

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](http://www.lasvegasnevada.gov)

**March 12, 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](http://www.lasvegasnevada.gov); and the Nevada Public Notice website – [notice.nv.gov](http://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; PETER LOWENSTEIN, Deputy Community Development Director; NICOLE EDDOWES, Community Development Coordinator; JONATHAN BOYLES, Sr Planner; LUCIEN PAET, Engineering Project Manager; DAVID CROSS, Fire Plans Review Section Manager; REBECCA WOLFSON, Deputy City Attorney III; BRIAN CARROLL, Senior Deputy City Clerk; and VANESSA CHAVEZ-HOLMAN, 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 February 13, 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 to hold in abeyance Items 16a-16d to the May 14, 2024 Planning Commission Meeting and Items 21a-21d to the April 9, 2024 Planning Commission Meeting. Additionally, she noted a correction for Item 7 to reflect the correct applicant, which is Tri Pointe Homes of Nevada.

SETH FLOYD, Director of Community Development, added that during the February 9, 2024 Planning Commission meeting, he had announced that Item 32 would be sent to the March 20, 2024 City Council Meeting; however, he clarified that it would be forwarded to City Council in ordinance form.

Motion made by Anthony Williams to Hold in Abeyance Items 16a-16d to 5/14/2024 and Items 21a-21d to 4/9/2024

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. 23-0665-TMP1 - TENTATIVE MAP - SUMMERLIN VILLAGE 29 PARCEL GH - APPLICANT: PN II, INC. - OWNER: THE HOWARD HUGHES COMPANY, LLC - For possible action on a Land Use Entitlement project request FOR A 98-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 29.49 acres at the northwest corner of Spring Run Drive and Sky Vista Drive (APNs 137-28-611-002, 003; 137-27-221-001 and 002) P-C (Planned Community) Zone [SF3 (Single Family Detached) Summerlin Special Land Use Designation], Ward 2 (Seaman). 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;

8. 24-0039-TMP1 - TENTATIVE MAP - FAIRVIEW AT SUMMERLIN VILLAGE 29 (PARCEL K) - APPLICANT: GREYSTONE NEVADA - OWNER: THE HOWARD HUGHES COMPANY, LLC - For possible action on a Land Use Entitlement project request for a FOR A 85-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 34.89 acres at the southeast corner of Spring Run Drive and Grand Park Boulevard (APNs 137-28-710-001 and 137-27-323-001), P-C (Planned Community) Zone [SF2 (Single Family Detached) Summerlin Special Land Use Designation], Ward 2 (Seaman). 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.

9. 23-0487 - PUBLIC HEARING - APPLICANT: MERAKI GREEK GRILL - OWNER: HIGH POINT VENTURE, LLC - For possible action on the following Land Use Entitlement project requests on 0.89 acres at 6420 Centennial Center Boulevard, Suite #120 (APN 125-28-511-002), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 4 (Allen-Palenske). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

CHAIR CHERRY declared the Public Hearing open for Items 9-13. There being no one present to speak, he declared the Public Hearing closed for Items 9-13.

See Items 9a and 9b for related backup.

- 9a. 23-0487-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 3,000 SQUARE-FOOT BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE WITH A 240 SQUARE-FOOT OUTDOOR PATIO AREA

Minutes:

See Item 9 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) None

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

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

- 9b. 23-0487-WVR1 - WAIVER - TO ALLOW THE REMOVAL OF A REQUIRED PARKING LOT LANDSCAPE ISLAND

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

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

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

Minutes:

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

10. 24-0019-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MARTINEZ AUTO CENTER - OWNER: NML FAMILY TRUST - For possible action on a Land Use Entitlement project request FOR A PROPOSED MOTOR VEHICLE SALES (USED) USE WITH A WAIVER TO ALLOW A 23,958 SQUARE-FOOT SITE AREA DESIGNATED FOR THE USE WHERE 25,000 SQUARE FEET IS THE MINIMUM REQUIRED at 1333 East Charleston Boulevard (APNs 139-34-811-061 and 063), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:

See Item 9 for related discussion.

11. 24-0020-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SUMMERHOP, LLC - OWNER: SUMMERLIN RESTAURANT PROPERTY, LLC - For possible action on a request for a Land Use Entitlement project request FOR A PROPOSED 6,810 SQUARE-FOOT PUBS, BARS & LOUNGES [ALCOHOL, ON-PREMISE BEER/WINE] USE at 9651 Trailwood Drive (APN 138-19-420-008), P-C (Planned Community) Zone [VC (Village Center) Summerlin Special Land Use Designation], Ward 2 (Seaman). Staff recommends APPROVAL.

Minutes:

See Item 9 for related discussion.

12. 24-0022-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: RONALD BASS - OWNER: WETHERBEE PROPERTIES, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED TATTOO PARLOR/BODY PIERCING STUDIO USE at 943 North Pecos Road (APN 139-25-601-004), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:

See Item 9 for related discussion.

13. 24-0034-VAC1 - VACATION - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: DRP NV 4, LLC - For possible action on a Land Use Entitlement project request for a Petition to Vacate U.S. Government Patent Easements generally located at the northwest corner of La Madre Way and Grand Canyon Drive (APNs 125-31-201-010 and 125-31-301-014), Ward 4 (Allen-Palenske). Staff recommends APPROVAL.

Minutes:

See Item 9 for related discussion.

### **PUBLIC HEARING ITEMS**

14. ABEYANCE - RENOTIFICATION - 23-0384-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DAVID JAMES ROBINS - For possible action on a Land Use Entitlement project request TO ALLOW AN EXISTING RESIDENTIAL ACCESSORY STRUCTURE [SHED] TO BE LOCATED WITHIN THE REQUIRED FRONT YARD SETBACK WHERE SUCH IS NOT ALLOWED on 0.25 acres at 1257 Campbell Drive (APN 162-05-214-001), R-1 (Single Family Residential) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.

Minutes:

This item was pulled forward and heard subsequent to Item 28.

CHAIR CHERRY declared the Public Hearing open.

JONATHA BOYLES, Sr Planner, reported that the requested Variance was the result of a Code Enforcement case for the subject property. If approved, building permits must be obtained for the structure. Staff found that no evidence of a unique or extraordinary circumstance had been presented, in that the applicant created a self-imposed hardship by allowing an existing unpermitted and noncompliant Residential Accessory Structure to remain on the property where the removal or placement within required setbacks would allow conformance to Title 19 requirements. He added that additional letters of protest had been submitted since publication.

DAVID ROBINS, property owner, explained that when he purchased the home in 2021 there was already a concrete pad in the backyard where a shed had previously stood. He was unaware of the need for a variance when he hired Tuff Shed to install the structure. He informed the Commissioners that he had arranged for a contractor to extend the concrete pad and move the structure forward to ensure compliance with requirements.

COMMISSIONER ROGAN shared that he met with MR. ROBINS when the issue was first noticed for public hearing. During their discussion, they discovered that MR. ROBINS' home is a corner lot, and while the shed is in his front yard according to code, the variance would technically be for his side yard. They agreed that the best course of action was to ensure the shed complies with all setback requirements for both the back and side yards. COMMISSIONER ROGAN advised that an additional condition would be added to ensure MR. ROBINS remained compliant. NICOLE EDDOWES, Community Development Coordinator, read the added condition into the record, and MR. ROBINS agreed to all conditions.

CHAIR CHERRY declared the Public Hearing closed.

Motion made by Jeff Rogan to Approve subject to condition(s) and adding the following condition as read for the record:

A. The Residential Accessory Structure [Shed] shall be located three feet from the eastern and southern property line within 60 days of final action.

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

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

15. ABEYANCE - 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.

JONATHAN BOYLES, Sr Planner, reported that staff found that no evidence of a unique or extraordinary circumstance had been presented, in that the applicant created a self-imposed hardship by constructing a front yard wall/fence that exceeds front yard wall/fence height requirements in the C-2 (General Commercial) zoning district. Designing the front yard wall/fence to five feet in height with a two-foot solid base would allow conformance to the Title 19 requirements; therefore, staff recommended denial of this Variance request.

JOE LOPEZ, applicant, along with MEGAN GUTIERREZ, utilized the overhead to display a rendering of their proposed project. MR. LOPEZ explained that they plan to extend the fencing line to help mitigate recent issues of loitering and vagrancy. This project aimed to focus on enhancing the safety of their customers and employees. The proposed fence extension would reach to the end of the property line, and improved landscaping would be implemented along the outside of the fence. He mentioned discussions with COMMISSIONER SCHLOTTMAN, where they developed ideas to ensure the landscaping and fence design align with Las Vegas architecture. Additionally, the fence on one side would be pushed inward to maintain geometric consistency with the other side of the gate. MR. LOPEZ added that the gates would only be open during business hours.

COMMISSIONER SCHLOTTMAN commended MR. LOPEZ and MS. GUTIERREZ for their hard work and dedication to the project. He noted that the additional landscaping would significantly soften the area. The Commissioner pointed out a specific rendering that depicted a small landscape island and a gap between the fence and sidewalk where more landscaping was planned. Upon COMMISSIONER SCHLOTTMAN'S inquiry, MR. LOPEZ confirmed that the fence would be built from decorative wrought iron, ensuring it is harmonious with Las Vegas architecture. The Commissioner requested that staff add a condition reflecting the changes presented at the meeting. Additionally, he expressed concern with Condition 6, which required the applicant to push the fence to the right-of-way, and require removing landscaping that softens the area.

