

Mayor Shelley Berkley (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)  
Councilwoman Shondra Summers-Armstrong (Ward 5)  
Councilwoman Nancy E. Brune (Ward 6)



Commissioner Jennifer Taylor, Chair  
Commissioner Serena Kasama, Vice Chair  
Commissioner Trinity Haven Schlottman  
Commissioner Jeff Rogan  
Commissioner Donald Walsh  
Commissioner Louis De Salvio  
Commissioner Stephen Munford

## 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)

**January 14, 2025**  
**6:00 PM**

### BUSINESS ITEMS:

1. Call to Order

Minutes:

CHAIR TAYLOR called the meeting to order at 6:04 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 TAYLOR and COMMISSIONERS SCHLOTTMAN, ROGAN, WALSH, DE SALVIO and MUNFORD

EXCUSED: COMMISSIONER KASAMA

ALSO PRESENT: SETH FLOYD, Community Development Director; PETER LOWENSTEIN, Deputy Community Development Director; FRED SOLIS, Planning Manager; NICOLE EDDOWES, Community Development Coordinator; COUREY STEWART, Senior Planner; LUCIEN PAET, Engineering Project Manager; JOSHUA EDELMAN, Senior Engineering Associate; DAVID CROSS, Fire Plans Review Section Manager; JOHN RIDILLA, Assistant City Attorney; GILLIAN BLOCK SEGERBLOM, Deputy City Attorney; SAMANTHA DINICOLA and NICK CRAWFORD, Deputy City Clerks

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

Minutes:

None.

5. For Possible Action to Approve the Final Minutes for the Planning Commission Meeting of December 10, 2024.

Minutes:

JOSHUA EDELMAN, Senior Engineering Associate, clarified that he mistakenly said parking would be removed in front of the lot due to the Maryland BRT (Bus Rapid Transit) construction. Since the project runs on Carson Avenue to the north, he said that parking will not be removed.

Motion made by Trinity Haven Schlottman to Approve as amended

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

For-Jeff Rogan, Trinity Haven Schlottman, Donald Walsh, Jennifer Taylor, Louis De Salvio, Stephen Munford; Excused-Serena Kasama;

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 EDOWWES, Community Development Coordinator, announced requests by the applicants to hold in abeyance Items 19a-19c and 37 to the February 11, 2025 Planning Commission Meeting, hold in abeyance Items 26a-26d and 40 to the March 11, 2025 Planning Commission Meeting, and to withdraw without prejudice Items 17 and 38a-38d.

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 19a-19c and 37 to 2/11/2025, Items 26a-26d and 40 to 3/11/2025, and Withdraw without Prejudice Items 17 and 38a-38d

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

For-Jeff Rogan, Trinity Haven Schlottman, Donald Walsh, Jennifer Taylor, Louis De Salvio, Stephen Munford; Excused-Serena Kasama;

#### **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. 24-0534-EOT1 - FIRST EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW (22-0664-SDR1) - APPLICANT/OWNER: THE PHILLY AT 215, LLC - For possible action on a Land Use Entitlement project request FOR AN APPROVED FOUR-STORY, 87-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS on 0.59 acres on the south side of Philadelphia Avenue approximately 185 feet west of Fairfield Avenue (APN 162-04-710-150), R-4 (High Density Residential) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

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

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

For-Jeff Rogan, Trinity Haven Schlottman, Donald Walsh, Jennifer Taylor, Louis De Salvio, Stephen Munford; Excused-Serena Kasama;

8. 24-0564 - APPLICANT/OWNER: WALTER HOVING HOME, INC. - For possible action on the following Land Use Entitlement project requests on 5.81 acres at the northeast corner of Horse Drive and Bradley Road (APNs 125-12-601-006 and 009), R-E (Residence Estates) Zone, Ward 6 (Brune). Staff recommends APPROVAL on the Land Use Entitlement project.

- 8a. 24-0564-EOT1 - FIRST EXTENSION OF TIME - SPECIAL USE PERMIT (22-0537-SUP1) - FOR AN APPROVED CONVALESCENT CARE FACILITY/NURSING HOME USE

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

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

For-Jeff Rogan, Trinity Haven Schlottman, Donald Walsh, Jennifer Taylor, Louis De Salvio, Stephen Munford; Excused-Serena Kasama;

- 8b. 24-0564-EOT2 - FIRST EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW (22-0537-SDR1) - FOR AN APPROVED ONE-STORY, 96-BED CONVALESCENT CARE FACILITY DEVELOPMENT WITH A WAIVER OF PERIMETER LANDSCAPE BUFFER DEVELOPMENT STANDARDS

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

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

For-Jeff Rogan, Trinity Haven Schlottman, Donald Walsh, Jennifer Taylor, Louis De Salvio, Stephen Munford; Excused-Serena Kasama;

9. 24-0569-TMP1 - TENTATIVE MAP - SAHARA BUSINESS CENTER - APPLICANT/OWNER: OMNINET 3300 SAHARA, LLC - For possible action on a Land Use Entitlement project request FOR A ONE-LOT COMMERCIAL SUBDIVISION on 9.42 acres at the northwest corner of Sahara Avenue and Spanish Oaks Drive (APNs 162-05-402-010 and 011), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.

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

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

For-Jeff Rogan, Trinity Haven Schlottman, Donald Walsh, Jennifer Taylor, Louis De Salvio, Stephen Munford; Excused-Serena Kasama;

10. 24-0606 - APPLICANT/OWNER: LS VENTURES, LLC - For possible action on the following Land Use Entitlement project requests on 0.11 acres located on the south side of Main Street, approximately 115 feet south of Gass Avenue (APN 139-34-310-081), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL on the Land Use Entitlement project.

