

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 Sam Cherry, Chair
Commissioner Anthony Williams, Vice Chair
Commissioner Trinity Haven Schlottman
Commissioner Jeff Rogan
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

February 13, 2024
6:00 PM

BUSINESS ITEMS:

1. Call to Order

Minutes:

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

2. Announcement: Compliance with Open Meeting Law

Minutes:

ANNOUNCEMENT MADE: This meeting has been properly noticed and posted at the following locations in accordance with the noticing standards as outlined in NRS 241.020: City Hall, 495 South Main Street, 1st Floor; the City of Las Vegas website – www.lasvegasnevada.gov; and the Nevada Public Notice website – notice.nv.gov.

3. Roll Call

Minutes:

PRESENT: CHAIR CHERRY and COMMISSIONERS WILLIAMS, SCHLOTTMAN, ROGAN, WALSH, KASAMA and TAYLOR

ALSO PRESENT: SETH FLOYD, Community Development Director; FRED SOLIS, Planning Manager; NICOLE EDDOWES, Community Development Coordinator; COUREY STEWART, Senior Planner; VICTOR BOLANOS, Senior Engineering Associate; DAVID CROSS, Fire Plans Review Section Manager; JOHN RIDILLA, Assistant City Attorney; BRIAN CARROLL, Senior Deputy City Clerk; and GABRIELA PORTILLO-BRENNER, Deputy City Clerk

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

Minutes:

None.

5. For Possible Action to Approve the Final Minutes for the Planning Commission Meeting of January 9, 2024

Motion made by Anthony Williams 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, said the applicants requested abeyance to March 12, 2024, for Items 17a-17d and 27a and 27b, and she indicated they were respectively the second and first requests.

Motion made by Anthony Williams to Hold in Abeyance Items 17a-17d and 27a and 27b to 3/12/2024

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. 23-0628-EOT1 - EXTENSION OF TIME - VARIANCE - APPLICANT/OWNER: TRI POINTE HOMES NEVADA, INC. - For possible action on a Land Use Entitlement project request for the first Extension of Time of a previously approved Variance (21-0657-VAR1) TO ALLOW A 10-FOOT TALL RETAINING WALL WHERE SIX FEET IS THE MAXIMUM ALLOWED AND A TOTAL WALL HEIGHT OF 16 FEET WHERE 12 FEET IS THE MAXIMUM ALLOWED on a 6.58-acre portion of 25.00 acres generally located at the northeast corner of Iron Mountain Road and Alpine Ridge Way (APN 126-01-810-002), R-TH (Single Family Attached) Zone, Ward 6 (Brune). Staff recommends APPROVAL.

Motion made by Anthony Williams 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.

8. 23-0249 - PUBLIC HEARING - APPLICANT: GIGAPOWER, LLC - OWNER: SOUTH SHORES, LLC - For possible action on the following Land Use Entitlement project requests on 1.64 acres at 8544 West Lake Mead Boulevard (APN 138-20-521-008), C-1 (Limited Commercial) Zone, Ward 4 (Allen-Palenske). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

CHAIR CHERRY declared the Public Hearing open for Items 8-11, 13 and 14 and announced that Items 12-12b would be pulled for discussion.

NICOLE EDDOWES, Community Development Coordinator, read an amendment for Condition 2 of Item 10.

See Items 8a and 8b for related backup.

CHAIR CHERRY declared the Public Hearing open for Items 8-11, 13 and 14.

- 8a. 23-0249-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED UTILITY INSTALLATION, OTHER THAN LISTED USE

Minutes:

See Item 8 for related discussion and Items 8-8b for related backup.

Motion made by Anthony Williams to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 12a and 12b with amended conditions for Item 10

NOTE: The video does not reflect the vote accurately, in that Commissioner Schlottman abstained from voting on Items 13a and 13b because he is under contract with the applicant. Additionally, Chair Cherry disclosed for Items 13a and 13b that he owns property within the notification area. As this does not affect him any greater or lesser, he would be voting on these 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;

- 8b. 23-0249-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A MAJOR AMENDMENT TO PLOT PLAN REVIEW [Z-0003-89(3)] FOR THE PROPOSED ADDITION OF A FIBER DISTRIBUTION HUB TO AN EXISTING SHOPPING CENTER DEVELOPMENT

Minutes:

See Item 8 for related discussion and Items 8-8b for related backup.

Motion made by Anthony Williams to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 12a and 12b with amended conditions for Item 10

NOTE: The video does not reflect the vote accurately, in that Commissioner Schlottman abstained from voting on Items 13a and 13b because he is under contract with the applicant. Additionally, Chair Cherry disclosed for Items 13a and 13b that he owns property within the notification area. As this does not affect him any greater or lesser, he would be voting on these 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;

9. 23-0582 - PUBLIC HEARING - APPLICANT: GIGAPOWER, LLC - OWNER: CANYON LAKES, LLC - For possible action on the following Land Use Entitlement project requests on 5.57 acres at 9080 West Sahara Avenue (APN 163-05-410-004) C-1 (Limited Commercial) Zone, Ward 2 (Seaman). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

See Item 8 for related discussion and Items 9a and 9b for related backup.

- 9a. 23-0582-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED UTILITY INSTALLATION, OTHER THAN LISTED USE

Minutes:

See Item 8 for related discussion and Items 9-9b for related backup.

Motion made by Anthony Williams to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 12a and 12b with amended conditions for Item 10

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. 23-0582-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A MAJOR AMENDMENT TO PLOT PLAN REVIEW [Z-0079-88] FOR THE PROPOSED ADDITION OF A FIBER DISTRIBUTION HUB WITHIN AN EXISTING SHOPPING CENTER DEVELOPMENT

Minutes:

See Item 8 for related discussion and Items 9-9b for related backup.

Motion made by Anthony Williams to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 12a and 12b with amended conditions for Item 10

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. 23-0594-VAC1 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: CENTURY COMMUNITIES NEVADA, LLC - For possible action on a Land Use Entitlement project request for a Petition to Vacate public drainage easements generally located at the southwest corner of Iron Mountain Road and Sheep Mountain Parkway, Ward 6 (Brune). Staff recommends APPROVAL.

Minutes:

See Item 8 for related discussion.

Motion made by Anthony Williams to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 12a and 12b and amending Condition 2 as read for the record:

2. This Order of Vacation shall record immediately prior to and concurrent with any of the Phase 2 or Phase 4 Final Maps related to the Tentative Map for Skye Canyon 5.06 [22-0412-TMP1]. The Phase 1 buffer improvements (L23-00752) must be completed and a Drainage Study Update approved prior to the Order of Vacation recording. Final Maps associated with Skye Canyon 5.06 [22-0412-TMP1] must correctly show Public Drainage Easements as they exist at the time of recordation. No building permits will be allowed for lots 213 through 220 or any other lots with Skye Canyon 5.06 that are in conflict with any Public Drainage Easements.

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;

11. 23-0623-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: UNITED COIN MACHINE CO. - OWNER: RZMZ FAMILY, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED GAMING ESTABLISHMENT, RESTRICTED USE (1 TO 5 MACHINES) at 1801 East Charleston Boulevard (APN 139-35-814-019), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:

See Item 8 for related discussion.