LUCIEN PAET, Engineering Project Manager, confirmed that staff agreed with striking Condition 6, and NICOLE EDDOWES, Community Development Coordinator, read the added conditions into the record. MR. LOPEZ agreed to the conditions.

CHAIR CHERRY declared the Public Hearing closed.

Motion made by Trinity Haven Schlottman to Approve subject to condition(s), striking Condition 6 and adding the following conditions as read for the record:

A. A revised landscape plan shall be submitted to and approved by the Department of Community Development, at the time application is made for a building permit, to reflect the changes presented at Planning Commission on 03/12/24.

B. The existing and new fencing shall consist of decorative wrought iron.

NOTE: Chair Cherry disclosed that he has property within the notification area; however, this does not affect him any greater or lesser, and he would vote on the item.

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 - 23-0595 - 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 16a-16d for related backup.

- 16a. 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 16-16d for related backup.

Motion made by Anthony Williams to Hold in Abeyance Items 16a-16d to 5/14/2024 and Items 21a-21d to 4/9/2024

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;

- 16b. ABEYANCE - 23-0595-ZON1 - REZONING - FROM: O (OFFICE) TO: R-CL (SINGLE FAMILY COMPACT-LOT)

Minutes:

See Item 6 for related discussion and Items 16-16d for related backup.

Motion made by Anthony Williams to Hold in Abeyance Items 16a-16d to 5/14/2024 and Items 21a-21d to 4/9/2024

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;

- 16c. 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 16-16d for related backup.

Motion made by Anthony Williams to Hold in Abeyance Items 16a-16d to 5/14/2024 and Items 21a-21d to 4/9/2024

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;

- 16d. 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 16-16d for related backup.

Motion made by Anthony Williams to Hold in Abeyance Items 16a-16d to 5/14/2024 and Items 21a-21d to 4/9/2024

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;

17. ABEYANCE - 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 (Creak). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

This matter was trailed pending the arrival of the applicant and heard after Item 29.

CHAIR CHERRY declared the Public Hearing open for Items 17-17-b.

NICOLE EDDOWES, Community Development Coordinator, reported that due to the requested Waivers and exceptions for landscaping that does not support the Master Plan, and a parking Variance, staff could not support the proposed multi-family development and recommended denial of both applications.

The applicant was not present.

COMMISSIONER WILLIAMS requested these items be abeyed to allow time for the applicant to appear.

See Items 17a and 17b for related backup.

CHAIR CHERRY declared the Public Hearing closed for Items 17-17-b.

- 17a. ABEYANCE - 23-0653-VAR1 - VARIANCE - TO ALLOW SEVEN PARKING SPACES WHERE EIGHT ARE REQUIRED

Minutes:

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

Motion made by Anthony Williams to Hold in Abeyance Items 17a and 17b to 4/9/2024

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 - 23-0653-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 17 for related discussion and Items 17-17b for related backup.

Motion made by Anthony Williams to Hold in Abeyance Items 17a and 17b to 4/9/2024

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. ABEYANCE - 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.

NICOLE EDDOWES, Community Development Coordinator, reported that no evidence of a unique or extraordinary circumstance related to the physical characteristics of the property had been presented to warrant the requested Variance. Staff found the hardship to be self-imposed and recommended denial of this request.

HENRRY GUTIERREZ, applicant, mentioned that he met with COMMISSIONER ROGAN to allow him to see the casita in person. After discussions with the Commissioner, MR. GUTIERREZ decided to give the casita a new finish to match the existing residence and connect it to the main house, which would render the variance request unnecessary as the structure would then be compatible with the existing residence. He had worked with a design team and displayed renderings of the new project. Additionally, he provided the Commissioners with a support petition from the surrounding neighbors, a copy of which was submitted for the record and attached as backup.

COMMISSIONER ROGAN confirmed that he had met with the applicant and owner of the property to inspect the casita. He noted that it appeared to be well built; however, he warned MR. GUTIERREZ that they would still need to obtain proper permits through the Building and Safety Division. The Commissioner stated that while his initial intention was to explore the possibility of attaching the casita to the main house, he realized that doing so would require the setback of the attached portion to match that of the main house. He expressed support for the casita to remain as-is, on the condition that the applicant agreed to ensure it becomes aesthetically compatible with the main home and the washer and dryer are removed from visibility.

MS. EDDOWES clarified that the item would need to be readvertised to accurately reflect what they had presented if the applicant chooses to move forward with connecting the casita to the main home. COMMISSIONER ROGAN confirmed that they will not be moving forward with connecting the main home to the casita. MS. EDDOWES read the added conditions into the record.

CHAIR CHERRY declared the Public Hearing closed.

Motion made by Jeff Rogan to Approve subject to condition(s), striking Condition 2 and adding the following conditions as read for the record:

A. The washer and dryer located outside shall be removed within 180 days of final action.

B. The Residential Accessory Structure [Casita] shall be aesthetically compatible with the principal dwelling unit within 180 days of final action.

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. RENOTIFICATION - 23-0382 - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: UNITED STATES OF AMERICA AND CITY OF LAS VEGAS - For possible action on an Appeal of the Approval by the Planning Commission on the following Land Use Entitlement project requests on 5.43 acres at 7351 West Alexander Road (APNs 138-10-101-019, 138-10-101-006, 138-10-196-002, and 138-10-101-015), U (Undeveloped [R (Rural Density Residential) General Plan Designation] and C-V (Civic) Zones, Ward 4 (Allen-Palenske). NOTE: This item was remanded back to the Planning Commission for consideration TO ADDRESS A SOUND STUDY AND ASSOCIATED RECOMMENDATIONS. Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

These items were pulled forward and heard subsequent to Item 33.

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

ROSA CORTEZ, City Engineer/Deputy Public Works Director, along with PATRICK O'MARA, Deputy Parks and Recreation Director, utilized a PowerPoint presentation, a copy of which was submitted for the record and attached as backup, to provide an overview of the pickleball court project. MS. CORTEZ highlighted its history and the modifications made in response to community feedback. The application was submitted for Southern

Nevada Public Land Management Act (SNPLMA) funding in September 2020 and has been progressing forward ever since. Most recently, the project was remanded back to the Planning Commission at the February 21, 2024 City Council Meeting. MS. CORTEZ mentioned that some of the design changes that were implemented included reducing the number of courts, revising parking lot placement, and conducting a noise study, which resulted in the recommendation to install 13-foot and 10-foot sound-reducing walls. The project timeline indicated that construction would begin in the second quarter of 2025 with completion expected by the second quarter of 2026. MR. O'MARA clarified that Court programming would align with other City athletic complexes, which offered open play and tournaments.

Nearby residents, BEVERLY SALHANICK, MARIA GARA, KIM McMURRY, and STEVE PRIEDEL, expressed opposition to the project and voiced concerns about noise, proper drainage, and property values. MS. SALHANICK criticized the sound study and argued that it lacked proper data and focused on ambient noise rather than impulsive noise. She also raised concerns about the absence of a drainage study and the potential financial burden on neighbors if water lines were extended. MS. GARA doubted the effectiveness of a 13-foot wall in reducing noise, and she opined that the wrong site location was chosen for this plan. MS. McMURRY echoed her neighbors' concerns and added her concern for the potential impact on their property value. MR. PRIEDEL presented a petition that was signed by 123 seniors from a nearby assisted living center, a copy of which was submitted for the record and attached as backup, that indicated their opposition for the project and its potential effects on the community.

DARLA CHRISTENSEN, Pickleball New Dinkers, RACHEL MARTINEZ, retired law enforcement, and PATTY CHESS and HENRRY GUTIERREZ, residents, voiced their support for the project. MS. CHRISTENSEN shared anecdotes about the positive experiences people have with pickleball. MS. MARTINEZ emphasized pickleball as an inclusive sport for all ages that provides an outlet for people to focus their time and energy. MS. CHESS expressed appreciation for the changes made by the Commission in response to concerns raised by nearby residents. MR. GUTIERREZ inquired about the possibility of using grant funding to modernize and beautify other areas of the park.

MS. CORTEZ clarified that a drainage study was underway as part of the design process. This study will identify any necessary measures the City may need to take in order to mitigate flooding concerns. She explained that extending the water line would not exacerbate existing issues, as the well line of neighboring properties is already within 850 feet of the project site. In regards to the sound study, MS. CORTEZ reassured the Commission that comprehensive data was incorporated into the study's output model. The conclusions drawn from this data were aligned with thresholds established by Clark County ordinances guiding the determination of the wall's height to mitigate noise impacts.

MR. O'MARA elaborated that W. Wayne Bunker Family Park was prioritized for improvements; however, he noted that the Parks, Recreation and Cultural Affairs Department aims to distribute capital improvement funds across the 87 parks under its jurisdiction. Additionally, he noted that efforts were underway to enhance park standards, and they hoped to focus on maintenance and upkeep for all parks. He stated that discussions were ongoing in regards to staffing the pickball courts, but no final decisions had been made. He added that other pickball facilities do not require staff on a regular basis, and he confirmed that the hours of operations for this location would be 7:00 a.m. to 11:00 p.m., which would maintain consistency with all other parks within the city.