- 10a. 24-0606-EOT1 - FIRST EXTENSION OF TIME - SPECIAL USE PERMIT (22-0530-SUP1) - FOR AN APPROVED 3,544 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE WITH A 3,435 SQUARE-FOOT OUTDOOR PATIO

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

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

For-Jeff Rogan, Trinity Haven Schlottman, Donald Walsh, Jennifer Taylor, Louis De Salvio, Stephen Munford; Excused-Serena Kasama;

- 10b. 24-0606-EOT2 - FIRST EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW (22-0530-SDR1) - FOR AN APPROVED ONE-STORY 1,701 SQUARE-FOOT COMMERCIAL DEVELOPMENT

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

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

For-Jeff Rogan, Trinity Haven Schlottman, Donald Walsh, Jennifer Taylor, Louis De Salvio, Stephen Munford; Excused-Serena Kasama;

#### **ONE MOTION - ONE VOTE**

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

11. 24-0573-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: AMPLECHO, LLC - OWNER: STICKY 2, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 3,325 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE WITH A 400 SQUARE-FOOT OUTDOOR PATIO AREA at 1301 South Main Street, Suite #160 (APN 162-03-101-002), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:

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

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Item 17

NOTE: The video does not reflect the vote accurately, in that Commissioner Schlottman abstained from voting on Items 11 and 16, as he is under contract with the applicant for Item 11 and has an ongoing business relationship with the applicant for Item 16. Commissioner Rogan clarified that as an attorney for Clark County, he typically does not vote on items where Clark County is the applicant or owner. Since the Clark County Department of Health is incorrectly listed as the applicant for Item 14, he stated he would vote on the item because the applicant and owner is the Southern Nevada Health District.

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

For-Jeff Rogan, Donald Walsh, Jennifer Taylor, Louis De Salvio, Stephen Munford; Abstain-Trinity Haven Schlottman; Excused-Serena Kasama;

12. 24-0574-VAC1 - VACATION - PUBLIC HEARING - APPLICANT: KOSTA BAKALAS - OWNER: ANA MIRIAM BAKALAS AND KOSTAS G. BAKALAS, ET AL - For possible action on a Land Use Entitlement project request for a Petition to Vacate a 10-foot wide pedestrian easement over 420 and 424 Pinecliff Drive (APNs 138-34-214-083 and 084), Ward 1 (Knudsen). Staff recommends APPROVAL.

Minutes:

See Item 11 for related discussion.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Item 17

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

For-Jeff Rogan, Trinity Haven Schlottman, Donald Walsh, Jennifer Taylor, Louis De Salvio, Stephen Munford; Excused-Serena Kasama;

13. 24-0582-VAC1 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: NEVPRO INVESTMENTS, LLC - For possible action on a Land Use Entitlement project request for a Petition to Vacate a portion of right-of-way dedication, generally located on the southeast corner of Tropical Parkway and Interstate 15 (APN 123-28-201-012), City of North Las Vegas. Staff recommends APPROVAL.

Minutes:

See Item 11 for related discussion.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Item 17

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

For-Jeff Rogan, Trinity Haven Schlottman, Donald Walsh, Jennifer Taylor, Louis De Salvio, Stephen Munford; Excused-Serena Kasama;

14. 24-0587-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CLARK COUNTY DEPARTMENT OF HEALTH - For possible action on a Land Use Entitlement project request FOR A PROPOSED TWO-STORY, 13,380 SQUARE-FOOT LABORATORY DEVELOPMENT WITH WAIVERS OF TITLE 19.09 FORM-BASED CODE DEVELOPMENT STANDARDS on 1.47 acres at 700 South Martin L King Boulevard (APN 139-33-402-031), T6-UG-L (T6 Urban General Limited) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.

Minutes:

See Item 11 for related discussion.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Item 17

NOTE: Commissioner Rogan clarified that as an attorney for Clark County, he typically does not vote on items where Clark County is the applicant or owner. Since the Clark County Department of Health is incorrectly listed as the applicant for Item 14 on the agenda, he stated he would vote on the item because the applicant and owner is the Southern Nevada Health District.

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

For-Jeff Rogan, Trinity Haven Schlottman, Donald Walsh, Jennifer Taylor, Louis De Salvio, Stephen Munford; Excused-Serena Kasama;

15. 24-0607-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: STEWART PLAZA, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED THREE-STORY, MIXED-USE DEVELOPMENT WITH 69 MULTI-FAMILY RESIDENTIAL UNITS AND 2,601 SQUARE FEET OF COMMERCIAL FLOOR AREA IN CONJUNCTION WITH AN EXISTING 4,025 SQUARE-FOOT CONVENIENCE STORE WITH FUEL PUMPS, CANOPY AND CAR WASH WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 2.78 acres at the northwest corner of Stewart Avenue and Mojave Road (APN 139-36-603-001), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:

See Item 11 for related discussion.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Item 17

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

For-Jeff Rogan, Trinity Haven Schlottman, Donald Walsh, Jennifer Taylor, Louis De Salvio, Stephen Munford; Excused-Serena Kasama;

16. 24-0611-SUP1 - PUBLIC HEARING - SPECIAL USE PERMIT - APPLICANT: PACIFIC PALISADES CAPITAL INVESTMENTS, LLC - OWNER: STICKY VIII, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 7,400 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE at 1421 South Commerce Street (APN 162-03-201-005), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:

See Item 11 for related discussion.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Item 17

NOTE: The video does not reflect the vote accurately, in that Commissioner Schlottman abstained from voting on this item, as he has an ongoing business relationship with the applicant.

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

For-Jeff Rogan, Donald Walsh, Jennifer Taylor, Louis De Salvio, Stephen Munford; Abstain-Trinity Haven Schlottman; Excused-Serena Kasama;

17. 24-0617-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NEVADA BREW WORKS - OWNER: JAN SUMMERLIN, LLC - For possible action on a Land Use Entitlement process request FOR A PROPOSED 4,294 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE WITH A 1,289 SQUARE-FOOT OUTDOOR PATIO AREA at 820 South Rampart Boulevard, Suite #110 (APN 138-32-412-005), C-1 (Limited Commercial) Zone, Ward 2 (Seaman). Staff recommends APPROVAL.

Minutes:

See Item 6 for related discussion.