Motion made by Anthony Williams to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 12a and 12b with amended conditions for Item 10

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. 23-0624 - PUBLIC HEARING - APPLICANT: NEW CINGULAR WIRELESS PCS, LLC - OWNER: THE LOUISE ANN BENDA LIVING TRUST - For possible action on the following Land Use Entitlement project requests on 0.97 acres at 7941 North Jones Boulevard (APN 125-14-504-007), R-E (Residence Estates) Zone, Ward 6 (Brune). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

Items 12-12b were trailed and heard after Items 30 and 15.

CHAIR CHERRY declared the Public Hearing open for Items 12-12b by asking if there was anyone from the public to speak.

NICOLE EDDOWES, Community Development Coordinator, reported that the proposed additional 10 feet to the existing wireless communication facility is within the scope of the United States Code for Wireless Facilities, which prohibits local governments from denying an application to modify an existing facility that does not substantially change the physical dimensions of such tower. Therefore, staff recommended approval of both the Variance and Special Use Permit. Additional protest letters were received since publication.

COMMISSIONER TAYLOR requested trailing this matter to allow the application's representatives to meet outside of chambers to address any outstanding concerns with the nearby residents.

After meeting with residents, OMAR SAUCEDO and ROXY COLETTE, representing AT&T, came forward. MR. SAUCEDO explained there was confusion among the residents that this item involved the installation of a new tower. In actuality, this matter involves a Section 6409 application to extend an existing telecommunications tower by 10 feet. This extension will allow them to add new equipment and antennas to continue the modernization of telecommunications infrastructure as they continue to transition from 3G to 5G. These upgrades will ensure that area residents have appropriate connectivity. If denied, they will have to seek a nearby location for a second tower, as the existing tower is at capacity.

COMMISSIONER TAYLOR asked MR. SAUCEDO for clarification on Section 6409 and staff to explain the impact of a Section 6409 project. MR. SAUCEDO indicated that a Section 6409 project is an eligible facility request for modification of an existing wireless tower, noting it does not substantially change the physical dimensions of the tower. In this case, the tower will be extended 10 feet to accommodate more capacity. ASSISTANT CITY ATTORNEY JOHN RIDILLA explained that according to Federal Communications Commission (FCC) orders, a Section 6409 project requires a review within 60 days of application. If there is no substantial change, the respective municipality has to approve the application to facilitate the expansion of wireless networks in the country, as determined by the FCC. COMMISSIONER TAYLOR added that due to federal regulations, the City is compelled to approve this application for an expansion.

See Item 8 for related discussion and Items 12a and 12b for related backup.

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

- 12a. 23-0624-VAR1 - VARIANCE - TO ALLOW A 13-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 270 FEET IS THE MINIMUM REQUIRED

Minutes:

See Items 8 and 12 for related discussion and Items 12-12b for related backup.

Motion made by Jennifer Taylor to Approve Items 12a and 12b 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;

- 12b. 23-0624-SUP1 - SPECIAL USE PERMIT - FOR A MAJOR AMENDMENT TO AN APPROVED SPECIAL USE PERMIT (SUP-60674) FOR THE PROPOSED EXPANSION OF AN EXISTING WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN USE

Minutes:

See Items 8 and 12 for related discussion and Items 12-12b for related backup.

Motion made by Jennifer Taylor to Approve Items 12a and 12b 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;

13. 23-0625 - PUBLIC HEARING - APPLICANT: INCLUSIVE HOSPITALITY, LLC - OWNER: 1021 MAIN STREET, LLC - For possible action on the following Land Use Entitlement project requests located at 1021 South Main Street, Suite #150 (APN 139-33-801-025), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

See Item 8 for related discussion and Items 13a and 13b for related backup.

- 13a. 23-0625-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 3,230 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE WITH A 1,321 SQUARE-FOOT OUTDOOR PATIO AREA

Minutes:

See Item 8 for related discussion and Items 13-13b for related backup.

Motion made by Anthony Williams to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 12a and 12b with amended conditions for Item 10

NOTE: The video does not reflect the vote accurately, in that Commissioner Schlottman abstained from voting on Items 13a and 13b because he is under contract with the applicant. Additionally, Chair Cherry disclosed for Items 13a and 13b that he owns property within the notification area. As this does not affect him any greater or lesser, he would be voting on these items.

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

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

- 13b. 23-0625-SUP2 - SPECIAL USE PERMIT - FOR A PROPOSED GAMING ESTABLISHMENT, RESTRICTED USE (1 TO 5 MACHINES)

Minutes:

See Item 8 for related discussion and Items 13-13b for related backup.

Motion made by Anthony Williams to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 12a and 12b with amended conditions for Item 10

NOTE: The video does not reflect the vote accurately, in that Commissioner Schlottman abstained from voting on Items 13a and 13b because he is under contract with the applicant. Additionally, Chair Cherry disclosed for Items 13a and 13b that he owns property within the notification area. As this does not affect him any greater or lesser, he would be voting on these items.

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

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

14. 23-0656-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: UNITED COIN MACHINE CO. - OWNER: ELKHORN HUALAPAI, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED GAMING (INCIDENTAL GAMING MACHINES ONLY) USE at 7161 North Hualapai Way, Suite #110 (APN 126-24-517-004), PD (Planned Development) Zone [VC (Village Commercial) Cliff's Edge Special Land Use Designation], Ward 4 (Allen-Palenske). Staff recommends APPROVAL.

Minutes:

See Item 8 for related discussion.

Motion made by Anthony Williams to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 12a and 12b with amended conditions for Item 10

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;

PUBLIC HEARING ITEMS

15. ABEYANCE - 23-0535-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DOUG AND STACIE HUGHES - For possible action on a Land Use Entitlement project request TO ALLOW AN 18-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR A PROPOSED RESIDENTIAL ACCESSORY STRUCTURE [MAIL ROOM] AND TO ALLOW TWO PROPOSED RESIDENTIAL ACCESSORY STRUCTURES [MAIL ROOM AND GARAGE] TO BE LOCATED IN FRONT OF THE MAIN DWELLING UNIT WHERE SUCH IS NOT ALLOWED AND THE TOTAL FLOOR AREA OF ALL RESIDENTIAL ACCESSORY STRUCTURES [MAIL ROOM AND GARAGE] TO EXCEED THE PRIMARY DWELLING FLOOR AREA WHERE SUCH IS NOT ALLOWED on 0.96 acres at 422 South Rancho Drive (APN 139-32-601-043), R-A (Ranch Acres) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.

Minutes:

CHAIR CHERRY declared the Public Hearing open.

NICOLE EDDOWES, Community Development Coordinator, stated that while the applicant has submitted revised plans to reduce the intensity of the Variance request, the application is still preferential and staff is not able to support it. Staff recommended denial.

SUSAN FLORIAN, representing the applicant, who wished to demolish the existing structure and construct a new one, read the Justification Letter in the backup documentation to further explain the applicant's request for the setback variance and the square footage for the living, garage, storage and mail spaces, as well as for the swimming pool, which she noted complies with Nevada Revised Statutes (NRS) requirements.

MS. FLORIAN added that JEREMIAH JOHNSON, who previously represented this matter, met with COMMISSIONER ROGAN and the applicant to discuss the relocation of the house from the back to the front; therefore, the mailroom will remain as depicted on the elevations and renderings displayed. She requested approval and indicated concurrence with the conditions.