COMMISSIONER KASAMA expressed gratitude for the changes that had been made to help reduce some of the concerns, and the clarifications that were provided during the discussion. She recognized that this item was challenging, given the significant support and opposition from both sides of the issue.

COMMISSIONER ROGAN shared his concerns about noise pollution and the absence of staff to manage the courts, and he inquired about the protocol if the courts were found to be too loud. MS. CORTEZ said there was a condition requiring a six-month administrative review after project completion, which included another sound study if necessary. The City would then implement any recommendations from the study. The Commissioner encouraged MS. CORTEZ to take noise pollution seriously if the administrative review came back showing the courts were too loud for nearby neighbors.

See Items 19a and 19b for related backup

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

- 19a. RENOTIFICATION - 23-0382-VAR1 - VARIANCE - TO ALLOW A 13-FOOT TALL SOLID FRONT YARD WALL WHERE A FIVE-FOOT TALL FRONT YARD WALL/FENCE WITH A TWO-FOOT SOLID BASE IS THE MAXIMUM ALLOWED AND TO ALLOW A 10-FOOT TALL PERIMETER WALL WHERE EIGHT FEET IS THE MAXIMUM ALLOWED

Minutes:

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

Motion made by Serena Kasama to Approve Items 19a and 19b subject to condition(s)

NOTE: Due to technical difficulties, the video did not display the vote for 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;

- 19b. RENOTIFICATION - 23-0382-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A MAJOR AMENDMENT TO A PREVIOUSLY APPROVED DEVELOPMENT PLAN [Z-0022-88(1)] FOR THE PROPOSED EXPANSION OF WAYNE BUNKER PARK TO ESTABLISH AN OUTDOOR PICKLEBALL COMPLEX

Minutes:

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

Motion made by Serena Kasama to Approve Items 19a and 19b subject to condition(s)

NOTE: Due to technical difficulties, the video did not display the vote for 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;

20. 23-0616 - PUBLIC HEARING - APPLICANT/OWNER: HAREL PLUMBING & HEATING, INC. - For possible action on the following Land Use Entitlement project requests on 0.08 acres located on the east side of 13th Street, approximately 358 feet south of Mesquite Avenue and 13th Street (APN 139-35-212-015), R-3 (Medium Density Residential) Zone, Ward 5 (Crear). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

CHAIR CHERRY declared the Public Hearing open for Items 20-20c.

JONATHAN BOYLES, Sr Planner, reported that the subject undeveloped site is a legal, nonconforming lot that has an irregular triangular shape, which is the result of a portion of the lot being dedicated for the expansion of the US-95 Highway. The subject site is located within the City of Las Vegas 2050 Master Plan East Las Vegas Area. The proposed development supports the City of Las Vegas 2050 Master Plan objective of providing additional housing options in order to meet the needs of the growing community. While Variances and Waivers were requested, it was noted that this is an infill development on an irregularly shaped, legal nonconforming lot; therefore, staff recommended approval of the requested Variances and Site Development Plan Review. Additionally, MR. BOYLES shared that there had been additional letters of support submitted since publication.

TAL HAREL, applicant, explained his intention was to establish cottages for affordable housing on the property, and he had previously constructed two condominiums nearby. MR. HAREL said his aim was to reintroduce affordable housing options to the downtown area.

COMMISSIONER WILLIAMS was in support of the proposal as it aligns with the overall housing initiative.

See Items 20a-20c for related backup.

CHAIR CHERRY declared the Public Hearing closed for Items 20-20c.

20a. 23-0616-VAR1 - VARIANCE - TO ALLOW ZERO PARKING SPACES WHERE SEVEN ARE REQUIRED

Minutes:

See Item 20 for related discussion and Items 20-20c for related backup.

Motion made by Anthony Williams to Approve Items 20a-20c 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;

20b. 23-0616-VAR2 - VARIANCE - TO ALLOW A 15-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED AND TO ALLOW A TWO-FOOT DISTANCE BETWEEN BUILDINGS WHERE 10 FEET IS REQUIRED

Minutes:

See Item 20 for related discussion and Items 20-20c for related backup.

Motion made by Anthony Williams to Approve Items 20a-20c 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;

20c. 23-0616-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED TWO-STORY, THREE-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS

Minutes:

See Item 20 for related discussion and Items 20-20c for related backup.

Motion made by Anthony Williams to Approve Items 20a-20c 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. 23-0661- PUBLIC HEARING - APPLICANT: SCHULMAN DEVELOPMENT - OWNER: UNION PACIFIC RAILROAD COMPANY - For possible action on the following Land Use Entitlement project requests on 5.90 acres at the northeast corner of Charleston Boulevard and Grand Central Parkway (APNs 139-33-810-003 and 004), PD (Planned Development) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

See Item 6 for related discussion and Item 21a-21d for related backup.

21a. 23-0661-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 4,070 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE

Minutes:

See Item 6 for related discussion and Items 21-21d for related backup.

Motion made by Anthony Williams to Hold in Abeyance Items 16a-16d to 5/14/2024 and Items 21a-21d to 4/9/2024

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;

21b. 23-0661-SUP2 - SPECIAL USE PERMIT - FOR A PROPOSED MIXED-USE DEVELOPMENT

Minutes:

See Item 6 for related discussion and Items 21-21d for related backup.

Motion made by Anthony Williams to Hold in Abeyance Items 16a-16d to 5/14/2024 and Items 21a-21d to 4/9/2024

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;

21c. 23-0661-VAC1 - VACATION - PETITION TO VACATE PUBLIC RIGHT-OF-WAY GENERALLY LOCATED AT THE NORTHEAST CORNER OF CHARLESTON BOULEVARD AND GRAND CENTRAL PARKWAY

Minutes:

See Item 6 for related discussion and Items 21-21d for related backup.

Motion made by Anthony Williams to Hold in Abeyance Items 16a-16d to 5/14/2024 and Items 21a-21d to 4/9/2024

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;

21d. 23-0661-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED FIVE-STORY, 275-UNIT MIXED-USE DEVELOPMENT WITH 43,810 SQUARE FEET OF COMMERCIAL SPACE WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS

Minutes:

See Item 6 for related discussion and Items 21-21d for related backup.

Motion made by Anthony Williams to Hold in Abeyance Items 16a-16d to 5/14/2024 and Items 21a-21d to 4/9/2024

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;

22. 23-0672-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: GOOD HOOD, LLC - For possible action on a Land Use Entitlement project request TO ALLOW A 152 SQUARE-FOOT SIGN AREA WHERE 75 SQUARE FEET IS THE MAXIMUM ALLOWED FOR A PROPOSED MONUMENT SIGN AND TO ALLOW A 50 SQUARE-FOOT SIGN AREA FOR A PROPOSED PROJECTING SIGN WHERE 32 SQUARE FEET IS THE MAXIMUM ALLOWED on 1.16 acres at 201 and 211 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.

NICOLE EDDOWES, Community Development Coordinator, reported that no evidence of a unique or extraordinary circumstance related to the physical characteristics of the property had been presented to warrant the requested Variance. Staff found the hardship to be self-imposed, and recommended denial of this request.

GEORGE ROSS appeared on behalf of the applicant. He explained that the proposal is in regards to the signage of the garage located at the southeast corner of Las Vegas Boulevard and Carson Avenue. He emphasized that the garage serves both public and residential parking for the tenants and customers of the adjacent building. The proposal includes four signs along the exterior of the buildings, and the sign on the north

elevation was originally going to be an LED (light-emitting diode) sign, but they have since switched it to kinetic art. The east elevation is the wrap-around portion of the kinetic art, and there will be a directional sign for the parking garage at the west elevation. Further, the sign along Las Vegas Boulevard will be another LED sign. He added that there will be no commercial purposes for any of the signs.

COMMISSIONER SCHLOTTMAN said he was looking forward to the various art installations that the applicant intended to incorporate into the signs. He acknowledged that the signs are slightly larger than what they usually allow, and he noted that there were similarly-sized signs constructed by MR. ROSS in the downtown area; therefore he was in support of the project.

COMMISSIONER ROGAN wondered what kinetic art entails, and MR. ROSS said it involves shiny pieces of plastic within glass that change color in response to wind movement.

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;

23. 24-0003-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SEYEDHOSEIN REZA ZADEH MOUSAVI - For possible action on a Land Use Entitlement project request TO ALLOW AN EXISTING SIX-FOOT TALL SOLID WALL IN THE FRONT YARD WHERE FIVE FEET WITH A TWO-FOOT SOLID BASE IS THE MAXIMUM HEIGHT ALLOWED on 1.11 acres at 711 Campbell Drive (APN 139-32-306-009), R-A (Ranch Acres) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.

Minutes:

CHAIR CHERRY declared the Public Hearing open.