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 19a-19c and 37 to 2/11/2025, Items 26a-26d and 40 to 3/11/2025, and Withdraw without Prejudice Items 17 and 38a-38d

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

For-Jeff Rogan, Trinity Haven Schlottman, Donald Walsh, Jennifer Taylor, Louis De Salvio, Stephen Munford; Excused-Serena Kasama;

18. 24-0637-VAC1 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a Land Use Entitlement project request for a Petition to Vacate Public Utility Easements generally located on the northeast corner of Utah Avenue and Casino Center Boulevard (APN 162-03-210-094), Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:

See Item 11 for related discussion.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Item 17

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

For-Jeff Rogan, Trinity Haven Schlottman, Donald Walsh, Jennifer Taylor, Louis De Salvio, Stephen Munford; Excused-Serena Kasama;

### **PUBLIC HEARING ITEMS**

19. ABEYANCE - 24-0329 - PUBLIC HEARING - APPLICANT: RAY GERMAIN - OWNER: WINWAY, LLC - For possible action on the following Land Use Entitlement project requests on 1.86 acres at the northwest corner of Smoke Ranch Road and Rainbow Boulevard (APN 138-15-801-002), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

See Item 6 for related discussion and Items 19a-19c for related backup.

- 19a. ABEYANCE - 24-0329-VAR1 - VARIANCE - TO ALLOW 78 PARKING SPACES WHERE 150 SPACES ARE REQUIRED

Minutes:

See Item 6 for related discussion and Items 19a-19c for related backup.

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 19a-19c and 37 to 2/11/2025, Items 26a-26d and 40 to 3/11/2025, and Withdraw without Prejudice Items 17 and 38a-38d

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

For-Jeff Rogan, Trinity Haven Schlottman, Donald Walsh, Jennifer Taylor, Louis De Salvio, Stephen Munford; Excused-Serena Kasama;

- 19b. ABEYANCE - 24-0329-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED DRIVE-THROUGH USE

Minutes:

See Item 6 for related discussion and Items 19a-19c for related backup.

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 19a-19c and 37 to 2/11/2025, Items 26a-26d and 40 to 3/11/2025, and Withdraw without Prejudice Items 17 and 38a-38d

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

For-Jeff Rogan, Trinity Haven Schlottman, Donald Walsh, Jennifer Taylor, Louis De Salvio, Stephen Munford; Excused-Serena Kasama;

- 19c. ABEYANCE - 24-0329-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A MAJOR AMENDMENT TO AN APPROVED PLOT PLAN AND BUILDING ELEVATION REVIEW (Z-0124-88) FOR THE PROPOSED ADDITION OF A ONE-STORY 4,633 SQUARE-FOOT COMMERCIAL BUILDING WITH DRIVE-THROUGH DEVELOPMENT AND PARKING LOT RECONFIGURATION WITH A WAIVER OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS

Minutes:

See Item 6 for related discussion and Items 19a-19c for related backup.

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 19a-19c and 37 to 2/11/2025, Items 26a-26d and 40 to 3/11/2025, and Withdraw without Prejudice Items 17 and 38a-38d

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

For-Jeff Rogan, Trinity Haven Schlottman, Donald Walsh, Jennifer Taylor, Louis De Salvio, Stephen Munford; Excused-Serena Kasama;

20. ABEYANCE - 24-0421-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: KELTAN, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED PARKING FACILITY WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 0.24 acres on the east side of 6th Street, approximately 130 feet north of Bridger Avenue (APN 139-34-611-038), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

Minutes:

CHAIR TAYLOR declared the Public Hearing open for Items 20-.

NICOLE EDDOWES, Community Development Coordinator, stated staff supports efforts to meet the demand for additional parking in the Downtown area. However, staff was not able to support the use of chain link fencing for a parking lot void of landscaping. Therefore, staff recommended denial of the Site Development Plan Review.

MICHAEL KELLY, Managing Member of Keltan LLC., stated the site was a paid public parking lot that was attached to the El Cid Hotel and managed by the City of Las Vegas since 2016. He said the previous owners had an agreement with the City to manage the site as a paid parking lot. When he purchased the site in January 2024, he planned to continue the same parking management agreement and was advised that he needed a temporary parking permit. He reported that he plans to redevelop the location with the revenue earned from the parking lot. He stated the Carson Street and Medical Parkway bus route would remove street parking from Las Vegas Boulevard to Maryland Parkway, and he believed the parking lot would be a solution to replace the lost parking due to its proximity to the bus route. MR. KELLY said the landscape requirements for this project would reduce the parking spaces drastically and requested the Commission's approval to waive the landscape requirements.

COMMISSIONER SCHLOTTMAN thanked MR. KELLY for discussing the project over the phone, noting they discussed removing the chain link fence within 60 days of final approval. The Commissioner felt removing the chain link fence would make the active lot more inviting and asked MS. EDDOWES to read the added condition of approval into the record: the chain link fencing adjacent to the front property line shall be removed within 60 days of final approval. The Commissioner confirmed that MR. KELLY agreed to all conditions.

CHAIR TAYLOR declared the Public Hearing closed.

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

- A. The chain link fencing adjacent to the front property line shall be removed within 60 days of final approval.

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

For-Jeff Rogan, Trinity Haven Schlottman, Donald Walsh, Jennifer Taylor, Louis De Salvio, Stephen Munford; Excused-Serena Kasama;

21. ABEYANCE - 24-0558 - PUBLIC HEARING - APPLICANT/OWNER: DNB INVESTMENT TRUST - For possible action on the following Land Use Entitlement project requests on 1.74 acres at 3851 Vegas Drive (APN 139-30-501-003), C-1 (Limited Commercial) Zone, Ward 5 (Crear). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

CHAIR TAYLOR declared the Public Hearing open for Items 21-21d.

NICOLE EDDOWES, Community Development Coordinator, said the existing additional mini-storage units were constructed without permits and required relief from setback, parking, and landscaping standards, which demonstrated the site's inability to accommodate the additional units. No justification relative to the physical characteristics of the property were provided to warrant the requested Variances; as such, staff found these hardships to be self-imposed. As the proposed amendments to the Special Use Permit and Site Development Plan Review were not compatible with surrounding development, staff therefore recommended denial of all requested entitlements.