COMMISSIONER ROGAN said he met with the property owner, and he was not pleased with the initial application, which has not changed much. However, he liked the clever setup of the mailroom, which landscaping will obscure.

CHAIR CHERRY declared the Public Hearing closed.

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

NOTE: Chair Cherry disclosed that he owns property within the notification area of this item. As this does not affect him any greater or lesser, he would be voting.

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. ABEYANCE - 23-0565-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: EFRAIM ZAKEN - OWNER: VINTAGE VEGAS GAMBLING, INC. - For possible action on a Land Use Entitlement project request FOR A PROPOSED 5,721 SQUARE-FOOT AUTOMOBILE RENTAL USE at 128 Fremont Street (APNs 139-34-111-014, 021, 022, and 024), C-2 (General Commercial) Zone, Ward 5 (Crear). Staff recommends APPROVAL.

Minutes:

CHAIR CHERRY declared the Public Hearing open.

NICOLE EDDOWES, Community Development Coordinator, said that staff found the proposed automobile rental service could be conducted harmoniously with the surrounding uses and recommended approval of the Special Use Permit.

EFRAIM ZAKEN, applicant, and TIM LAGER, General Manager of Binion's Gambling Hall and Hotel, were present. MR. LAGER explained that they approached the applicant about bringing slingshot cars to Downtown Las Vegas, as they believe it will be a good amenity for the area and an attraction for tourists. MR. ZAKEN agreed with the conditions.

CHAIR CHERRY recalled seeing the application previously.

COMMISSIONER WILLIAMS appreciated the opportunity to visit the current location to see what the slingshot car business entails. He believes it is a nice project.

CHAIR CHERRY declared the Public Hearing closed.

Motion made by Anthony Williams to Approve 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;

17. ABEYANCE - 23-0595 - PUBLIC HEARING - APPLICANT: SUMMIT HOMES OF NEVADA, LLC - OWNER: FF SERIES HOLDINGS, LLC - For possible action on the following Land Use Entitlement project requests on 1.99 acres at the northeast corner of Bilpar Road and Tenaya Way (APN 125-22-801-011), Ward 6 (Brune). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

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

- 17a. ABEYANCE - 23-0595-GPA1 - GENERAL PLAN AMENDMENT - FROM: O (OFFICE) TO: ML (MEDIUM LOW DENSITY RESIDENTIAL)

Minutes:

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

Motion made by Anthony Williams to Hold in Abeyance Items 17a-17d and 27a and 27b to 3/12/2024

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;

- 17b. ABEYANCE - 23-0595-ZON1 - REZONING - FROM: O (OFFICE) TO: R-CL (SINGLE FAMILY COMPACT-LOT)

Minutes:

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

Motion made by Anthony Williams to Hold in Abeyance Items 17a-17d and 27a and 27b to 3/12/2024

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;

- 17c. ABEYANCE - 23-0595-VAR1 - VARIANCE - TO ALLOW A 1.00 CONNECTIVITY RATIO WHERE 1.30 IS REQUIRED AND TO ALLOW NON-STANDARD STREET TERMINI WHERE A CUL-DE-SAC OR HAMMERHEAD TERMINUS IS REQUIRED

Minutes:

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

Motion made by Anthony Williams to Hold in Abeyance Items 17a-17d and 27a and 27b to 3/12/2024

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;

- 17d. ABEYANCE - 23-0595-TMP1 - TENTATIVE MAP - TENAYA & BILPAR - FOR A PROPOSED 16-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

Minutes:

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

Motion made by Anthony Williams to Hold in Abeyance Items 17a-17d and 27a and 27b to 3/12/2024

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. 23-0444-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: GUADALUPE MICHEL - For possible action on a Land Use Entitlement project request TO ALLOW AN EXISTING FIVE-FOOT TALL FENCE WITH A THREE-FOOT SOLID BASE IN THE FRONT YARD WHERE FIVE FEET WITH A TWO-FOOT SOLID BASE IS THE MAXIMUM HEIGHT ALLOWED on 0.21 acres at 4912 Montebello Avenue (APN 140-32-611-005), R-1 (Single Family Residential) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

Minutes:

CHAIR CHERRY declared the Public Hearing open.

NICOLE EDDOWES, Community Development Coordinator, reported that staff found the Variance request to be a self-imposed hardship and recommended denial.

BRENDA MICHEL, representing the applicant/owner, who is her mother, stated that her mother would like to retain the wall as is for safety due to the nearby storm drain, where the homeless congregate, and to keep their pets within the property. They have experienced trespass situations and had to call the police. She submitted support letters for the record and concurred with the conditions.

COMMISSIONER SCHLOTTMAN had no problem with the fence, noting such fences are common in the area. He supported the request.

CHAIR CHERRY declared the Public Hearing closed.

Motion made by Trinity Haven Schlottman to Approve 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;

19. 23-0452-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT: JOE LOPEZ - OWNER: EXTRA SPACE STORAGE - For possible action on a Land Use Entitlement project request TO ALLOW A PROPOSED EIGHT-FOOT TALL FRONT YARD FENCE WHERE FIVE FEET IS THE MAXIMUM HEIGHT ALLOWED on 1.69 acres at 1120 South Las Vegas Boulevard (APN 162-03-112-002), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

Minutes:

CHAIR CHERRY declared the Public Hearing open.

NICOLE EDDOWES, Community Development Coordinator, stated that staff found the Variance request to be a self-imposed hardship and recommended denial. Additional support and protest letters were received since publication.

JOE LOPEZ appeared with MEGAN GUTIERREZ. MR. LOPEZ explained that they would like to install a tall fence in front of the property with an automatic gate for the safety of the employees and their customers, given that they have experienced issues with homeless individuals who gather near the property. The gate will remain open only during business hours. The situation had gotten so bad that they started locking down the facility. In speaking with the surveyor, MR. LOPEZ found out the City took 10 feet due to the City's Las Vegas Boulevard improvements and sidewalk expansion. He showed photos, which were not submitted, of all the homeless in the area making it challenging for his business, especially since the retaining wall installed as part of the street improvements is at the perfect height for homeless individuals to use as a bench and sit all day. MR. LOPEZ showed a rendering of the fence type they would like to install in front of their property and beyond the makeshift bench to prevent access to it.

CHAIR CHERRY was familiar with the issues in the area because he lived nearby for many years, noting that Walgreens closed their nearby location.

MR. LOPEZ clarified for COMMISSIONER SCHLOTTMAN that the intent is to install an eight-foot fence along the entire Las Vegas Boulevard frontage and beyond the wall where the homeless sit. The Commissioner stated that he has lived in the area for a long time, so he is aware of some of the issues. Nevertheless, he could not support an eight-foot fence along the entire front of the property. He offered MR. LOPEZ to hold this item in abeyance to meet and discuss a resolution, and MR. LOPEZ agreed to the abeyance.

CHAIR CHERRY declared the Public Hearing closed.

Motion made by Trinity Haven Schlottman to Hold in Abeyance to 3/12/2024

NOTE: Chair Cherry disclosed that he owns property within the notification area of this item. As this does not affect him any greater or lesser, he would be voting.