NICOLE EDDOWES, Community Development Coordinator, reported that no evidence of a unique or extraordinary circumstance related to the physical characteristics of the property had been presented to warrant the requested Variance. Staff found the hardship to be self-imposed and recommended denial of this request. If approved, a license agreement would be required for the portions of the wall and landscaping constructed within the public right-of-way. Additionally, she noted that additional letters of protest were received since publication.

SEYEDHOSEIN REZA ZADEH MOUSAVI, applicant, explained that the fence was built to stop squatters from getting onto his property and keep people from vandalizing his home. He mentioned that he made efforts to install a fence that would be aesthetically pleasing to the neighborhood. MR. MOUSAVI noted that on the corner of Campbell Drive and Palomino Lane there was an issue with traffic visibility; therefore, he addressed that by moving the fence back and reducing the height. He displayed a rendering of what the corner would look like with surrounding landscape it. Additionally, MR. MOUSAVI presented the Commission with a support petition that was signed by several neighbors, a copy of which was submitted for the record and attached as backup. JOHN RANDO and JASON JACKSON, nearby residents, expressed support for the changes MR. MOUSAVI suggested. MR. RANDO mentioned that the police have encountered issues with criminals using the solid wall to hide while fleeing, and the wood slabs would help prevent that from happening again. MR. JACKSON added that he would prefer the fence to match the aesthetic of the rest of the neighborhood, as it currently gives the impression of a compound.

COMMISSIONER ROGAN noted discrepancies between the rendering MR. MOUSAVI showed on the overhead and the renderings in the backup materials. MR. MOUSAVI explained that the entire front gate would not have the wood slabs as shown since a portion of the fence covers his pool. Additionally, he clarified that his home was designed for the front door to face Arabian Road, not Campbell Drive as the Commissioner believed. COMMISSIONER ROGAN said he would need to visit the home to get a better understanding of its layout and the direction of the front door. He suggested holding the item in abeyance. CHAIR CHERRY advised MR. MOUSAVI to ensure that all representations to the Commission are accurate and up to date with any proposed changes.

MS. EDDOWES clarified that the site is a double frontage lot on both Palomino Lane and Campbell Drive, and she noted that the fence would need to meet requirements on both ends. Additionally, she requested for final designs to be submitted to staff when they were completed.

CHAIR CHERRY declared the Public Hearing closed.

Motion made by Jeff Rogan to Hold in Abeyance to 4/9/2024

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;

24. 24-0006-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT: JUANA VIZCARRA - OWNER: JUANA VIZCARRA AND GUADALUPE VIZCARRA - For possible action on a Land Use Entitlement project request TO ALLOW A THREE-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING RESIDENTIAL ACCESSORY STRUCTURE [DETACHED PATIO COVER] AND A FOUR-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING RESIDENTIAL ACCESSORY STRUCTURE [SHED] on 0.46 acres at 5309 West Gowan Road (APN 138-12-710-003), R-E (Residence Estates) Zone, Ward 5 (Crear). Staff recommends DENIAL.

Minutes:

CHAIR CHERRY declared the Public Hearing open.

NICOLE EDDOWES, Community Development Coordinator, reported that no evidence of a unique or extraordinary circumstance related to the physical characteristics of the property had been presented to warrant the requested Variance. Staff found the hardship to be self-imposed and recommended denial of this request. Additionally, she noted that additional letters of support were received since publication.

JAIME DE LA VEGA, representative, was present on behalf of the applicant. He explained that the applicants will be demolishing the existing patio cover and shed, and the main patio cover will remain in place as is. MR. DE LA VEGA noted that the main patio cover has a three-foot setback, and they plan to cut the easement of the patio cover, which should put them very close to the required five feet. Utilizing the overhead, he showed pictures of the shed and patio cover that would be demolished as well as the patio they requested to remain.

COMMISSIONER WILLIAMS said he met with the applicant and MR. DE LA VEGA. He informed the Commission that there is a water well station to the west of the block wall and a business with several similar covers to the south of the site; therefore, he was in support of the smaller structures being demolished and the larger remaining in place. The Commissioner confirmed with MR. DE LA VEGA that the applicant accepted all of staff's conditions and urged him to have the structures removed within 90 days.

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;

25. 24-0015 - PUBLIC HEARING - APPLICANT/OWNER: KB HOMES LAS VEGAS INC., ET AL - For possible action on the following Land Use Entitlement project requests on a portion of 21.14 acres at the southwest corner of Fleet Wing Avenue and Kettle Ridge Drive (APNs Multiple), P-C (Planned Community) Zone [SFSD (Single Family Special Lot) Special Land Use Designation], Ward 2 (Seaman). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

CHAIR CHERRY declared the Public Hearing open for Items 25a.1-25a.40.

NICOLE EDDOWES, Community Development Coordinator, reported that no evidence of a unique or extraordinary circumstance related to the physical characteristics of the subject properties had been presented to warrant the request for 40 setback deviations. The hardship was self-imposed and an example of the applicant attempting to overdevelop each home site; therefore, staff recommended denial of all requests.

ATTORNEY BOB GRONAUER, was present on behalf of the applicant. He explained that an existing residential development was under construction in the Summerlin area with approximately 18 homes already built, and some people were already living within those homes. Utilizing the overhead, he showed the Commissioners the street view of the site and highlighted that homes on one side of the street have 18-foot driveways, while those on the other side have five-foot driveways. He stated that three out of six models in the residential development have architectural pop-outs on the second floor that fall within the front yard setback. The request for the major deviation was for those three models, and he emphasized that the variance is for forty undeveloped lots. The reason for this request is to ensure that the variance would already be in place if one of those lots were to have a home with a pop-out. MR. GRONAUER that reiterated the pop-out is not on the ground floor and would not impact the driveway.

COMMISSIONER WALSH stated that upon visiting the site, he did not notice the pop-outs, and it was the first time he had heard of this requirement. He expressed that he did not see an issue with the pop-outs, as they did not extend over the sidewalk or sit too far into the driveways.

See Items 25a.1-25a.40 for related backup.

CHAIR CHERRY declared the Public Hearing closed for Items 25a.1-25a.40.

- 25a.1. 24-0015-SCD1 - SUMMERLIN MAJOR DEVIATION - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA FROM A RESIDENTIAL STREET WHERE EIGHT FEET IS REQUIRED (1500 PACIFIC BAZA STREET, APN 137-22-614-015)

Minutes:

See Item 25 for related discussion and Items 25-25a.40 for related backup.

Motion made by Donald Walsh to Approve Items 25a.1-25a.40 subject to condition(s)

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, Donald Walsh; Did Not Vote-Jennifer Taylor;

- 25a.2. 24-0015-SCD2 - SUMMERLIN MAJOR DEVIATION - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA FROM A RESIDENTIAL STREET WHERE EIGHT FEET IS REQUIRED (1595 PACIFIC BAZA STREET, APN 137-22-515-033)

Minutes:

See Item 25 for related discussion and Items 25-25a.40 for related backup.

Motion made by Donald Walsh to Approve Items 25a.1-25a.40 subject to condition(s)

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, Donald Walsh; Did Not Vote-Jennifer Taylor;

- 25a.3. 24-0015-SCD3 - SUMMERLIN MAJOR DEVIATION - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA FROM A RESIDENTIAL STREET WHERE EIGHT FEET IS REQUIRED (1587 PACIFIC BAZA STREET, APN 137-22-515-035)

Minutes:

See Item 25 for related discussion and Items 25-25a.40 for related backup.

Motion made by Donald Walsh to Approve Items 25a.1-25a.40 subject to condition(s)

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, Donald Walsh; Did Not Vote-Jennifer Taylor;

- 25a.4. 24-0015-SCD4 - SUMMERLIN MAJOR DEVIATION - TO ALLOW A TWO-FOOT SETBACK TO THE LIVING AREA FROM A RESIDENTIAL STREET WHERE EIGHT FEET IS REQUIRED (1583 PACIFIC BAZA STREET, APN 137-22-515-036)

Minutes:

See Item 25 for related discussion and Items 25-25a.40 for related backup.

Motion made by Donald Walsh to Approve Items 25a.1-25a.40 subject to condition(s)

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, Donald Walsh; Did Not Vote-Jennifer Taylor;

- 25a.5. 24-0015-SCD5 - SUMMERLIN MAJOR DEVIATION - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA FROM A RESIDENTIAL STREET WHERE EIGHT FEET IS REQUIRED (1535 PACIFIC BAZA STREET, APN 137-22-614-048)

Minutes:

See Item 25 for related discussion and Items 25-25a.40 for related backup.

Motion made by Donald Walsh to Approve Items 25a.1-25a.40 subject to condition(s)

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, Donald Walsh; Did Not Vote-Jennifer Taylor;

- 25a.6. 24-0015-SCD6 - SUMMERLIN MAJOR DEVIATION - TO ALLOW A FOUR-FOOT SETBACK TO THE LIVING AREA FROM A RESIDENTIAL STREET WHERE EIGHT FEET IS REQUIRED (1519 PACIFIC BAZA STREET, APN 137-22-614-051)

Minutes:

See Item 25 for related discussion and Items 25-25a.40 for related backup.

