FOUR-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF APPENDIX F DOWNTOWN LAS VEGAS INTERIM DEVELOPMENT STANDARDS

Minutes:

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

Motion made by Anthony Williams to Hold in Abeyance Items 25a-25c to 8/8/2023

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

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

26. 23-0216-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: DIAMOND ZING, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED ADDITION OF FOUR UNITS TO AN EXISTING ONE-STORY, THREE-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS on 0.22 acres at 401 South 11th Street (APN 139-34-811-028), R-4 (High Density Residential) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

Minutes:

See Item 6 for related discussion.

Motion made by Anthony Williams to Hold in Abeyance Items 17a and 17b, 26, 28a-28c, and 29 to 8/8/2023 and Items 32a and 32b to 9/12/2023

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

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

27. 23-0228 - PUBLIC HEARING - APPLICANT: BBC IMPORTS, LLC - OWNER: SAHARA MOHAWK, LLC - For possible action on the following Land Use Entitlement project requests on 0.65 acres at 5320 West Sahara Avenue, Suite #1 (APN 163-01-804-005), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends DENIAL on the entire Land Use Entitlement project.

Minutes:

ACTING CHAIR SCHLOTTMAN declared the Public Hearing open for Items 27-27b.

STEVE SWANTON, Senior Planner, reported that the subject site was not designed to accommodate such uses as a massage establishment and is insufficient in the parking needed for the proposed use. In addition, within the distance separation requirement area, there is another massage establishment in the adjacent parcel, as well as a childcare facility located within the health club to the east; therefore, staff recommended denial of the requested parking Variance and Special Use Permit.

CHRISTINE DO NASCIMENTO said The Babe Lair Med Spa is not a full massage establishment but is a medical establishment, and they rent out rooms to licensed individuals. They would like to have one or two massage therapists. She noted her landlords are both doctors and are only open two or three times per week. There are 30 parking spaces with two accessible parking spaces.

COMMISSIONER WILLIAMS asked for clarity about parking spaces. MS. DO NASCIMENTO said they have 27-30 parking spaces. MR. SWANTON stated that this is a non-conforming or "parking-impaired" site, noting that when the applicant is not adding any additional parking spaces themselves as part of the application, it becomes zero additional spaces; however, the use that the applicant is introducing will require a certain number of parking spaces, which is listed on the agenda. MS. DO NASCIMENTO confirmed for the Acting Chair that she rents one unit, and within that space are about seven rooms. Six of those rooms are rented, and if this application is approved, they can add one or two massage therapists.

ACTING CHAIR SCHLOTTMAN asked if staff visited the site, or if there was any information about the lot. NICOLE EDDOWES, Community Development Coordinator, said there were no open Code Enforcement complaints regarding parking, and no areas of concern were noted by the Planner who conducted the site visit.

ACTING CHAIR SCHLOTTMAN said he was fine with the items, and everything surrounding the site is commercial. He did not think it would be a burden.

COMMISSIONER TAYLOR confirmed with MS. DO NASCIMENTO that there is an existing medical spa with rooms, and the applicant wished to convert one of the rooms into a space for a massage therapist. She wondered about qualified massage therapists. MS. DO NASCIMENTO said the health district and massage board have already inspected the unit and given approval. She confirmed for COMMISSIONER WILLIAMS that she agreed with staff's conditions.

See Items 27a and 27b for related backup.

ACTING CHAIR SCHLOTTMAN declared the Public Hearing closed for Items 27-27b.

- 27a. 23-0228-VAR1 - VARIANCE - TO ALLOW ZERO ADDITIONAL PARKING SPACES WHERE 27 ARE REQUIRED FOR A PARKING IMPAIRED DEVELOPMENT

Minutes:

See Item 27 for related discussion and Items 27-27b for related backup.

Motion made by Anthony Williams to Approve Items 27a and 27b subject to condition(s)

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

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

- 27b. 23-0228-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 715 SQUARE-FOOT MASSAGE ESTABLISHMENT USE WITH WAIVERS TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM AN EXISTING MASSAGE ESTABLISHMENT USE WHERE 1,000 FEET IS REQUIRED AND A 217-FOOT DISTANCE SEPARATION FROM AN INDIVIDUAL CARE CENTER [DAYCARE] USE WHERE 400 FEET IS REQUIRED

Minutes:

See Item 27 for related discussion and Items 27-27b for related backup.