LORA DREJA appeared on behalf of the operator and showcased an aerial view of the site before and after the conditions of approval. She believed the pods were not as imposing as a building because at eight-feet high, they are not as visible of the block wall, and they do not compromise peace and security of the neighboring residential area. She felt it made more sense to make better use of the existing sites before allocating more land use, especially in this case because there is no impact on surrounding properties. She reiterated that the current condition of the property had no opposition in the last 10 years. MS. DREJA reported that a waiver was granted in 2002 to give them time to reconsider the landscaping, and she submitted the landscape plan for the record. She detailed that seven silver mountain laurels will shade the pedestrian walkway and bus area, several additional internal shade trees were added to replace palm trees, and she added 10 oleander trees within the rear setback that will grow to 10 feet. She concluded that the additions are architecturally compatible and existed in a harmonious manner, noting that they accept all conditions of approval.

COMMISSIONER MUNFORD said he visited the site and wondered if the pods were secure to the ground. MS. DREJA explained the pods were not secured at that time but indicated that it is a condition of approval to secure them.

For CHAIR TAYLOR, MS. EDDOWES read the added condition into the record: landscape materials shall be installed within 90 days of final approval.

CHAIR TAYLOR declared the Public Hearing closed for Items 21-21d.

21a. ABEYANCE - 24-0558-VAR1 - VARIANCE - TO ALLOW A 10-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED

Minutes:

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

Motion made by Stephen Munford to Approve Items 21a-21d subject to condition(s) with amended conditions for Item 21d

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

For-Jeff Rogan, Trinity Haven Schlottman, Donald Walsh, Jennifer Taylor, Louis De Salvio, Stephen Munford; Excused-Serena Kasama;

21b. ABEYANCE - 24-0558-VAR2 - VARIANCE - TO ALLOW FIVE PARKING SPACES WHERE 10 PARKING SPACES ARE REQUIRED

Minutes:

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

Motion made by Stephen Munford to Approve Items 21a-21d subject to condition(s) with amended conditions for Item 21d

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

For-Jeff Rogan, Trinity Haven Schlottman, Donald Walsh, Jennifer Taylor, Louis De Salvio, Stephen Munford; Excused-Serena Kasama;

- 21c. ABEYANCE - 24-0558-SUP1 - SPECIAL USE PERMIT - FOR A MAJOR AMENDMENT TO AN APPROVED SPECIAL USE PERMIT (U-0006-02) FOR A PROPOSED EXPANSION OF AN EXISTING MINI-STORAGE FACILITY USE

Minutes:

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

Motion made by Stephen Munford to Approve Items 21a-21d subject to condition(s) with amended conditions for Item 21d

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

For-Jeff Rogan, Trinity Haven Schlottman, Donald Walsh, Jennifer Taylor, Louis De Salvio, Stephen Munford; Excused-Serena Kasama;

- 21d. ABEYANCE - 24-0558-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A MAJOR AMENDMENT TO AN APPROVED SITE DEVELOPMENT PLAN REVIEW [Z-0071-95(5)] FOR A PROPOSED ONE-STORY, 91-UNIT ADDITION TO AN EXISTING 131-UNIT MINI-STORAGE DEVELOPMENT AND A PROPOSED PARKING LOT RECONFIGURATION

Minutes:

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

Motion made by Stephen Munford to Approve Items 21a-21d subject to condition(s) and adding the following condition for Item 21d as read for the record:

A. Landscape materials shall be installed within 90 days of final approval.

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

For-Jeff Rogan, Trinity Haven Schlottman, Donald Walsh, Jennifer Taylor, Louis De Salvio, Stephen Munford; Excused-Serena Kasama;

22. 24-0375 - PUBLIC HEARING - APPLICANT/OWNER: GREEN SHACK PLAZA, LLC - For possible action on the following Land Use Entitlement project requests on 2.18 acres on the south side of Fremont Street, approximately 405 feet southeast of Charleston Boulevard (APNs 162-01-111-009, 010, 011, 018, 019, 021, 022, 042 and 043), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL on 24-0375-VAC1. Staff recommends DENIAL on 24-0375 [VAR1 AND SDR1].

Minutes:

This item was heard subsequent to Item 36.

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

COUREY STEWART, Senior Planner, reported that staff found the proposed development to not be harmonious and compatible with the existing development in the surrounding area. This was evident by the requested variance to allow a reduction in required parking, requested waivers to allow reduced landscape buffers along the property lines, and a waiver of Title 19 Building Design Standards to allow metal siding and non-decorative block facades, which are not preferred materials by the City. Staff found these requests to be self-imposed hardships and thereby recommended denial of the variance and Site Development Plan review. Staff had no objection to the vacation request as it was no longer needed and recommended approval. He noted an additional document of support was received since publication.

LEO FLANGAS believed they resolved the issues that staff had with the project. He reported that they redesigned the loading zone to allow 85 parking spots within the 10 percent allowance. He attested that issues regarding the functionality of the 24-foot gate were resolved, noting that they have added additional landscaping to meet the landscaping coverage requirements. He stated that they are willing to put landscaping in between the 16-foot and 10-foot wall, but he felt that if trees were installed in that area, they will not be visible and would die due to lack of sunlight.

COMMISSIONER SCHLOTTMAN asked for clarification about the landscaping that might pose an issue. MR. FLANGAS used the overhead to display the landscaping between the wall and building. The Commissioner wondered what was adjacent to the project, to which MR. FLANGAS said it is a Super Six Motel that was cooperative and signed off on the vacation.

CHAIR TAYLOR questioned what size and type of trees would be in the islands because she did not see the landscape plan in the supporting documents. DENNIS RUSK, Architect, explained the islands would have 24-inch Aleppo pines and rosemary bushes for ground cover. The Chair asked if they would consider using 36-inch box trees, to which MR. RUSK said as long as they can fit them, they were willing to make the change.

COMMISSIONER ROGAN did not believe that Aleppo pines were recommended anymore and suggested that they meet with staff before the next City Council meeting to work it out.

NICOLE EDDOWES, Community Development Coordinator, read the added condition of approval into the record: all trees shall be 36-inch box in size and all landscape materials shall comply with the Southern Nevada Regional Plant List.

COMMISSIONER SCHLOTTMAN confirmed that MR. FLANGAS agreed to all conditions.