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. 23-0503-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: MP CMG RANCHO, LLC - OWNER: PRE RANCHO CRAIG, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 2,325 SQUARE-FOOT RESTAURANT WITH DRIVE-THROUGH DEVELOPMENT WITH A WAIVER OF BUILDING ORIENTATION STANDARDS WITH A 250 SQUARE-FOOT OUTDOOR PATIO AREA on a portion of 10.09 acres located on the east side of Rancho Drive, approximately 800 feet south of Craig Road (APN 138-02-715-012), C-2 (General Commercial) Zone, Ward 5 (Crear). Staff recommends APPROVAL.

Minutes:

CHAIR CHERRY declared the Public Hearing open.

NICOLE EDDOWES, Community Development Coordinator, reported that the proposed restaurant with a drive-through is compatible with the adjacent development in the area and with the exception of building orientation, meets the minimum development requirements of Title 19; therefore, staff recommended approval of the Site Development Plan Review. Additional support letters were received since publication.

BENJAMIN FIEDLER, Project Manager representing FHA Architects, explained that the application is for a fast, casual restaurant. They worked closely with staff to ensure all the requirements were met. The waiver is for the setback to accommodate traffic circulation. A drive aisle with landscaping will be situated between the building and the property line. He concurred with the conditions.

COMMISSIONER WILLIAMS had no issues with the proposed project.

CHAIR CHERRY declared the Public Hearing closed.

Motion made by Anthony Williams to Approve 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;

21. 23-0561-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: PCB, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED FACILITY FOR TRANSITIONAL LIVING FOR RELEASED OFFENDERS USE WITH WAIVERS TO ALLOW AN 823-FOOT DISTANCE SEPARATION FROM A CITY PARK AND TO ALLOW A 1,018-FOOT DISTANCE SEPARATION FROM AN INDIVIDUAL CARE CENTER LICENSED FOR MORE THAN 12 CHILDREN WHERE 1,500 FEET IS REQUIRED at 230, 234, 238 and 248 West Chicago Avenue (APNs 162-04-710-132, 133, 134 and 135), R-4 (High Density Residential) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

Minutes:

CHAIR CHERRY declared the Public Hearing open.

NICOLE EDDOWES, Community Development Coordinator, said staff was not able to support the applicant's requested distance separation Waivers from protected uses, such as a park and a childcare center. Therefore, staff recommended denial of the Special Use Permit. Additional protest letters were received since publication.

NICOLE CAPRA and ROBERT ROWSELL, 3 KEYS Communities (3 KEYS); DAVE CRETE, Broker with Spiral Realty Group and Property Manager for 3 KEYS; and JENNIFER BENJAMINS, retired Las Vegas Metropolitan Police Department (Metro) sergeant, were present.

MS. CAPRA explained that they recently invested \$22 million in approximately 149 units in the area known as the Naked City, and they would like to offer 28 of those units as transitional living units. She has over a decade of experience operating successful transitional living facilities that have helped stabilize communities, improved neighborhoods and contributed to job development. She added that with her partners, they have over 21 years of police experience. She requested approval.

MR. ROWSELL believed that despite some opposition, they will improve and clean up the surrounding community. They intend to make substantial improvements. He added that he is familiar with the challenges of a second chance and becoming a productive member of society, as he was released back into the community in 1999. Moreover, they welcome Metro officers into their facilities at any time and even have a lounge area for them with snacks.

MR. CRETE felt the opposition to this use stems from a NIMBY (not in my backyard) attitude because people are afraid. However, at their neighborhood meeting at The STRAT, there was less opposition toward the end of the meeting after the attendees attained a better understanding of the project, especially MAGGIE, who runs the after-school program, Casa de Luz. He walked the property with the officers from the Metro Crime Prevention Bureau to ensure that they adhered to all their recommendations to ensure a secure property.

MR. CRETE noted that when he took over management of the property approximately 60 days ago, homeless individuals were sleeping on the property, and he has since cleaned it up. He assured the Commissioners that 3 KEYS provides a chance to live with dignity, and if this project is approved, he will be the property manager of the largest such facility in Naked City. The 28-unit facility will have a courtyard with cameras for Metro to provide surveillance, and armed security will visit the property at least three times daily. This developer has invested in properties to ensure Naked City can provide affordable properties for people who have committed non-violent or non-sexual crimes and deserve a second chance after their release back into the community. Metro will conduct the background checks.

As a former community-policing sergeant with Metro, MS. BENJAMINS said she has experience working with property owners and tenants, so she will serve as the community liaison to help the tenants at this facility succeed by connecting them with the necessary resources.

MS. CAPRA commented that they have to comply with Nevada laws and be approved by the State of Nevada and its Parole and Probation Division because their tenants are highly regulated.

GLENN PLANTONE said that through his property management division, they own and manage approximately 100 properties in Naked City, and they are investing quite a bit in their units to offer renovated units and new affordable housing in hopes of attracting quality clientele to the area. Although they like the 3 KEYS program, they do not believe it is a good fit for the Naked City. He added that he owns four group homes throughout Las Vegas.

DAVID RAANAN stated that MR. PLANTONE is his partner on some projects in Naked City, where he also resides, and they privately own and control approximately 95 units. They are working on an 87-unit, multi-family project on Fairfield Avenue. They welcome 3 KEYS as landlords. However, they are opposed to the proposed project because they believe it will hinder any opportunity to bring in desperately needed affordable housing developments to the area. The proposed project will only continue the status quo in the area and will hurt the community. He requested denial.

STEPHEN THAYER, Vice President and General Manager of The STRAT Hotel, Casino and Tower, appreciated 3 KEYS' commitment to affordable housing but opposed their project because although he believes in second chances, he does not believe the project is a good fit for the area due to its challenges. He said the 50 STRAT employees who live in the area relayed to him their strong opposition and signed a petition, a copy of which was submitted after final agenda posting.

MS. CAPRA explained that the reason behind having high security and Metro surveillance is to help keep the issues in the area away from their tenants and to keep them safe and secure, as they have done on similar projects for many years, noting that they have never had a call for service to their facilities. They work with Metro

from the start and pick their tenants, most of whom come from the Casa Grande Transitional Housing Center, with the collaboration of the Nevada Department of Corrections (NDOC) to make sure they select low-risk tenants. She countered the statements that the area is not a good fit because the tenants will be near transportation and employment, which will help them succeed. She added that they intend to make a substantial investment in the area, and MR. ROWSELL emphasized that their investment will be over \$2 million in the facade alone. He stressed that the Parole and Probation Division's rules make it easier for individuals in transitional facilities to be evicted, within approximately two hours should the need arise, unlike with typical evictions that can take up to 90 days.

CHAIR CHERRY asked MS. CAPRA if they have any other similar facilities, and she replied that they have 98 units, two (a 24-bed facility and a 12-bed facility) licensed by the City of Las Vegas and the remainder by Clark County. Additionally, they had to be approved by the State of Nevada and the Parole and Probation Division.

COMMISSIONER SCHLOTTMAN was familiar with the area due to his past work in Naked City, which let him witness some of the challenges. Although he has seen improvements and investments, he disagreed that this is a NIMBY case, as he resides on Fremont Street, where there have also been some serious crime issues. He did not see how allowing this facility would help the City's long-time efforts to improve the area and make it safer. Nevertheless, there is a distance separation requirement between the childcare center and the park for this type of use; therefore, he could not give his support, especially with the opposition received.