Motion made by Donald Walsh to Approve Items 25a.1-25a.40 subject to condition(s)

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, Donald Walsh; Did Not Vote-Jennifer Taylor;

- 25a.7. 24-0015-SCD7 - SUMMERLIN MAJOR DEVIATION - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA FROM A RESIDENTIAL STREET WHERE EIGHT FEET IS REQUIRED (1515 PACIFIC BAZA STREET, APN 137-22-614-052)

Minutes:

See Item 25 for related discussion and Items 25-25a.40 for related backup.

Motion made by Donald Walsh to Approve Items 25a.1-25a.40 subject to condition(s)

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, Donald Walsh; Did Not Vote-Jennifer Taylor;

25a.8. 24-0015-SCD8 - SUMMERLIN MAJOR DEVIATION - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA FROM A RESIDENTIAL STREET WHERE EIGHT FEET IS REQUIRED (1605 CROWNED EAGLE STREET, APN 137-22-515-046)

Minutes:

See Item 25 for related discussion and Items 25-25a.40 for related backup.

Motion made by Donald Walsh to Approve Items 25a.1-25a.40 subject to condition(s)

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, Donald Walsh; Did Not Vote-Jennifer Taylor;

25a.9. 24-0015-SCD9 - SUMMERLIN MAJOR DEVIATION - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA FROM A RESIDENTIAL STREET WHERE EIGHT FEET IS REQUIRED (1597 CROWNED EAGLE STREET, APN 137-22-515-048)

Minutes:

See Item 25 for related discussion and Items 25-25a.40 for related backup.

Motion made by Donald Walsh to Approve Items 25a.1-25a.40 subject to condition(s)

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, Donald Walsh; Did Not Vote-Jennifer Taylor;

25a.10. 24-0015-SCD10 - SUMMERLIN MAJOR DEVIATION - TO ALLOW A FOUR-FOOT SETBACK TO THE LIVING AREA FROM A RESIDENTIAL STREET WHERE EIGHT FEET IS REQUIRED (1589 CROWNED EAGLE STREET, APN 137-22-515-050)

Minutes:

See Item 25 for related discussion and Items 25-25a.40 for related backup.

Motion made by Donald Walsh to Approve Items 25a.1-25a.40 subject to condition(s)

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, Donald Walsh; Did Not Vote-Jennifer Taylor;

25a.11. 24-0015-SCD11 - SUMMERLIN MAJOR DEVIATION - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA FROM A RESIDENTIAL STREET WHERE EIGHT FEET IS REQUIRED (1585 CROWNED EAGLE STREET, APN 137-22-515-051)

Minutes:

See Item 25 for related discussion and Items 25-25a.40 for related backup.

Motion made by Donald Walsh to Approve Items 25a.1-25a.40 subject to condition(s)

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, Donald Walsh; Did Not Vote-Jennifer Taylor;

25a.12. 24-0015-SCD12 - SUMMERLIN MAJOR DEVIATION - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA FROM A RESIDENTIAL STREET WHERE EIGHT FEET IS REQUIRED (1581 CROWNED EAGLE STREET, APN 137-22-515-052)

Minutes:

See Item 25 for related discussion and Items 25-25a.40 for related backup.

Motion made by Donald Walsh to Approve Items 25a.1-25a.40 subject to condition(s)

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, Donald Walsh; Did Not Vote-Jennifer Taylor;

25a.13. 24-0015-SCD13 - SUMMERLIN MAJOR DEVIATION - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA FROM A RESIDENTIAL STREET WHERE EIGHT FEET IS REQUIRED (1569 CROWNED EAGLE STREET, APN 137-22-614-066)

Minutes:

See Item 25 for related discussion and Items 25-25a.40 for related backup.

Motion made by Donald Walsh to Approve Items 25a.1-25a.40 subject to condition(s)

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, Donald Walsh; Did Not Vote-Jennifer Taylor;

25a.14. 24-0015-SCD14 - SUMMERLIN MAJOR DEVIATION - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA FROM A RESIDENTIAL STREET WHERE EIGHT FEET IS REQUIRED (1549 CROWNED EAGLE STREET, APN 137-22-614-070)

Minutes:

See Item 25 for related discussion and Items 25-25a.40 for related backup.

Motion made by Donald Walsh to Approve Items 25a.1-25a.40 subject to condition(s)

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, Donald Walsh; Did Not Vote-Jennifer Taylor;

25a.15. 24-0015-SCD15 - SUMMERLIN MAJOR DEVIATION - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA FROM A RESIDENTIAL STREET WHERE EIGHT FEET IS REQUIRED (1545 CROWNED EAGLE STREET, APN 137-22-614-071)

Minutes:

See Item 25 for related discussion and Items 25-25a.40 for related backup.

Motion made by Donald Walsh to Approve Items 25a.1-25a.40 subject to condition(s)

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, Donald Walsh; Did Not Vote-Jennifer Taylor;

25a.16. 24-0015-SCD16 - SUMMERLIN MAJOR DEVIATION - TO ALLOW A FOUR-FOOT SETBACK TO THE LIVING AREA FROM A RESIDENTIAL STREET WHERE EIGHT FEET IS REQUIRED (1537 CROWNED EAGLE STREET, APN 137-22-614-073)

Minutes:

See Item 25 for related discussion and Items 25-25a.40 for related backup.

Motion made by Donald Walsh to Approve Items 25a.1-25a.40 subject to condition(s)

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, Donald Walsh; Did Not Vote-Jennifer Taylor;

- 25a.17. 24-0015-SCD17 - SUMMERLIN MAJOR DEVIATION - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA FROM A RESIDENTIAL STREET WHERE EIGHT FEET IS REQUIRED (1614 ROCK KESTREL STREET, APN 137-22-515-062)

Minutes:

See Item 25 for related discussion and Items 25-25a.40 for related backup.

Motion made by Donald Walsh to Approve Items 25a.1-25a.40 subject to condition(s)

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, Donald Walsh; Did Not Vote-Jennifer Taylor;

- 25a.18. 24-0015-SCD18 - SUMMERLIN MAJOR DEVIATION - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA FROM A RESIDENTIAL STREET WHERE EIGHT FEET IS REQUIRED (1618 ROCK KESTREL STREET, APN 137-22-515-063)

Minutes:

See Item 25 for related discussion and Items 25-25a.40 for related backup.

Motion made by Donald Walsh to Approve Items 25a.1-25a.40 subject to condition(s)

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, Donald Walsh; Did Not Vote-Jennifer Taylor;

- 25a.19. 24-0015-SCD19 - SUMMERLIN MAJOR DEVIATION - TO ALLOW A TWO-FOOT SETBACK TO THE LIVING AREA FROM A RESIDENTIAL STREET WHERE EIGHT FEET IS REQUIRED (1559 PACIFIC BAZA STREET, APN 137-22-614-042)

Minutes:

See Item 25 for related discussion and Items 25-25a.40 for related backup.

Motion made by Donald Walsh to Approve Items 25a.1-25a.40 subject to condition(s)

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, Donald Walsh; Did Not Vote-Jennifer Taylor;

- 25a.20. 24-0015-SCD20 - SUMMERLIN MAJOR DEVIATION - TO ALLOW A TWO-FOOT SETBACK TO THE LIVING AREA FROM A RESIDENTIAL STREET WHERE EIGHT FEET IS REQUIRED (1555 PACIFIC BAZA STREET, APN 137-22-614-043)

Minutes:

See Item 25 for related discussion and Items 25-25a.40 for related backup.

Motion made by Donald Walsh to Approve Items 25a.1-25a.40 subject to condition(s)

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, Donald Walsh; Did Not Vote-Jennifer Taylor;

- 25a.21. 24-0015-SCD21 - SUMMERLIN MAJOR DEVIATION - TO ALLOW A TWO-FOOT SETBACK TO THE LIVING AREA FROM A RESIDENTIAL STREET WHERE EIGHT FEET IS REQUIRED (1551 PACIFIC BAZA STREET, APN 137-22-614-044)

Minutes:

See Item 25 for related discussion and Items 25-25a.40 for related backup.

Motion made by Donald Walsh to Approve Items 25a.1-25a.40 subject to condition(s)

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, Donald Walsh; Did Not Vote-Jennifer Taylor;

- 25a.22. 24-0015-SCD22 - SUMMERLIN MAJOR DEVIATION - TO ALLOW A TWO-FOOT SETBACK TO THE LIVING AREA FROM A RESIDENTIAL STREET WHERE EIGHT FEET IS REQUIRED (1547 PACIFIC BAZA STREET, APN 137-22-614-045)

Minutes:

See Item 25 for related discussion and Items 25-25a.40 for related backup.

Motion made by Donald Walsh to Approve Items 25a.1-25a.40 subject to condition(s)

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, Donald Walsh; Did Not Vote-Jennifer Taylor;

- 25a.23. 24-0015-SCD23 - SUMMERLIN MAJOR DEVIATION - TO ALLOW A TWO-FOOT SETBACK TO THE LIVING AREA FROM A RESIDENTIAL STREET WHERE EIGHT FEET IS REQUIRED (1543 PACIFIC BAZA STREET, APN 137-22-614-046)

Minutes:

See Item 25 for related discussion and Items 25-25a.40 for related backup.