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

22a. 24-0375-VAR1 - VARIANCE - TO ALLOW 84 PARKING SPACES WHERE 95 SPACES ARE REQUIRED AND TO ALLOW ONE LOADING SPACE WHERE TWO IS THE MINIMUM REQUIRED

Minutes:

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

Motion made by Trinity Haven Schlottman to Approve Items 22a-22c subject to condition(s) with amended conditions for Item 22c

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

For-Jeff Rogan, Trinity Haven Schlottman, Donald Walsh, Jennifer Taylor, Louis De Salvio, Stephen Munford; Excused-Serena Kasama;

22b. 24-0375-VAC1 - VACATION - PETITION TO VACATE A 20-FOOT WIDE PUBLIC VEHICULAR ACCESS EASEMENT ALONG RUSSELL AVENUE BETWEEN OLIVE STREET AND EUCLID AVENUE

Minutes:

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

Motion made by Trinity Haven Schlottman to Approve Items 22a-22c subject to condition(s) with amended conditions for Item 22c

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

For-Jeff Rogan, Trinity Haven Schlottman, Donald Walsh, Jennifer Taylor, Louis De Salvio, Stephen Munford; Excused-Serena Kasama;

22c. 24-0375-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 17,820 SQUARE-FOOT MAJOR AUTO REPAIR GARAGE DEVELOPMENT WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER AND BUILDING FACADE STANDARDS

Minutes:

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

Motion made by Trinity Haven Schlottman to Approve Items 22a-22c subject to condition(s) and adding the following condition for Item 22c as read for the record:

A. All trees shall be 36-inch box in size and all landscape materials shall comply with the Southern Nevada Regional Plant List.

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

For-Jeff Rogan, Trinity Haven Schlottman, Donald Walsh, Jennifer Taylor, Louis De Salvio, Stephen Munford; Excused-Serena Kasama;

23. 24-0386 - PUBLIC HEARING - APPLICANT/OWNER: BONNEVILLE CENTER, LLC - For possible action on the following Land Use Entitlement project requests on 0.64 acres at the southwest corner of Bonneville Avenue and 3rd Street (APNs 139-34-311-069 through 072), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

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

COUREY STEWART, Senior Planner, said staff found that the proposed multi-family development did not align with the Vision 2045 Downtown Las Vegas Master Plan, which calls for a higher level of intensity and density for the subject site. Therefore, staff recommended denial of all entitlement requests. He noted that additional documents of protest and support were received since publication.

LEO FLANGAS stated that he obtained this property between the late 1990s and early 2000s with the intent of building a big project. He explained that the recession halted the project, and they wish to set up 12 temporary units of affordable workforce housing. He explained that the units would be prefabricated and portable, noting that they would be placed in the rear of the property behind the two 60-year-old office buildings. He attested that last year they created a model of a six-story building as a future project on the property and intended on removing the units once they can develop or sell the property.

COMMISSIONER SCHLOTTMAN said he initially thought the project was on the opposite side of Las Vegas Boulevard where there were single-story buildings. He stated that he understood the need of tiny homes in certain circumstances and locations, but he felt that the property did not align with the vision of the 2045 Master Plan. Since the downtown area has limited land, he explained that they want to see a higher density project among the surrounding mid-rise and high-rise buildings. The Commissioner understood that the project would be temporary but had a hard time supporting it due to its location and the risk of becoming a permanent project. He acknowledged that Las Vegas can be an expensive city to develop in and hoped MR. FLANGAS could find a way to bring a denser project to the Commission in the future.

CHAIR TAYLOR wondered what species of tree would be used and was concerned with the lack of shade in the parking lot.

DENNIS RUSK, Architect, said they will use any tree species the Commission prefers.

COMMISSIONER ROGAN agreed that the project's temporary nature and lack of shade does not fit the intentions of the 2045 Master Plan. He encouraged them to work with the Redevelopment Agency to construct a denser, mixed-use project with vertical integration that would be more appropriate for the location.

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

- 23a. 24-0386-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED RESIDENTIAL, MULTI-FAMILY USE

Minutes:

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

Motion made by Trinity Haven Schlottman to Deny Items 23a and 23b

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

For-Jeff Rogan, Trinity Haven Schlottman, Donald Walsh, Jennifer Taylor, Louis De Salvio, Stephen Munford; Excused-Serena Kasama;

- 23b. 24-0386-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 12-UNIT, ONE-STORY MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS

Minutes:

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

Motion made by Trinity Haven Schlottman to Deny Items 23a and 23b

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

For-Jeff Rogan, Trinity Haven Schlottman, Donald Walsh, Jennifer Taylor, Louis De Salvio, Stephen Munford; Excused-Serena Kasama;

24. 24-0515-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: GOLD & BEYOND PAWN 1, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED PAWN SHOP USE WITH A WAIVER TO ALLOW A 20-FOOT DISTANCE SEPARATION FROM ANY PARCEL USED OR ZONED FOR RESIDENTIAL USE WHERE 200 FEET IS REQUIRED at 400 West Sahara Avenue (APN 162-04-807-001), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:

CHAIR TAYLOR declared the Public Hearing open.

NICOLE EDDOWES, Community Development Coordinator, said the proposed pawn shop use could be conducted in a harmonious and compatible manner with the surrounding area and fulfilled the goals of Redevelopment Plan Area 1 pertaining to the rehabilitation and retention of existing businesses. Therefore, staff recommended approval of the requested Special Use Permit.

GEORGE ROGERS, Architect, appeared on behalf of the applicant. He requested an additional special use permit to what is currently on the site and said that everything remains the same, noting they can comply with all of staff's recommendations.

COMMISSIONER SCHLOTTMAN had no issue with adding another special use permit to this project.

CHAIR TAYLOR declared the Public Hearing closed.

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

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

For-Jeff Rogan, Trinity Haven Schlottman, Donald Walsh, Jennifer Taylor, Louis De Salvio, Stephen Munford; Excused-Serena Kasama;

25. 24-0529 - PUBLIC HEARING - APPLICANT: TEMPO ULTRA LOUNGE, LLC - OWNER: JG SAHARA, LLC - For possible action on the following Land Use Entitlement project requests on 0.80 acres at 1000 East Sahara Avenue (APN 162-03-801-116), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

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

NICOLE EDDOWES, Community Development Coordinator, stated that subject site was not physically suited to accommodate the proposed expansion of the existing use as evidenced by the requested Variance. Staff was not able to support the requested Variance and Special Use Permit and recommended denial of both.