COMMISSIONER WALSH asked if any of the clients will be licensed through the Community Based Living Arrangement (CBLA) Housing Program, which requires some clients to have a 50 percent mental disorder. MS. CAPRA replied that they are not. The Commissioner explained that he spoke with JOE LOMBARDO when he was sheriff, who indicated that it is a recurring issue with a high recidivism rate. Therefore, he was happy to learn that it will not be a CBLA facility. He asked if there would be staff onsite 24/7, and MS. CAPRA replied affirmatively and added that there would also be a case manager and property managers onsite. She asserted that most of the tenants come through the NDOC but none with mental issues. NDOC works with them to select tenants who are at a low risk to re-offend but cannot find a place to live. The Parole and Probation Division oversees the program and makes sure the tenants have funds to pay rent. Some tenants have their rent paid by the courts if they are sent to a facility instead of incarceration. COMMISSIONER WALSH said that things can go wrong quickly at places like the proposed facility and need safeguards, but they do not belong near children.

COMMISSIONER ROGAN appreciated the efforts of the applicant. Nevertheless, he had an issue with the scale of the project when the code only allows up to six people in one location. In addition, he felt these types of facilities should be evenly dispersed throughout the community. It was difficult for him to support a concentration of offenders in one location that does not meet the distance separation requirements.

COMMISSIONER SCHLOTTMAN acknowledged that there is a true need for these types of facilities, and he encouraged the applicant to search for other locations and to reach out to the Commissioners along the process so they can become more familiar with the components.

CHAIR CHERRY 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. 23-0627-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: PETERSEN MANAGEMENT - OWNER: MADISON CHURCH, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED FIVE-STORY TALL, 92-UNIT MIXED-USE DEVELOPMENT WITH 7,520 SQUARE FEET OF COMMERCIAL AREA WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS AREA 2 DEVELOPMENT STANDARDS on 0.80 acres at 300 South 7th Street (APN 139-34-710-035), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:

VICE CHAIR WILLIAMS declared the Public Hearing open.

COUREY STEWART, Senior Planner, reported that while Waivers are requested regarding setbacks, parking and landscaping, staff found the proposed infill Mixed Use Development adheres to the overall intent of the Vision 2045 Downtown Las Vegas Master Plan. The project is designed in a compatible manner with the existing development in the surrounding area; therefore, staff recommended approval. Additional support letters were received since publication.

ATTORNEY JENNIFER LAZOVICH, representing the applicant, appreciated staff's recommendation and requested approval. She concurred with the conditions.

VICE CHAIR WILLIAMS regarded this as a nice, compatible project.

COMMISSIONER SCHLOTTMAN said this is a nice, overdue project for the area.

VICE CHAIR WILLIAMS declared the Public Hearing closed.

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

NOTE: Chair Cherry abstained from voting, as he has an open contract with the architect for this item.

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

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

23. 23-0629 - PUBLIC HEARING - APPLICANT/OWNER: IHC HEALTH SERVICES, INC. - For possible action on the following Land Use Entitlement project requests on 7.66 acres at 510 South Rampart Boulevard (APN 138-32-314-001), PD (Planned Development) Zone, Ward 2 (Seaman). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

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

NICOLE EDDOWES, Community Development Coordinator, indicated that the applicant is proposing to operate a plant nursery within the Las Vegas Renaissance Master Plan Area where the design characteristics of development are expected to be unique and distinctive, as demonstrated by neighboring Boca Park and Tivoli Village. The request to continue to use chain-link fencing and a modular building permanently does not align with the vision for the Las Vegas Renaissance Master Plan, nor the City of Las Vegas Master Plan, which envisions higher intensity uses such as a mixed-use development that reflects the unique architectural features already in existence in the area. Staff found the proposed development will not be compatible nor harmonious with the existing development in the surrounding area and recommended denial of both applications. Additional protest and support letters were received since publication.

DAVE TURNER, Baughman and Turner, was present with the applicant, JOHN RUBBICO. MR. TURNER introduced the project and explained that they would like to keep the modular structure currently on the site for the time being and have an outside storage area that will be screened by an eight-foot wall, according to the code. Parking and landscaping requirements are being met. MR. TURNER assured the Commissioners that contrary to the staff report, this will not be a permanent nursery and will probably house a medical facility in the future. He commented that when they operate the pumpkin patch, the plant material will be relocated to the side of the property. He said the proposed project would enhance the property for the time being, and he requested approval.

COMMISSIONER WALSH supported the project because the use is temporary. MS. EDDOWES read additional conditions for 23-0629-SDR1, and MR. TURNER concurred with all conditions.

COMMISSIONER ROGAN agreed with staff's reasons for the denial recommendation and could not support the project, in particular the request for a waiver to install chain-link fencing. Despite not having a plan for the property, he could not support the temporary use given it is in the Las Vegas Renaissance Master Plan Area.

COMMISSIONER WILLIAMS asked how long the temporary use would last, and MR. RUBBICO indicated that it should be two more years.

CHAIR CHERRY verified that chain-link fencing is being proposed and asked about the block wall. MR. TURNER said the block wall would only be around the storage area. The Chair could not support the chain-link fence, but he could support the temporary use.

After COMMISSIONER WALSH motioned for approval of the entire project, COMMISSIONER ROGAN asked for separate motions. ASSISTANT CITY ATTORNEY JOHN RIDILLA asked staff for the implication of pass/fail motions, respectively for 23-0629-SUP1 (SUP) and 23-0629-SDR1 (SDR). SETH FLOYD, Community Development Director, and MS. EDDOWES explained that the SUP would sit dormant for one year until the applicant could submit a new SDR application for review by the Planning Commission. MS. EDDOWES added that it would be better and easier for staff to keep the cases together and to hold them in abeyance together to allow the applicant time to submit a new site plan for the Commission's review. The Chair said the action on the SUP could be rescinded to hold both items in abeyance.

After COMMISSIONER WALSH asked to confer with the applicant, CHAIR CHERRY trailed this project until after Item 25, and COMMISSIONER WALSH said he felt comfortable with the application.

See Items 23a and 23b for related backup.

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

23a. 23-0629-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED GARDEN SUPPLY/PLANT NURSERY USE

Minutes:

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

Motion made by Donald Walsh to Approve subject to condition(s)

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

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

23b. 23-0629-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 66,720 SQUARE-FOOT GARDEN SUPPLY/PLANT NURSERY DEVELOPMENT WITH A WAIVER OF BUILDING ORIENTATION REQUIREMENTS

Minutes:

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

Motion made by Jeff Rogan to Deny

NOTE: An initial motion by Commissioner Walsh to Approve subject to conditions failed with Chair Cherry and Commissioners Schlottman, Rogan, Kasama and Taylor voting No.

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

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

24. 23-0631 - PUBLIC HEARING - APPLICANT: THE PUNK ROCK MUSEUM INC. - OWNER: 1422 WESTERN AVENUE, LLC - For possible action on the following Land Use Entitlement project requests on 0.54 acres at 1422 Western Avenue (APN 162-04-602-016), M (Industrial) Zone, Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

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

COUREY STEWART, Senior Planner, stated that during outdoor events, the proposed outdoor plaza area will provide zero parking spaces. Staff found that there are no adequate parking alternatives in the surrounding area and that the subject site is not physically suitable for the intensity of the proposed land uses. Therefore, staff recommended denial of all entitlements. Additional support and protest letters were received since publication.