Motion made by Donald Walsh to Approve Items 25a.1-25a.40 subject to condition(s)

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, Donald Walsh; Did Not Vote-Jennifer Taylor;

- 25a.24. 24-0015-SCD24 - SUMMERLIN MAJOR DEVIATION - TO ALLOW A TWO-FOOT SETBACK TO THE LIVING AREA FROM A RESIDENTIAL STREET WHERE EIGHT FEET IS REQUIRED (1546 ROCK KESTREL STREET, APN 137-22-614-076)

Minutes:

See Item 25 for related discussion and Items 25-25a.40 for related backup.

Motion made by Donald Walsh to Approve Items 25a.1-25a.40 subject to condition(s)

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, Donald Walsh; Did Not Vote-Jennifer Taylor;

- 25a.25. 24-0015-SCD25 - SUMMERLIN MAJOR DEVIATION - TO ALLOW A TWO-FOOT SETBACK TO THE LIVING AREA FROM A RESIDENTIAL STREET WHERE EIGHT FEET IS REQUIRED (1550 ROCK KESTREL STREET, APN 137-22-614-077)

Minutes:

See Item 25 for related discussion and Items 25-25a.40 for related backup.

Motion made by Donald Walsh to Approve Items 25a.1-25a.40 subject to condition(s)

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, Donald Walsh; Did Not Vote-Jennifer Taylor;

- 25a.26. 24-0015-SCD26 - SUMMERLIN MAJOR DEVIATION - TO ALLOW A TWO-FOOT SETBACK TO THE LIVING AREA FROM A RESIDENTIAL STREET WHERE EIGHT FEET IS REQUIRED (1554 ROCK KESTREL STREET, APN 137-22-614-078)

Minutes:

See Item 25 for related discussion and Items 25-25a.40 for related backup.

Motion made by Donald Walsh to Approve Items 25a.1-25a.40 subject to condition(s)

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, Donald Walsh; Did Not Vote-Jennifer Taylor;

- 25a.27. 24-0015-SCD27 - SUMMERLIN MAJOR DEVIATION - TO ALLOW A TWO-FOOT SETBACK TO THE LIVING AREA FROM A RESIDENTIAL STREET WHERE EIGHT FEET IS REQUIRED (1558 ROCK KESTREL STREET, APN 137-22-614-079)

Minutes:

See Item 25 for related discussion and Items 25-25a.40 for related backup.

Motion made by Donald Walsh to Approve Items 25a.1-25a.40 subject to condition(s)

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, Donald Walsh; Did Not Vote-Jennifer Taylor;

- 25a.28. 24-0015-SCD28 - SUMMERLIN MAJOR DEVIATION - TO ALLOW A TWO-FOOT SETBACK TO THE LIVING AREA FROM A RESIDENTIAL STREET WHERE EIGHT FEET IS REQUIRED (1562 ROCK KESTREL STREET, APN 137-22-614-080)

Minutes:

See Item 25 for related discussion and Items 25-25a.40 for related backup.

Motion made by Donald Walsh to Approve Items 25a.1-25a.40 subject to condition(s)

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, Donald Walsh; Did Not Vote-Jennifer Taylor;

- 25a.29. 24-0015-SCD29 - SUMMERLIN MAJOR DEVIATION - TO ALLOW A TWO-FOOT SETBACK TO THE LIVING AREA FROM A RESIDENTIAL STREET WHERE EIGHT FEET IS REQUIRED (1566 ROCK KESTREL STREET, APN 137-22-614-081)

Minutes:

See Item 25 for related discussion and Items 25-25a.40 for related backup.

Motion made by Donald Walsh to Approve Items 25a.1-25a.40 subject to condition(s)

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, Donald Walsh; Did Not Vote-Jennifer Taylor;

25a.30. 24-0015-SCD30 - SUMMERLIN MAJOR DEVIATION - TO ALLOW A TWO-FOOT SETBACK TO THE LIVING AREA FROM A RESIDENTIAL STREET WHERE EIGHT FEET IS REQUIRED (1570 ROCK KESTREL STREET, APN 137-22-614-082)

Minutes:

See Item 25 for related discussion and Items 25-25a.40 for related backup.

Motion made by Donald Walsh to Approve Items 25a.1-25a.40 subject to condition(s)

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, Donald Walsh; Did Not Vote-Jennifer Taylor;

25a.31. 24-0015-SCD31 - SUMMERLIN MAJOR DEVIATION - TO ALLOW A TWO-FOOT SETBACK TO THE LIVING AREA FROM A RESIDENTIAL STREET WHERE EIGHT FEET IS REQUIRED (1574 ROCK KESTREL STREET, APN 137-22-614-083)

Minutes:

See Item 25 for related discussion and Items 25-25a.40 for related backup.

Motion made by Donald Walsh to Approve Items 25a.1-25a.40 subject to condition(s)

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, Donald Walsh; Did Not Vote-Jennifer Taylor;

25a.32. 24-0015-SCD32 - SUMMERLIN MAJOR DEVIATION - TO ALLOW A TWO-FOOT SETBACK TO THE LIVING AREA FROM A RESIDENTIAL STREET WHERE EIGHT FEET IS REQUIRED (1578 ROCK KESTREL STREET, APN 137-22-614-084)

Minutes:

See Item 25 for related discussion and Items 25-25a.40 for related backup.

Motion made by Donald Walsh to Approve Items 25a.1-25a.40 subject to condition(s)

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, Donald Walsh; Did Not Vote-Jennifer Taylor;

25a.33. 24-0015-SCD33 - SUMMERLIN MAJOR DEVIATION - TO ALLOW A TWO-FOOT SETBACK TO THE LIVING AREA FROM A RESIDENTIAL STREET WHERE EIGHT FEET IS REQUIRED (1582 ROCK KESTREL STREET, APN 137-22-614-085)

Minutes:

See Item 25 for related discussion and Items 25-25a.40 for related backup.

Motion made by Donald Walsh to Approve Items 25a.1-25a.40 subject to condition(s)

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, Donald Walsh; Did Not Vote-Jennifer Taylor;

25a.34. 24-0015-SCD34 - SUMMERLIN MAJOR DEVIATION - TO ALLOW A TWO-FOOT SETBACK TO THE LIVING AREA FROM A RESIDENTIAL STREET WHERE EIGHT FEET IS REQUIRED (1586 ROCK KESTREL STREET, APN 137-22-515-055)

Minutes:

See Item 25 for related discussion and Items 25-25a.40 for related backup.

Motion made by Donald Walsh to Approve Items 25a.1-25a.40 subject to condition(s)

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, Donald Walsh; Did Not Vote-Jennifer Taylor;

- 25a.35. 24-0015-SCD35 - SUMMERLIN MAJOR DEVIATION - TO ALLOW A TWO-FOOT SETBACK TO THE LIVING AREA FROM A RESIDENTIAL STREET WHERE EIGHT FEET IS REQUIRED (1590 ROCK KESTREL STREET, APN 137-22-515-056)

Minutes:

See Item 25 for related discussion and Items 25-25a.40 for related backup.

Motion made by Donald Walsh to Approve Items 25a.1-25a.40 subject to condition(s)

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, Donald Walsh; Did Not Vote-Jennifer Taylor;

- 25a.36. 24-0015-SCD36 - SUMMERLIN MAJOR DEVIATION - TO ALLOW A TWO-FOOT SETBACK TO THE LIVING AREA FROM A RESIDENTIAL STREET WHERE EIGHT FEET IS REQUIRED (1594 ROCK KESTREL STREET, APN 137-22-515-057)

Minutes:

See Item 25 for related discussion and Items 25-25a.40 for related backup.

Motion made by Donald Walsh to Approve Items 25a.1-25a.40 subject to condition(s)

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, Donald Walsh; Did Not Vote-Jennifer Taylor;

- 25a.37. 24-0015-SCD37 - SUMMERLIN MAJOR DEVIATION - TO ALLOW A TWO-FOOT SETBACK TO THE LIVING AREA FROM A RESIDENTIAL STREET WHERE EIGHT FEET IS REQUIRED (1598 ROCK KESTREL STREET, APN 137-22-515-058)

Minutes:

See Item 25 for related discussion and Items 25-25a.40 for related backup.

Motion made by Donald Walsh to Approve Items 25a.1-25a.40 subject to condition(s)

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, Donald Walsh; Did Not Vote-Jennifer Taylor;

- 25a.38. 24-0015-SCD38 - SUMMERLIN MAJOR DEVIATION - TO ALLOW A TWO-FOOT SETBACK TO THE LIVING AREA FROM A RESIDENTIAL STREET WHERE EIGHT FEET IS REQUIRED (1602 ROCK KESTREL STREET, APN 137-22-515-059)

Minutes:

See Item 25 for related discussion and Items 25-25a.40 for related backup.

Motion made by Donald Walsh to Approve Items 25a.1-25a.40 subject to condition(s)

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, Donald Walsh; Did Not Vote-Jennifer Taylor;

- 25a.39. 24-0015-SCD39 - SUMMERLIN MAJOR DEVIATION - TO ALLOW A TWO-FOOT SETBACK TO THE LIVING AREA FROM A RESIDENTIAL STREET WHERE EIGHT FEET IS REQUIRED (1606 ROCK KESTREL STREET, APN 137-22-515-060)

Minutes:

See Item 25 for related discussion and Items 25-25a.40 for related backup.