SANDRO MARIC, Owner of Tempo Ultra Lounge, attested that after four years of business, they have outgrown their current location because they reach maximum capacity every night. He reported that the adjacent unit was available and said the expansion would increase their maximum occupancy and provide jobs to future employees.

COMMISSIONER SCHLOTTMAN said that since MR. MARIC had been in operation for four years and there was no residential area nearby, he had no concerns with the project. He confirmed that MR. MARIC agreed to all conditions.

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

25a. 24-0529-VAR1 - VARIANCE - TO ALLOW ZERO ADDITIONAL PARKING SPACES WHERE 139 ADDITIONAL PARKING SPACES ARE REQUIRED FOR A PARKING IMPAIRED DEVELOPMENT

Minutes:

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

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

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

For-Jeff Rogan, Trinity Haven Schlottman, Donald Walsh, Jennifer Taylor, Louis De Salvio, Stephen Munford; Excused-Serena Kasama;

25b. 24-0529-SUP2 - SPECIAL USE PERMIT - FOR A PROPOSED 4,447 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE WITH A 546 SQUARE-FOOT OUTDOOR PATIO AREA WITH WAIVERS TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A SCHOOL AND A ZERO-FOOT DISTANCE SEPARATION FROM A CHURCH/HOUSE OF WORSHIP WHERE 400 FEET IS REQUIRED

Minutes:

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

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

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

For-Jeff Rogan, Trinity Haven Schlottman, Donald Walsh, Jennifer Taylor, Louis De Salvio, Stephen Munford; Excused-Serena Kasama;

26. 24-0549 - PUBLIC HEARING - APPLICANT/OWNER: LIDO PARK, LLC - For possible action on the following Land Use Entitlement project requests on 1.21 acres at the northeast corner of Charleston Boulevard and Shetland Road (APNs 139-32-802-027 through 029), Ward 1 (Knudsen). Staff recommends APPROVAL on 24-0549 [GPA1 AND ZON1]. Staff recommends DENIAL on 24-0549 [VAR1 AND SDR1].

Minutes:

See Item 6 for related discussion and Items 26a-26d for related backup.

26a. 24-0549-GPA1 - GENERAL PLAN AMENDMENT - FROM: O (OFFICE) TO: TOC-1 (TRANSIT ORIENTED CORRIDOR - HIGH) (APN 139-32-802-029)

Minutes:

See Item 6 for related discussion and Items 26a-26d for related backup.

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 19a-19c and 37 to 2/11/2025, Items 26a-26d and 40 to 3/11/2025, and Withdraw without Prejudice Items 17 and 38a-38d

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

For-Jeff Rogan, Trinity Haven Schlottman, Donald Walsh, Jennifer Taylor, Louis De Salvio, Stephen Munford; Excused-Serena Kasama;

26b. 24-0549-ZON1 - REZONING - FROM: C-D (DESIGNED COMMERCIAL) TO: O (OFFICE) (APNs 139-32-802-027 and 139-32-802-028)

Minutes:

See Item 6 for related discussion and Items 26a-26d for related backup.

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 19a-19c and 37 to 2/11/2025, Items 26a-26d and 40 to 3/11/2025, and Withdraw without Prejudice Items 17 and 38a-38d

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

For-Jeff Rogan, Trinity Haven Schlottman, Donald Walsh, Jennifer Taylor, Louis De Salvio, Stephen Munford; Excused-Serena Kasama;

26c. 24-0549-VAR1 - VARIANCE - TO ALLOW 71 PARKING SPACES WHERE 74 SPACES ARE REQUIRED

Minutes:

See Item 6 for related discussion and Items 26a-26d for related backup.

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 19a-19c and 37 to 2/11/2025, Items 26a-26d and 40 to 3/11/2025, and Withdraw without Prejudice Items 17 and 38a-38d

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

For-Jeff Rogan, Trinity Haven Schlottman, Donald Walsh, Jennifer Taylor, Louis De Salvio, Stephen Munford; Excused-Serena Kasama;

26d. 24-0549-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED TWO-STORY, 18,600 SQUARE-FOOT MEDICAL OFFICE DEVELOPMENT WITH WAIVERS OF BUILDING ORIENTATION STANDARDS AND PERIMETER LANDSCAPE BUFFER REQUIREMENTS

Minutes:

See Item 6 for related discussion and Items 26a-26d for related backup.

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 19a-19c and 37 to 2/11/2025, Items 26a-26d and 40 to 3/11/2025, and Withdraw without Prejudice Items 17 and 38a-38d

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

For-Jeff Rogan, Trinity Haven Schlottman, Donald Walsh, Jennifer Taylor, Louis De Salvio, Stephen Munford; Excused-Serena Kasama;

27. 24-0551 - PUBLIC HEARING - APPLICANT/OWNER: SOMERSET ACADEMY OF LAS VEGAS - For possible action on the following Land Use Entitlement project requests on 5.67 acres at 4491 North Rainbow Boulevard and the southeast corner of Red Coach Avenue and Balsam Street (APNs 138-03-602-018 and 019), Ward 5 (Summers-Armstrong). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

CHAIR TAYLOR declared the Public Hearing open for Items 27-27d.

NICOLE EDDOWES, Community Development Coordinator, reported that the gymnasium addition would not generate additional traffic, and onsite circulation should improve with the proposed configuration. With implementation of the recommended conditions of approval regarding landscaping, the height of the gym building near the west property line could be adequately mitigated. Therefore, staff recommended approval of all applications.

BOB GRONAUER, Attorney, appeared on behalf of the applicant and displayed the site development plan review. He said the applicant requested an additional acre of property north of the existing property for a gymnasium on the campus. He explained that the General Plan Amendment (GPA) would change the existing property to a Public Facility (PF) designation, and they will rezone the properties to a Civic (CV) designation. He added that they held a neighborhood meeting and the neighbors in attendance were satisfied with the proposal, stating that they preferred this use of the one acre of land compared to other past propositions.