TRACY VAUGHAN, EMILY CAROTHERS, KENNETH WILLIAMS and MEL BEGONIA, General Manager, were present. MS. BEGONIA read a statement, a copy of which was not submitted for the record. In summary, she said that since they opened in April 2023, they have become an anchor of tourism in an area that has been long overlooked and have hosted a variety of celebrities, among them from around the world. They are starting to make a footprint in entertainment and are in the process of establishing a non-profit organization, through which they will have more community involvement. Last year, they obtained permits for a couple of successful outdoor events; therefore, they would like to continue to have the space as an extension of the museum. She spoke about some of the events held last year, including fundraiser events to benefit local non-profit organizations. The City Council was invited for the proclamation of Official Punk Rock Day on April 1, 2024.

For their special event on March 31, 2024, they arranged for off-site parking for employees and VIPs and plan to encourage ride-sharing to the event. For past events, they made verbal agreements with Little Darlings to use their parking lot. However, there is still a problem with the Little Darlings building built out to the curb, forcing employees to step off the curb and onto Western Avenue, and there is a break in the sidewalk. This is concerning for the safety of their employees and guests, but they will continue to set out barricades and additional security, as part of their safety plan, as well as advertise that they will not have any on-site parking to encourage ride-sharing. Despite not having adequate parking, they anticipate smooth operations and understand they need to continue to submit for special event permits. However, not having adequate parking should not be a reason to hinder holding successful events outside. MS. BEGONIA requested approval.

COMMISSIONER SCHLOTTMAN asked how often they intend to have large events in the parking lot. MS. BEGONIA said probably every couple of months. The Commissioner said the Commission has approved similar events under similar situations, noting that it is common to have events that lack parking in Downtown Las Vegas. He observed a lane in front of the applicant's property and asked VICTOR BOLANOS, Senior Engineering Associate, if it was a planned bike lane. MR. BOLANOS confirmed that it is a bike lane, which is why they have recommended additional conditions requiring the submittal of an application for barricading permits and a pedestrian circulation plan. He added that City staff is concerned specifically with adequate pedestrian passage.

Given the Special Use Permit application, COMMISSIONER SCHLOTTMAN felt that any issues could be brought back to the Commission for evaluation. MR. BOLANOS clarified that the Public Works Department is somewhat limited, which is why they suggested added conditions regarding pedestrian circulation. However, if the Commission asks for a review of the Site Development Plan Review (SDR), they can review off-site improvements. The Commissioner felt this application differs from large investment projects, because the outdoor areas are already being used for events. He did not foresee there being any real issue. MS. BEGONIA indicated that they are trying to see if they can use the lot directly across the street as well.

COMMISSIONER ROGAN was more concerned about the noise, especially since the justification letter indicates pulling a permit for a 24-hour timeframe in case they have an impromptu after-party band or gathering after closing hours. MS. BEGONIA said they have a show on March 31, 2024, that ends at 10:00 p.m. The Commissioner asked if approval would allow the applicant to hold outdoor events and play music through a DJ or live band at all hours of the day. NICOLE EDDOWES, Community Development Coordinator, said the applicant

would have to comply with the noise ordinance. Approval will allow them to serve alcohol outside of the building and the SDR establishes the outdoor entertainment area.

COMMISSIONER ROGAN asked for the timeframe under the noise ordinance, and ASSISTANT CITY ATTORNEY JOHN RIDILLA indicated that the code defines quiet hours from 11:00 p.m. to 7:00 a.m. MS. BEGONIA added that their events are normally during the day with a hard stop at 10:00 p.m. Any outdoor parties include the use of the outdoor speakers at the bar for the music. MS. VAUGHAN commented that the majority of the events are held in the museum.

CHAIR CHERRY asked if the building to the south is subject to dedication, similar to what other parcels downtown had to do. MR. BOLANOS said they really could not address it because it is not included in the application and Public Works Department staff cannot review it, despite their concerns.

FRED SOLIS, Planning Manager, read the added conditions for 23-0631-SDR1 (Item 24a), and the applicant agreed to all conditions.

See Items 24a-24c for related backup.

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

- 24a. 23-0631-SUP1 - SPECIAL USE PERMIT - FOR A MAJOR AMENDMENT TO AN APPROVED SPECIAL USE PERMIT (23-0031-SUP1) FOR A PROPOSED 11,777 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE WITH A 11,745 SQUARE-FOOT OUTDOOR PLAZA AREA

Minutes:

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

Motion made by Trinity Haven Schlottman to Approve Items 24a-24c subject to condition(s) with amended conditions for Item 24c

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

For-Serena Kasama, Anthony Williams, Trinity Haven Schlottman, Jeff Rogan, Sam Cherry, Jennifer Taylor; Did Not Vote-Donald Walsh;

- 24b. 23-0631-SUP2 - SPECIAL USE PERMIT - FOR A PROPOSED OPEN AIR VENDING/TRANSIENT SALES LOT USE

Minutes:

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

Motion made by Trinity Haven Schlottman to Approve Items 24a-24c subject to condition(s) with amended conditions for Item 24c

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

For-Serena Kasama, Anthony Williams, Trinity Haven Schlottman, Jeff Rogan, Sam Cherry, Jennifer Taylor; Did Not Vote-Donald Walsh;

- 24c. 23-0631-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A MAJOR AMENDMENT TO AN APPROVED SITE DEVELOPMENT PLAN REVIEW (21-0605-SDR1) FOR A PROPOSED PARKING LOT RECONFIGURATION TO ESTABLISH AN OUTDOOR PLAZA AREA

Minutes:

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

Motion made by Trinity Haven Schlottman to Approve Items 24a-24c subject to condition(s) and adding the following conditions as read for the record:

A. The applicant shall submit a Fire Protection report for approval to Fire Engineering. This report shall include but not be limited to emergency lighting, building and site egress while an event is going on (including building occupant load as plaza load), proposed site layout(s), Fire Department access, etc.

B. Prior to Fire Protection report submittal, the applicant and the Fire Protection Engineer shall meet with Las Vegas Fire & Rescue to discuss specific report inclusions.

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

For-Serena Kasama, Anthony Williams, Trinity Haven Schlottman, Jeff Rogan, Sam Cherry, Jennifer Taylor; Did Not Vote-Donald Walsh;

25. 23-0645 - PUBLIC HEARING - APPLICANT/OWNER: DOWNTOWN SANCHEZ, LLC - For possible action on the following Land Use Entitlement project requests on 0.16 acres at 623 South 4th Street (APN 139-34-311-138), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

CHAIR CHERRY declared the Public Hearing open for Items 25-25b.

COUREY STEWART, Senior Planner, indicated that the requested Special Use Permits adhere to all minimum Title 19 requirements and with the Vision 2045 Downtown Las Vegas Master Plan. Staff found the proposed uses compatible with the existing development in the surrounding area; therefore, staff recommended approval of both requests. Additional support and protest letters were received since publication.