Motion made by Donald Walsh to Approve Items 25a.1-25a.40 subject to condition(s)

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, Donald Walsh; Did Not Vote-Jennifer Taylor;

- 25a.40. 24-0015-SCD40 - SUMMERLIN MAJOR DEVIATION - TO ALLOW A TWO-FOOT SETBACK TO THE LIVING AREA FROM A RESIDENTIAL STREET WHERE EIGHT FEET IS REQUIRED (1610 ROCK KESTREL STREET, APN 137-22-515-061)

Minutes:

See Item 25 for related discussion and Items 25-25a.40 for related backup.

Motion made by Donald Walsh to Approve Items 25a.1-25a.40 subject to condition(s)

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, Donald Walsh; Did Not Vote-Jennifer Taylor;

26. 24-0021-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: THE PERRY C. ROGERS AND NICOLE P. ROGERS FAMILY TRUST - For possible action on a Land Use Entitlement project request TO ALLOW A PROPOSED RESIDENTIAL ACCESSORY STRUCTURE [CASITA] AND PATIO COVER TO BE PLACED IN THE FRONT YARD SETBACK WHERE SUCH IS NOT ALLOWED AND TO ALLOW A 10-FOOT SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED FOR A PROPOSED PATIO COVER on 0.98 acres at 3000 Arabian Road (APN 139-32-305-004), R-A (Ranch Acres) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.

Minutes:

CHAIR CHERRY declared the Public Hearing open.

JONATHAN BOYLES, Sr Planner, reported that the Board of Zoning Adjustment previously approved a Variance for a Residential Accessory Structure, which allowed the structure to encroach into the front yard and side yard setback areas. This Residential Accessory Structure had since been demolished through an issued and finalized demolition permit. The applicant requested to place a new Residential Accessory Structure [Casita] and patio cover in place of the demolished structure. Per the submitted justification letter, the applicant intended to utilize the casita for extended family to occupy during the holidays; however, no evidence of a unique or extraordinary circumstance had been presented to warrant the requested Variance. As such, the hardship was self-imposed and staff recommended denial of the Variance. Lastly, he noted there had been additional letters of protest and support submitted since publication.

The applicant was not present.

COMMISSIONER ROGAN suggested the item be abeyed to the next Planning Commission meeting to allow time for him to reach out the applicant.

CHAIR CHERRY declared the Public Hearing closed.

Motion made by Jeff Rogan to Hold in Abeyance to 4/9/2024

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

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

27. 24-0026-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LUIS FLORES - OWNER: LUKE AND LINDA CHOI FAMILY TRUST - For possible action on a Land Use Entitlement project request FOR A PROPOSED AUTO REPAIR GARAGE, MINOR USE at 2301 North Decatur Boulevard, Suite #150 (APN 138-24-511-036), C-1 (Limited Commercial) Zone, Ward 5 (Crear). Staff recommends APPROVAL.

Minutes:

CHAIR CHERRY declared the Public Hearing open.

JONATHAN BOYLES, Sr Planner, reported that staff found the proposed Auto Repair Garage, Minor use can be conducted in a manner that are harmonious and compatible with the surrounding land uses, as there is commercial developments located to the north and south of the subject site that are intended to provide an array of commercial uses; therefore, staff recommended approval of the Special Use Permit request. Additionally, he noted that there had been additional letters of protest and support submitted since publication.

VERONICA HIRALES, real estate agent, was present to translate for JOSE LUIS FLORES, applicant. She shared that MR. FLORES moved to Las Vegas from California and was looking forward to start working.

CHAIR CHERRY declared the Public Hearing closed.

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

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, Donald Walsh; Did Not Vote-Jennifer Taylor;

28. 24-0033-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: IVAN SANCHEZ - For possible action on a Land Use Entitlement project request TO ALLOW A 12-FOOT CORNER SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED, A TWO-FOOT SEPARATION FROM THE PRIMARY DWELLING WHERE SIX FEET IS REQUIRED, A ZERO-FOOT REAR YARD SETBACK WHERE THREE FEET IS REQUIRED FOR AN EXISTING RESIDENTIAL ACCESSORY STRUCTURE [CASITA]; A ZERO-FOOT REAR YARD SETBACK WHERE THREE FEET IS REQUIRED FOR AN EXISTING RESIDENTIAL ACCESSORY STRUCTURE [SHED]; A ZERO-FOOT REAR YARD SETBACK WHERE THREE FEET IS REQUIRED, AND A ZERO-FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED FOR AN EXISTING RESIDENTIAL ACCESSORY STRUCTURE [CHICKEN COOP]; AND A TOTAL ACCESSORY STRUCTURE COVERAGE OF 63 PERCENT OF THE PRIMARY DWELLING FLOOR AREA WHERE 50 PERCENT IS THE MAXIMUM ALLOWED, AND TO ALLOW RESIDENTIAL ACCESSORY STRUCTURES [CASITA, SHED, AND CHICKEN COOP] TO NOT BE AESTHETICALLY COMPATIBLE WITH THE PRINCIPAL DWELLING UNIT WHERE SUCH IS REQUIRED on 0.15 acres at 2401 Howard Drive (APN 162-01-311-043), R-1 (Single Family Residential) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

Minutes:

This item was pulled forward and heard subsequent to Items 19-19b.

CHAIR CHERRY declared the Public Hearing open.

JONATHAN BOYLES, Sr Planner, reported that the applicant had constructed three Residential Accessory Structures, without permits, that fail to comply with Title 19 development standards. According to the submitted plans, the subject structures include a casita, chicken coop, and a shed. He noted that no evidence of a unique or extraordinary circumstance had been presented, in that the applicant created a self-imposed hardship by constructing unpermitted and noncompliant structures. The removal or replacement and redesign of the subject structures would allow conformance to the Title 19 requirements; therefore, staff recommended denial of the requested Variance. Lastly, he informed the Commissioners that there have additional letters of protest had been submitted since publication.

IVAN SANCHEZ, property owner, explained that the structures were already built when he purchased the home. It was discovered that the structures had been there since 1998 when he researched the home, and he emphasized that these structures serve a vital purpose for his family. They provide security against potential theft and shade from the sun. Additionally, MR. SANCHEZ mentioned that the chickens on his property were acquired to assist his autistic son in managing his emotions. In regards to the main structure, he argued that it does not qualify as a casita because it lacks utilities such as power and water. Instead it served as an outdoor space for his family to enjoy during the summer months while also providing shade for his air conditioning units and redirecting rainwater. Lastly, he presented a petition that was signed by several neighbors, a copy of which was submitted for the record and attached as backup, that indicated their support for keeping the structures.

COMMISSIONER SCHLOTTMAN acknowledged MR. SANCHEZ'S intentions with the structures but expressed doubts about their ability to pass the necessary requirements. MR. SANCHEZ confirmed that the SHIFT (Safe Home Improvements Funding and Training) program did not bring anyone from the Building and Safety department. The Commissioner suggested holding the item in abeyance to give MR. SANCHEZ an opportunity to meet with someone from the Building and Safety Division when they came to his home. The meeting would allow for him to explore his options to meet all requirements.

CHAIR CHERRY declared the Public Hearing closed.

Motion made by Trinity Haven Schlottman to Hold in Abeyance to 5/14/2024

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. 24-0041-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT: JEFF WHITTLE - OWNER: L&E IRREVOCABLE TRUST - For possible action on a Land Use Entitlement project request TO ALLOW A 40-FOOT FRONT YARD SETBACK WHERE 50 FEET IS THE MINIMUM REQUIRED AND A SIX-FOOT TALL VEHICULAR AND PEDESTRIAN GATE WHERE FIVE FEET IS THE MAXIMUM HEIGHT ALLOWED FOR A PROPOSED SINGLE-FAMILY DWELLING on 0.49 acres located on the west side of Thom Boulevard, approximately 165 feet north of Grand Teton Drive (APN 125-12-801-039), R-E (Residence Estates) Zone, Ward 6 (Brune). Staff recommends DENIAL.

Minutes:

CHAIR CHERRY declared the Public Hearing open.

JONATHAN BOYLES, Sr Planner, reported that no evidence of a unique or extraordinary circumstance had been presented, in that the applicant had created a self-imposed hardship by proposing the construction of a home that does not meet the minimum front yard setback or maximum height limits for front yard fences and walls. A 50-foot front yard setback with a five-foot tall vehicle and pedestrian gate would allow conformance to the Title 19 requirements.

JENNIFER ESCOBEDO appeared on behalf of the applicant. She requested the variance for the gate height to be withdrawn as the applicant was not interested in exceeding the five-foot requirement. Additionally, she mentioned the need to add a drainage channel along the outside perimeter of the property. The channel would be around five to 10 feet wide, which reduced the usable space in the rear yard. The proposed forty-foot setback would make the home ten feet closer to the street, but this would align with the setbacks of several adjacent homes. Lastly, MS. ESCOBEDO confirmed that the applicant agreed with all staff conditions.

CHAIR CHERRY confirmed with NICOLE EDDOWES, Community Development Coordinator, that the gate height variance was due to the gate going up into a peak which is why it reached six-feet. The Chair did not see an issue with the height of the proposed gate.