COMMISSION MUNFORD felt it was a good project for the location and noted that gymnasiums are a good place for students to gather.

CHAIR TAYLOR declared the Public Hearing closed Items 27-27d.

27a. 24-0551-GPA1 - GENERAL PLAN AMENDMENT - FROM: GC (GENERAL COMMERCIAL) AND LI-R (LIGHT INDUSTRIAL AND RESEARCH) TO: PF (PUBLIC FACILITY)

Minutes:

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

Motion made by Stephen Munford to Approve Items 27a-27d subject to condition(s)

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

For-Jeff Rogan, Trinity Haven Schlottman, Donald Walsh, Jennifer Taylor, Louis De Salvio, Stephen Munford; Excused-Serena Kasama;

- 27b. 24-0551-ZON1 - REZONING - FROM: C-2 (GENERAL COMMERCIAL) AND C-PB (PLANNED BUSINESS PARK) TO: C-V (CIVIC)

Minutes:

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

Motion made by Stephen Munford to Approve Items 27a-27d subject to condition(s)

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

For-Jeff Rogan, Trinity Haven Schlottman, Donald Walsh, Jennifer Taylor, Louis De Salvio, Stephen Munford; Excused-Serena Kasama;

- 27c. 24-0551-SUP1 - SPECIAL USE PERMIT - FOR A MAJOR AMENDMENT OF AN APPROVED SPECIAL USE PERMIT (SUP-53909) FOR A PROPOSED 23,109 SQUARE-FOOT EXPANSION OF AN EXISTING 55,607 SQUARE-FOOT PUBLIC OR PRIVATE SCHOOL, PRIMARY USE

Minutes:

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

Motion made by Stephen Munford to Approve Items 27a-27d subject to condition(s)

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

For-Jeff Rogan, Trinity Haven Schlottman, Donald Walsh, Jennifer Taylor, Louis De Salvio, Stephen Munford; Excused-Serena Kasama;

- 27d. 24-0551-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A MAJOR AMENDMENT OF AN APPROVED SITE DEVELOPMENT PLAN REVIEW (SDR-53910) FOR A PROPOSED ONE-STORY, 35-FOOT TALL, 23,109 SQUARE-FOOT ADDITION TO AN EXISTING TWO-STORY, 56,811 SQUARE-FOOT PUBLIC CHARTER SCHOOL

Minutes:

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

Motion made by Stephen Munford to Approve Items 27a-27d subject to condition(s)

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

For-Jeff Rogan, Trinity Haven Schlottman, Donald Walsh, Jennifer Taylor, Louis De Salvio, Stephen Munford; Excused-Serena Kasama;

28. 24-0554 - PUBLIC HEARING - APPLICANT: MY DEVELOPMENT CORPORATION - OWNER: KATANA HOLDINGS, LLC - For possible action on the following Land Use Entitlement project requests on 0.29 acres located at the southeast corner of Sahara Avenue and Richfield Boulevard (APN 162-08-501-001), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

CHAIR TAYLOR declared the Public Hearing open for Items 28-28c.

COUREY STEWART, Senior Planner, reported that staff found the proposed development was not harmonious and compatible with the surrounding area as evident by the requested Variance to allow a reduction in required parking and a Waiver to allow bay doors to face the right-of-way where such is not allowed. Staff found the requests to be self-imposed hardships and thereby recommended denial of all entitlement requests. He noted additional documents of protest and support were received since publication. He stated that incorrect back-up materials were posted online, and the correct materials were included in the Commissioners' blue sheet back-up materials.

LORA DREJA appeared on behalf of the applicant and requested to repurpose a 1970's era building into a minor auto repair shop. She reported that the property is a part of the commercial subdivision and was owned by the applicant for several years. She explained that they share the parking lot with Dotty's, noting that they have different peak parking hours than an auto repair shop and the parking lot is organically bifurcated. She used the overhead to show that Dotty's patrons park on the eastern side of the lot and the proposed shop has 18 spaces in front of the building with four bays on the side. MS. DREJA attested that the 18 spaces are enough for the five employees and satisfy the code requirements, noting that the remaining spaces are enough for three overflow spaces for each bay. She put on the record that the vehicles will not remain on the site overnight and clarified that the building's doors will feature decorative glass rather than solid metal roll-up doors. She said they agreed to all of staff's conditions.

COMMISSIONER SCHLOTTMAN felt that the existing building was not visually appealing and hoped to see the building's appearance improved. He appreciated the applicant's willingness to put decorative glass on the doors and asked staff to read a condition into the record to ensure that broken down vehicles were not left overnight around the property.

NICOLE EDDOWES, Community Development Coordinator, read the added conditions of approval into the record: service bays doors shall not be a solid material and contain a decorative element such as windows, and overnight vehicle storage is prohibited.

COMMISSIONER DE SALVIO agreed with COMMISSIONER SCHLOTTMAN'S request for the added conditions of approval.

COMMISSIONER ROGAN felt the proposed project looks better than the existing building. He recommended that they shy away from auto-oriented uses like car washes and motor vehicle repair shops due to the inconsistency with the City's plans for the area. However, he said that since it was consistent use at that time, he offered his support for the project.

COMMISSIONER SCHLOTTMAN confirmed that the applicant agreed to all added conditions.

CHAIR TAYLOR declared the Public Hearing closed Items 28-28c.