Motion made by Anthony Williams to Approve Items 27a and 27b subject to condition(s)

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

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

28. 23-0237 - PUBLIC HEARING - APPLICANT: THE MOJAVE GROUP - OWNER: ISO DEVELOPMENT PARTNERS 2, LLC - For possible action on the following Land Use Entitlement project requests on 1.78 acres at 331 West Utah Avenue (APNs 162-04-608-002 and 007), Ward 3 (Diaz). Staff recommends DENIAL on the entire Land Use Entitlement project.

Minutes:

See Item 6 for related discussion and Items 28a-28c for related backup.

- 28a. 23-0237-ZON1 - REZONING - FROM: M (INDUSTRIAL) TO: C-2 (GENERAL COMMERCIAL)

Minutes:

See Item 6 for related discussion and Items 28-28c for related backup.

Motion made by Anthony Williams to Hold in Abeyance Items 17a and 17b, 26, 28a-28c, and 29 to 8/8/2023 and Items 32a and 32b to 9/12/2023

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

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

28b. 23-0237-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED MIXED-USE DEVELOPMENT

Minutes:

See Item 6 for related discussion and Items 28-28c for related backup.

Motion made by Anthony Williams to Hold in Abeyance Items 17a and 17b, 26, 28a-28c, and 29 to 8/8/2023 and Items 32a and 32b to 9/12/2023

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

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

28c. 23-0237-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED SEVEN-STORY MIXED-USE DEVELOPMENT CONSISTING OF 279 MULTI-FAMILY RESIDENTIAL UNITS; 97 HOTEL SUITE UNITS; 2,800 SQUARE FEET OF INTERIOR COMMERCIAL SPACE AND A 1,000 SQUARE-FOOT OUTDOOR PLAZA WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS

Minutes:

See Item 6 for related discussion and Items 28-28c for related backup.

Motion made by Anthony Williams to Hold in Abeyance Items 17a and 17b, 26, 28a-28c, and 29 to 8/8/2023 and Items 32a and 32b to 9/12/2023

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

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

29. 23-0240-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SERENITY WELLNESS CENTER, LLC - OWNER: 1800 INDUSTRIAL, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 3,700 SQUARE-FOOT CANNABIS CONSUMPTION LOUNGE USE IN CONJUNCTION WITH AN EXISTING CANNABIS DISPENSARY USE at 1800 Industrial Road, Suites #100 and #102 (APN 162-04-704-003), M (Industrial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:

See Item 6 for related discussion.

Motion made by Anthony Williams to Hold in Abeyance Items 17a and 17b, 26, 28a-28c, and 29 to 8/8/2023 and Items 32a and 32b to 9/12/2023

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

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

30. 23-0242 - PUBLIC HEARING - APPLICANT: CLARK COUNTY SCHOOL DISTRICT FACILITIES SERVICES - OWNER: SCHOOL BOARD OF TRUSTEES - For possible action on the following Land Use Entitlement project requests on 18.19 acres at the northeast corner of Smoke Ranch Road and Maverick Street (APN 138-14-802-005), C-V (Civic) Zone, Ward 5 (Crear). Staff recommends APPROVAL on the entire Land Use Entitlement project.

Minutes:

ACTING CHAIR SCHLOTTMAN declared the Public Hearing open for Items 30-30b.

STEVE SWANTON, Senior Planner, reported that the proposed primary school replacement will adequately accommodate the current and projected student populations in this area and provide upgraded facilities for its students. The proposed design attempts to meet C-V (Civic) zoning district requirements where possible; deviation from several of these standards is warranted and is supported by staff. School redevelopment will maintain compatibility with the adjacent residential and commercial properties; therefore, staff recommended approval of the requested Variance and Site Development Plan Review, subject to conditions. He noted additional documents of support and protest were submitted after publication.

CHRIS DINGELL, Clark County School District, said the replacement of J. Harold Brinley Middle School is one of the School District's 2015 bond projects. He thanked staff for recommending approval and was present with the architect who would give a brief presentation.

HUNG TRAN, Carpenter Sellers Del Gatto Architects, displayed an aerial map and said they were proposing to build a new school in the existing fields and demolish the old school. Once the new building is constructed, the area of the existing school will be converted into a field and playground for students.

COMMISSIONER WILLIAMS said he attended Robert O. Gibson Middle School, which was on a dual AM/PM schedule with J. Harold Brinley Middle School in the 1980s. He thought this was an exciting project and was happy to see the modernization and state-of-the-art technology that will go into the campus. He verified that the applicants were agreeable to staff's conditions.