COMMISSIONER TAYLOR thanked MS. ESCOBEDO for discussing the item with her. The Commissioner mentioned that she visited the site and was in support of the item.

CHAIR CHERRY declared the Public Hearing closed.

Motion made by Sam Cherry to Approve subject to condition(s) and striking Condition 2

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. 24-0042-VAR1 - VARIANCE - APPLICANT/OWNER: RITA LAGUNA - For possible action on the following Land Use Entitlement project request TO ALLOW A ZERO-FOOT SEPARATION FROM THE PRIMARY DWELLING UNIT WHERE SIX FEET IS REQUIRED, AND TO BE LOCATED WITHIN THE FRONT YARD SETBACK WHERE SUCH IS NOT ALLOWED FOR AN EXISTING RESIDENTIAL ACCESSORY STRUCTURE [CARPORT]; AND A ZERO-FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED, AND A ZERO-FOOT SEPARATION FROM THE PRIMARY DWELLING UNIT WHERE SIX FEET IS REQUIRED FOR AN EXISTING RESIDENTIAL ACCESSORY STRUCTURE on 0.14 acres at 2400 Howard Drive (APN 162-01-311-064), R-1 (Single Family Residential) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

Minutes:

This item was pulled forward and heard subsequent to Item 28.

CHAIR CHERRY declared the Public Hearing open.

JONATHAN BOYLES, Sr Planner, reported that a Code Enforcement Case (CE23-02519) had been ongoing since May 2023 citing code violations for an unpermitted Residential Accessory Structure [Carport] at the subject property. The case remains unresolved, pending the result of this Variance. The applicant constructed two Residential Accessory Structures, without permits, that fail to comply with Title 19 development standards. According to the submitted justification letter, one Residential Accessory Structure is used as a carport, and the other is used for providing shade to the owner's pets. No evidence of a unique or extraordinary circumstance had been presented, in that the applicant created a self-imposed hardship by constructing unpermitted and noncompliant structures. The removal or replacement and redesign of the structures would allow conformance to the Title 19 requirements; therefore, staff recommended denial of the requested Variance. Lastly, he informed the Commissioners that there had been additional letters of protest submitted since publication.

LUIS RUIZ, translated for RITA LAGUNA, applicant, and explained that the carport was constructed to shield their vehicles from the sun. It also serves as a shelter for their security camera, ensuring visibility of their property even during rainy weather. The shed in the backyard is intended to prevent potential criminals from easily seeing into their yard and being tempted to steal. MR. RUIZ stated that overall both structures contribute to their sense of safety and security.

COMMISSIONER SCHLOTTMAN observed that the carport matches the aesthetics of the home and the neighborhood. He expressed support for the structures but mentioned the potential challenge the applicant may have in obtaining permits for the shed. He recommended that the applicant consult with someone from the Building and Safety Division to explore options for retaining the shed.

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:**

31. 23-0675-DIR1 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CENTURY COMMUNITIES OF NEVADA, LLC - For possible action on a Land Use Entitlement project request FOR THE SECOND AMENDMENT OF THE FIFTH AMENDMENT AND RESTATEMENT OF THE SKYE CANYON DEVELOPMENT AGREEMENT TO AMEND EXHIBIT L (VILLAGE STREET AND TRAIL SECTIONS), Ward 6 (Brune). Staff recommends APPROVAL.

Minutes:

CHAIR CHERRY declared the Public Hearing open.

NICOLE EDDOWES, Community Development Coordinator, reported that the Transportation Engineering Division of Public Works had no objection to the amendment of Exhibit L and provided the Master Developer with guidelines for safe design of the segments. The Nevada Department of Transportation concurred with the requirements put forth by the Department of Public Works. The improvements will further enhance the aesthetic appeal of Skye Canyon Community; therefore, staff recommended approval.

ATTORNEY STEPHANIE ALLEN was present on behalf of the applicant. Utilizing the overhead, she displayed a map of the proposed master community, which would be located to the west of the U.S. 95 and Kyle Canyon Road. MS. ALLEN expressed gratitude for the City's partnership with the development agreement, and she noted that the reason for the proposed amendment is to modify street sections, specifically for Osa Blanca Road. The request would reduce the frontage from 80 feet to 63 feet and would include amenities such as sidewalks, landscaping and benches.

COMMISSIONER TAYLOR thanked MS. ALLEN for her work on the project and the opportunity to learn more of what they are doing with the project. The Commissioner expressed in support for the item.

CHAIR CHERRY declared the Public Hearing closed.

Motion made by Jennifer Taylor 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;

32. 23-0676-DIR1 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CENTURY COMMUNITIES OF NEVADA, LLC - For possible action on a Land Use Entitlement project request FOR THE FIRST AMENDMENT OF THE SECOND AMENDED AND RESTATED SKYE CANYON PARKS AGREEMENT, Ward 6 (Brune). Staff recommends APPROVAL.

Minutes:

CHAIR CHERRY declared the Public Hearing open.

NICOLE EDDOWES, Community Development Coordinator, reported that this amendment would allow the concept for Park 5.12 to be changed to a trailhead, which is appropriate for its location adjacent to federal lands to the west. This amendment would also provide a necessary update to the Required Facilities Matrix, which the City of Las Vegas recognizes as the minimum amenities for all Qualified Parks within the Skye Canyon Master Plan Area; therefore, staff recommended approval of this amendment.

ATTORNEY STEPHANIE ALLEN was present on behalf of the applicant. Utilizing the overhead, she displayed a map of the park located on the northwest corner of the property. She said that representatives from the City and the BLM (Bureau of Land Management), suggested converting the park into a trailhead due to its proximity to federal lands. MS. ALLEN emphasized that Igor Soldo Memorial Park was nearby and provided amenities for residents. The proposed trailhead design is incorporated into the development agreement, and necessitated an amendment to the park's development plan. MS. ALLEN pointed out areas on the amended site plan that will be designated for horse trailer parking and other amenities. She mentioned discussions with COMMISSIONER TAYLOR regarding the addition of a bathroom facility unconnected to the sewer system, and she said they intended to incorporate that into the designs before presenting to the City Council.

COMMISSIONER TAYLOR thanked MS. ALLEN for her briefing and expressed appreciation for the continued collaboration on the project, especially when she expressed concerns about families not having any bathroom facility within the area.

CHAIR CHERRY added that the Red Rock Trailheads' bathroom is a good example to use when considering designs to use for this location.

CHAIR CHERRY declared the Public Hearing closed.

Motion made by Jennifer Taylor 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;

33. 24-0027-DIR1 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: GARY CAVALIER - For possible action on a Land Use Entitlement project request to designate the property known as Leroy and Carrie Christensen House as a Historic Site on the City of Las Vegas Historic Property Register as approved by the Historic Preservation Commission (23-0027-HPC1) at 500 West Van Buren Avenue (APN 139-27-110-044), T4-N (T4 Neighborhood) Zone, Ward 5 (Crear). The Historic Preservation Commission (HPC) and Staff recommend APPROVAL.

Minutes:

This item was pulled forward and heard subsequent to the One Motion One Vote agenda (Items 9-13).

CHAIR CHERRY declared the Public Hearing open.

DR. DIANE SIEBRANDT, Historic Preservation Officer, stated that one of the goals she is tasked with is to add historic-aged properties to the Las Vegas Historic Property Register (local register). She highlighted that the Christensen House, a unique stone-built home constructed in the French eclectic style with a tower, dates back to 1938. This house holds significance as the first permanent residence on the west side of Las Vegas built by an African American couple during a period of segregation. While homes are added to the registry for their age and history, they are particularly valued for their intangible historical significance. The Christensen House had already been added to the National Register (National Register of Historic Places) due to its association with the African American community; however, the Historic Preservation Commission (HPC) wanted to add it to the local register to provide additional protection from exterior alterations under the City's municipal code. The HPC had approved its addition to the registry and now seeks approval from the Commission.

JULIA CAVALIER, the current property owner, shared that she had the privilege of meeting one of the original owners, CARRIE CHRISTENSEN, in 1989 when MS. CAVALIER and her husband first acquired the home. She said that MS. CHRISTENSEN recounted the story of building the home, sourcing stone from railroad yards, and planting biblical fruits in the yard. MS. CAVALIER expressed her excitement for the opportunity to preserve not only the physical structure of the home and its rich history.

CHAIR CHERRY commended MS. CAVALIER and DR. SIEBRANDT for their efforts in preserving the home, noting his admiration for the property during his visit as part of the Pioneer Trail Walk.

CHAIR CHERRY declared the Public Hearing closed.

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;

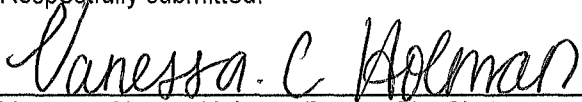
#### **Citizens Participation:**

34. 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:

The meeting was adjourned at 8:27 p.m.

Respectfully submitted:

  
\_\_\_\_\_  
Vanessa Chavez-Holman, 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](http://www.lasvegasnevada.gov)

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

City Hall, 495 South Main Street, 1st Floor