ATTORNEY JENNIFER LAZOVICH, appearing on behalf of the applicant, said the project involves an existing structure, which will be remodeled and have a new façade, while keeping some of the integrity. An outside patio area will be added to periodically accommodate a mobile food vending truck for special food events. The interior will include a sit-down bar, tables and restrooms. At a meeting, the owners of the nearby office building expressed concern about homeless individuals accessing the trash enclosure. Therefore, they requested a locking mechanism through Republic Services on the enclosures and the dumpsters, and the applicant agreed with that request. They also have a concern about occupying parking in some of the open lots, so the applicant offered to fence the back of the property, which means that they will have to encourage entrance off 4th Street. However, the applicant would like to meet with the adjacent neighbor in the interim of the City Council meeting to see if they can try to resolve the parking issue.

SHAWN HILLS was concerned about the noise, as they will have events outside.

ANTHONY CIULLA said he is in the office building to the south of this site and is concerned about parking, but he is willing to work with the applicant on a solution.

MS. LAZOVICH understood they are subject to the noise ordinance and appreciated MR. HILLS' concern. She assured the Commissioners that any music on the patio would be turned off by 11:00 p.m. at the latest.

COMMISSIONER SCHLOTTMAN felt comfortable that the issues could be addressed, and he expressed his support.

See Items 25a and 25b for related backup.

CHAIR CHERRY declared the Public Hearing closed for Items 25-25b.

- 25a. 23-0645-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 1,235 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE WITH A 4,980 SQUARE-FOOT OUTDOOR PATIO AREA

Minutes:

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

Motion made by Trinity Haven Schlottman to Approve Items 25a and 25b subject to condition(s)

NOTE: Chair Cherry disclosed for Items 25a and 25b that he owns property within the notification area. As this does not affect him any greater or lesser, he would be voting on these 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;

25b. 23-0645-SUP2 - SPECIAL USE PERMIT - FOR A PROPOSED OPEN AIR VENDING/TRANSIENT SALES LOT USE

Minutes:

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

Motion made by Trinity Haven Schlottman to Approve Items 25a and 25b subject to condition(s)

NOTE: Chair Cherry disclosed for Items 25a and 25b that he owns property within the notification area. As this does not affect him any greater or lesser, he would be voting on these 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;

26. 23-0648-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: BRYAN BARAHONA - For possible action on a Land Use Entitlement project request TO ALLOW A ZERO-FOOT SEPARATION FROM THE PRIMARY DWELLING WHERE SIX FEET IS REQUIRED FOR AN EXISTING RESIDENTIAL ACCESSORY STRUCTURE [CASITA] AND A TOTAL ACCESSORY STRUCTURE SIZE OF 70 PERCENT OF THE PRIMARY DWELLING FLOOR AREA WHERE 50 PERCENT IS THE MAXIMUM ALLOWED on 0.15 acres at 1200 Cold Stream Drive (APN 140-29-610-023), R-1 (Single Family Residential) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

Minutes:

This item was heard after Item 23, which was trailed and heard after Item 25.

CHAIR CHERRY declared the Public Hearing open.

COUREY STEWART, Senior Planner, reported that this Variance request is the result of an open Code Enforcement Division case. The existing casita was constructed without building permits and failed to comply with Title 19 development standards. Staff found the Variance request to be a self-imposed hardship and recommended denial.

BRYAN BARAHONA explained that he wanted a large room for family gatherings because the house is too small.

COMMISSIONER SCHLOTTMAN said casitas are common in Ward 3, and every house on the block has an addition or shed; therefore, he supported this request.

CHAIR CHERRY declared the Public Hearing closed.

Motion made by Trinity Haven Schlottman to Approve 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;

27. 23-0653 - PUBLIC HEARING - APPLICANT/OWNER: VYACHESLAV WESTON - For possible action on the following Land Use Entitlement project requests on 0.20 acres at the northeast corner of Vegas Drive and Michael Way (APN 138-24-403-032), R-3 (Medium Density Residential) Zone, Ward 5 (Crear). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

See Item 6 for related discussion and Items 27a and 27b for related backup.

- 27a. 23-0653-VAR1 - VARIANCE - TO ALLOW SEVEN PARKING SPACES WHERE EIGHT ARE REQUIRED

Minutes:

See Item 6 for related discussion and Items 27-27b for related backup.

Motion made by Anthony Williams to Hold in Abeyance Items 17a-17d and 27a and 27b to 3/12/2024

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;

- 27b. 23-0653-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED TWO-STORY, FOUR-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF TITLE 19.06 DEVELOPMENT STANDARDS

Minutes:

See Item 6 for related discussion and Items 27-27b for related backup.

Motion made by Anthony Williams to Hold in Abeyance Items 17a-17d and 27a and 27b to 3/12/2024

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;

28. 23-0657-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT: HENRRY GUTIERREZ SOSA - OWNER: ACELY NAPOLES NAPOLES - For possible action on a Land Use Entitlement project request TO ALLOW ZERO-FOOT SEPARATION FROM THE PRINCIPAL DWELLING UNIT WHERE SIX FEET IS REQUIRED AND TO NOT BE AESTHETICALLY COMPATIBLE WITH THE PRINCIPAL DWELLING UNIT WHERE SUCH IS REQUIRED FOR AN EXISTING RESIDENTIAL ACCESSORY STRUCTURE [CASITA] on 0.10 acres at 6529 Orchid Hill Circle (APN 138-26-111-049), R-CL (Single Family Compact-Lot) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.

Minutes:

CHAIR CHERRY declared the Public Hearing open.

COUREY STEWART, Senior Planner, stated that this Variance request is the result of an open Code Enforcement Division case. The existing casita was constructed without building permits and failed to comply with Title 19 development standards. Staff found the Variance request to be a self-imposed hardship and, therefore, recommended denial. Additional protest letters were received since publication.

HENRRY GUTIERREZ and ACELY NAPOLES were present. MR. GUTIERREZ said the owner is seeking a permit for the casita and room addition for her mother to live in. Her mother is coming to the United States of America from Cuba because she needs special care.

COMMISSIONER ROGAN asked for an abeyance to allow him time to view the site and ensure compatibility. MR. GUTIERREZ offered to pull photos on his phone for the Commissioner to see the materials, some of which he described.

CHAIR CHERRY declared the Public Hearing closed.

Motion made by Jeff Rogan to Hold in Abeyance to 3/12/2024

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;

29. 23-0660-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ADAN CASTILLO - For possible action on a Land Use Entitlement project request TO ALLOW THE TOTAL FLOOR AREA TO BE 75 PERCENT OF THE PRIMARY DWELLING FLOOR AREA WHERE 50 PERCENT IS THE MAXIMUM ALLOWED FOR A PROPOSED RESIDENTIAL ACCESSORY STRUCTURE [CASITA] on 0.14 acres at 2112 Poplar Avenue (APN 139-35-611-029), R-1 (Single Family Residential) Zone, Ward 3 (Diaz). Staff recommends DENIAL. [NOTE: The correct name of the applicant/owner is Beatriz Acosta.]

Minutes:

CHAIR CHERRY declared the Public Hearing open.

COUREY STEWART, Senior Planner, said the proposed casita exceeds Title 19 maximum floor area requirements. Staff found the Variance request to be a self-imposed hardship and recommended denial. He noted that the correct name of the applicant/owner for this project is BEATRIZ ACOSTA.

OSCAR MARTINEZ, representing the applicant/owner, said the family would like to expand and build an addition in the backyard to accommodate a growing family. The addition will meet the setbacks and codes.

COMMISSIONER SCHLOTTMAN verified that the current accessory structure on the site would be removed to accommodate the addition. He appreciated the owner asking for permission to build first.