See Items 30a and 30b for related backup.

ACTING CHAIR SCHLOTTMAN declared the Public Hearing closed for Items 30-30b.

30a. 23-0242-VAR1 - VARIANCE - TO ALLOW DEVIATIONS FROM TITLE 19.10 C-V (CIVIC) DEVELOPMENT STANDARDS

Minutes:

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

Motion made by Anthony Williams to Approve Items 30a and 30b subject to condition(s)

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

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

30b. 23-0242-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED TWO-STORY, 143,316 SQUARE-FOOT PRIMARY PUBLIC SCHOOL DEVELOPMENT

Minutes:

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

Motion made by Anthony Williams to Approve Items 30a and 30b subject to condition(s)

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

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

31. 23-0252 - PUBLIC HEARING - APPLICANT/OWNER: WESTON VYACHESLAV - For possible action on the following Land Use Entitlement project requests on 0.20 acres generally located at the northwest corner of Vegas Drive and Michael Way (APN 138-24-403-032), Ward 5 (Crear). Staff recommends APPROVAL on the entire Land Use Entitlement project.

Minutes:

ACTING CHAIR SCHLOTTMAN declared the Public Hearing open for Items 31-31b.

NICOLE EDDOWES, Community Development Coordinator, reported that while no development is proposed at this time, staff is able to support the request, as it would support such developments as townhouses, duplexes, and multi-family, which would be compatible with the surrounding area. Therefore, staff recommended approval of both the General Plan Amendment and the Rezoning. She noted additional letters of protest were received since publication.

NATHAN TAYLOR appeared to represent the applicant and asked for the Commissioners to follow staff's recommendation for approval. He pointed out Vegas Drive and Michael Way on the site plan displayed on the overhead. The area already has R-3 (Medium Density Residential) and C-1 (Limited Commercial) adjacent to the subject site. The applicant will have another request with a design review, and this request was only for a zone change. The plan is to build a two-story fourplex. He confirmed for COMMISSIONER WILLIAMS that he agreed with staff's conditions.

See Items 31a and 31b for related backup.

ACTING CHAIR SCHLOTTMAN declared the Public Hearing closed for Items 31-31b.

- 31a. 23-0252-GPA1 - GENERAL PLAN AMENDMENT - FROM: L (LOW DENSITY RESIDENTIAL) TO: M (MEDIUM DENSITY RESIDENTIAL)

Minutes:

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

Motion made by Anthony Williams to Approve Items 31a and 31b

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

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

- 31b. 23-0252-ZON1 - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: R-3 (MEDIUM DENSITY RESIDENTIAL)

Minutes:

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

Motion made by Anthony Williams to Approve Items 31a and 31b

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

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

32. 23-0255 - PUBLIC HEARING - APPLICANT/OWNER: RED HOOK SAGE, LLC - For possible action on the following Land Use Entitlement project requests on 2.82 acres at 4100 West Charleston Boulevard (APNs 139-31-801-007, -009 and -017), C-1 (Limited Commercial) and C-V (Civic) Zones, Ward 1 (Knudsen). Staff recommends APPROVAL on the entire Land Use Entitlement project.

Minutes:

See Item 6 for related discussion and Items 32a and 32b for related backup.

- 32a. 23-0255-ZON1 - REZONING - FROM: C-V (CIVIC) TO: C-1 (LIMITED COMMERCIAL) [APN 139-31-801-017]

Minutes:

See Item 6 for related discussion and Items 32-32b for related backup.

Motion made by Anthony Williams to Hold in Abeyance Items 17a and 17b, 26, 28a-28c, and 29 to 8/8/2023 and Items 32a and 32b to 9/12/2023

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

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

- 32b. 23-0255-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED THREE-STORY, 22,500 SQUARE-FOOT PRIMARY SCHOOL WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS

Minutes:

See Item 6 for related discussion and Items 32-32b for related backup.

Motion made by Anthony Williams to Hold in Abeyance Items 17a and 17b, 26, 28a-28c, and 29 to 8/8/2023 and Items 32a and 32b to 9/12/2023

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

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

Citizens Participation:

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

Minutes:

None.

The meeting was adjourned at 6:55 p.m.

Respectfully submitted:



Ashley Foster, CMC, Deputy City Clerk



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

The Nevada Public Notice website – notice.nv.gov

City Hall, 495 South Main Street, 1st Floor