CHAIR CHERRY declared the Public Hearing closed.

Motion made by Trinity Haven Schlottman to Approve 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;

30. 23-0664-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a Land Use Entitlement project request FOR A MAJOR AMENDMENT TO AN APPROVED SITE DEVELOPMENT PLAN REVIEW (SDR-47296) FOR A PROPOSED TWO-STORY TALL, 9,500 SQUARE-FOOT ADDITION TO AN EXISTING 24,245 SQUARE-FOOT CHARTER PRIMARY SCHOOL DEVELOPMENT WITH WAIVERS OF THE APPENDIX F INTERIM DOWNTOWN LAS VEGAS AREA 2 DEVELOPMENT STANDARDS on 1.56 acres at 320 South 9th Street (APN 139-34-701-010), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:

This item was pulled for discussion after Item 14 of the One Motion One Vote section, and CHAIR CHERRY declared the Public Hearing open.

COUREY STEWART, Senior Planner, reported that while a Waiver was requested to allow no additional onsite parking, staff found that there is adequate street parking and shared parking lots in the surrounding area. The proposed school expansion adheres to the overall intent of the Vision 2045 Downtown Master Plan; therefore, staff recommended approval. Additional support letters were received since publication.

ROSA CORTEZ, City Engineer and Deputy Public Works Director, SEAN MILLER, Architectural Project Manager, and CARSON NOLAN, Simpson Coulter Studio, were present.

MR. NOLAN presented the site plan from the Supporting Documentation and explained there are three buildings on the site. The front building was constructed in 1946, and it and the adjacent building constructed in the 2000s house the current functions of the Strong Start Academy. The back building has an existing residence, which will be removed to accommodate needed classroom space. They are doing as much as possible to conform to City standards, given the current development. The entire campus will be enclosed for added security, and the parking lot will be fenced off to keep the students from wandering into the staff parking lot. He showed renderings of the proposed fencing and the new building, noting that the building elevations were developed with the current buildings in mind.

COMMISSIONER SCHLOTTMAN was familiar with the area and supported the proposed project; however, he received a call from a neighbor concerned about traffic and queuing. He asked when the City opened the school, to which MS. CORTEZ replied that it has been open for about a year. The Commissioner said SEAN PARKER, who lives in the neighborhood, had concerns when the school first opened and since then, staff has helped regulate traffic circulation. He asked about traffic mitigation procedures. VICTOR BOLANOS, Senior Engineering Associate, indicated there is a condition requiring a traffic impact analysis, which must be completed before any permits are issued and must be approved by the Traffic Engineer. Additionally, a pedestrian circulation analysis is required, in accordance with the City's Vision Zero Action Plan. Staff would like a 60-day review after opening to visit the site and ensure compliance with conditions resulting from the traffic study. NICOLE EDDOWES, Community Development Coordinator, read the added condition, and MS. CORTEZ concurred.

CHAIR CHERRY declared the Public Hearing closed.

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

A. There shall be an administrative review by the Department of Public Works 60 days after opening for each phase to ensure compliance with the approved Traffic Impact Analysis (or other acceptable information) as it relates to the school pick-up and drop-off plan and the overall school operations. If significant traffic issues arise prior to this date, the City Traffic Engineer may require a review sooner than this 60-day period. Corrections for any non-compliance must be completed by the applicant within 60 days of written notice from the City.

NOTE: Chair Cherry disclosed that he owns property within the notification area of this item. As this does not affect him any greater or lesser, he would be voting.

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;

31. 24-0023-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT: HARTLAUER SIGNS - OWNER: GOOD HOOD, LLC - For possible action on a Land Use Entitlement project request TO ALLOW A TWO-FOOT SETBACK WHERE FIVE FEET IS REQUIRED FOR TWO PREVIOUSLY APPROVED MONUMENT SIGNS on 1.16 acres at 201 South Las Vegas Boulevard (APN 139-34-601-018), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

Minutes:

CHAIR CHERRY declared the Public Hearing open.

COUREY STEWART, Senior Planner, stated that the proposed signage fails to comply with Title 19 setback requirements. Staff found the Variance request to be a self-imposed hardship and recommended denial. Additional support letters were received since publication.

SCOTT McINTOSH, representing the applicant, said a Variance was previously approved. They are seeking 20 inches less of a setback, and they reduced the size of the sign by 50 percent to accommodate the smaller footprint, noting that it has been difficult to engineer. He agreed with the conditions.

COMMISSIONER SCHLOTTMAN supported the sign and the request.

CHAIR CHERRY declared the Public Hearing closed.

Motion made by Trinity Haven Schlottman to Approve 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;

DIRECTOR'S BUSINESS:

32. 24-0014-TXT1 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to amend LVMC 19.06, 19.09, 19.12 and 19.18 regarding tiny houses, LVMC 19.17 regarding height bonus, and to provide for other related matters. Staff recommends APPROVAL.

Minutes:

CHAIR CHERRY declared the Public Hearing open.

FRED SOLIS, Planning Manager, reported that the proposed amendment will bring Title 19 into conformance with changes made to the Nevada Revised Statutes (NRS) in 2021 by Senate Bill (SB) 150 and in 2023 by SB-40 regarding tiny homes. While the city already allows tiny homes in various situations, they are not specifically addressed in Title 19. This amendment will bring Title 19 into conformance with NRS through the following:

- Establish the tiny home definition and land use within Title 19.
- Identify zoning districts where tiny homes are permitted.
- If qualifying for treatment as a single-family residence per NRS, tiny homes will be allowed in most single-family residential districts.
- Establishes 400 square feet as the minimum threshold for tiny homes qualifying as a single-family residence.
- Allows tiny homes as an accessory dwelling unit or accessory structure per current Title 19 standards.
- Creates the Residential Tiny House Park use, definition and associated development standards.

In addition to the tiny home language, there is also a separate housekeeping component to add T4-Maker and T5-Neighborhood transects to the districts that may qualify for an affordable housing bonus per Title 19.17. These were inadvertently omitted during the initial drafting of the incentive code language in 2023.

CHAIR CHERRY said the proposed amendment makes sense.

CHAIR CHERRY declared the Public Hearing closed.

Motion made by Serena Kasama 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;

Citizens Participation:

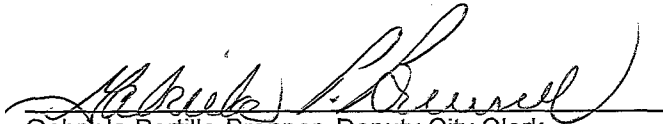
33. Citizens Participation: Public comment during this portion of the agenda must be limited to matters within the jurisdiction of the Planning Commission. No subject may be acted upon by the Planning Commission unless that subject is on the agenda and is scheduled for action. If you wish to be heard, 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:


COMMISSIONER SCHLOTTMAN said VICTOR BOLANOS, Senior Engineering Associate, was retiring after 28 years, and he wished him well. MR. BOLANOS has always been helpful and offered his best advice to make the code work on many challenging projects. The Commissioner said he would miss MR. BOLANOS. CHAIR CHERRY congratulated and thanked MR. BOLANOS for his years of service.

The meeting was adjourned at 8:28 p.m.

Respectfully submitted:



Gabriela Portillo-Brenner, Deputy City Clerk



Brian Carroll, Senior 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