28a. 24-0554-VAR1 - VARIANCE - TO ALLOW 44 PARKING SPACES WHERE 79 SPACES ARE REQUIRED

Minutes:

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

Motion made by Trinity Haven Schlottman to Approve Items 28a-28c subject to condition(s) with amended conditions for Item 28b

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

For-Jeff Rogan, Trinity Haven Schlottman, Donald Walsh, Jennifer Taylor, Louis De Salvio, Stephen Munford; Excused-Serena Kasama;

28b. 24-0554-SUP1 - SPECIAL USE PERMIT- FOR A PROPOSED MOTOR VEHICLE PARTS SALES, INSTALLATION AND REPAIR [MOTOR VEHICLE REPAIR, MINOR] USE

Minutes:

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

Motion made by Trinity Haven Schlottman to Approve Items 28a-28c subject to condition(s) and adding the following conditions for Item 28b as read for the record:

A. Service bays doors shall not be a solid material and contain a decorative element such as windows.

B. Overnight vehicle storage is prohibited.

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

For-Jeff Rogan, Trinity Haven Schlottman, Donald Walsh, Jennifer Taylor, Louis De Salvio, Stephen Munford; Excused-Serena Kasama;

- 28c. 24-0554-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED CONVERSION OF AN EXISTING 3,503 SQUARE-FOOT COMMERCIAL BUILDING INTO A MINOR AUTO REPAIR GARAGE WITH WAIVERS TO ALLOW BAY DOORS TO FACE THE RIGHT-OF-WAY WHERE SUCH IS NOT ALLOWED

Minutes:

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

Motion made by Trinity Haven Schlottman to Approve Items 28a-28c subject to condition(s) with amended conditions for Item 28b

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

For-Jeff Rogan, Trinity Haven Schlottman, Donald Walsh, Jennifer Taylor, Louis De Salvio, Stephen Munford; Excused-Serena Kasama;

29. 24-0570 - PUBLIC HEARING - APPLICANT/OWNER: HOLY CROSS MISSIONARY BAPTIST CHURCH, INC. - For possible action on the following Land Use Entitlement project requests on 0.38 acres at 1328 West Lake Mead Boulevard (APN 139-21-610-293), R-2 (Medium-Low Density Residential) Zone, Ward 5 (Summers-Armstrong). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

CHAIR TAYLOR declared the Public Hearing open for Items 29-29c.

COUREY STEWART, Senior Planner, stated that staff found the proposed church development to not be harmonious and compatible with the surrounding area as evident by the requested Variance to allow a reduced rear yard setback and Waivers to allow reduced landscape buffer widths along portions of south, east and west property lines. Staff found the requests to be self-imposed hardships and thereby recommended denial of all entitlement requests. He noted an additional document of support was received since publication.

LENNY CHRISTOPHERSON appeared on behalf of the applicant and displayed the church's requested expansion to provide a nearly 1,100 square-foot sanctuary. He said they met all parking requirements, and the variance was a reduction in setback adjacent to the existing commercial to the west. He added that they met the setback requirements for all other adjacent uses and provided landscaping using the preferred trees for Ward 5. He clarified that staff did not have a use permit for the church and that was why it was added to the application, noting that they agree to all of staff's conditions.

CYRUS HOJJATY admired the changes and appreciated the variety. He asked that the Commission approve the project.

COMMISSIONER MUNFORD wondered if they had a landscaping plan for the setback requiring 20 feet, to which MR. CHRISTOPHERSON explained that they can add shrubs, but there was not enough room to add any trees. He added that they do have landscaping adjacent to the parking lot.

CHAIR TAYLOR declared the Public Hearing closed for Items 29-29c.

- 29a. 24-0570-VAR1 - VARIANCE - TO ALLOW A 10-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED

Minutes:

See Item 29 for related discussion and Items 29-29c for related backup.

Motion made by Stephen Munford to Approve Items 29a-29c subject to condition(s)

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

For-Jeff Rogan, Trinity Haven Schlottman, Donald Walsh, Jennifer Taylor, Louis De Salvio, Stephen Munford; Excused-Serena Kasama;

29b. 24-0570-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED CHURCH/HOUSE OF WORSHIP USE

Minutes:

See Item 29 for related discussion and Items 29-29c for related backup.

Motion made by Stephen Munford to Approve Items 29a-29c subject to condition(s)

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

For-Jeff Rogan, Trinity Haven Schlottman, Donald Walsh, Jennifer Taylor, Louis De Salvio, Stephen Munford; Excused-Serena Kasama;

29c. 24-0570-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR THE PROPOSED CONVERSION AND EXPANSION OF AN EXISTING 784 SQUARE-FOOT SINGLE-FAMILY RESIDENTIAL DWELLING INTO A 3,310 SQUARE-FOOT CHURCH WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS

Minutes:

See Item 29 for related discussion and Items 29-29c for related backup.

Motion made by Stephen Munford to Approve Items 29a-29c subject to condition(s)

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

For-Jeff Rogan, Trinity Haven Schlottman, Donald Walsh, Jennifer Taylor, Louis De Salvio, Stephen Munford; Excused-Serena Kasama;

30. 24-0576 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES OF NEVADA, INC. - OWNER: SDE 50057 IRREVOCABLE BUSINESS TRUST, ET AL - For possible action on the following Land Use Entitlement project requests on 21.34 acres located on the south side of Kyle Canyon Road, approximately 1,000 feet west of the Shaumber Road alignment (APNs 126-02-801-018 through 021; 126-01-401-007 through 009), Ward 6 (Brune). Staff recommends APPROVAL on 24-0576 [GPA1, ZON1, AND VAC1]. Staff recommends DENIAL on 24-0576 [VAR1, VAR2, AND TMP1].

Minutes:

CHAIR TAYLOR declared the Public Hearing open for Items 30-30f.

NICOLE EDDOWES, Community Development Coordinator, said staff found that the proposed general plan designation and zoning district aligns with the vision for the City of Las Vegas 2050 Master Plan Kyle Canyon Area and therefore recommended approval of both. Additionally, staff had no objections to the vacation requests and recommended approval of the requested petition to vacate. Staff was unable to support Variance requests for substandard streets that included stub terminuses and did not meet the street width requirements for a private street without a gate. Therefore, staff recommended denial of both Variances and the Tentative Map. She noted there was a revised blue sheet landscape plan date stamped 01/13/25 and staff report with added conditions of approval that she needed to read into the record if approved and additional documentation of protest and support was received after publication.

STEPHANIE GRONAUER, Attorney, appeared on behalf of the applicant and used the overhead to show the approximated 20-acre property located in the Kyle Canyon special planning area. She said the Red Rock Conservation Area is south of the property, BLM (Bureau of Land Management) land is east and west of the property, and privately-owned parcels are north of the property. She reported that a trailhead was being built across the street from the property and felt it would be a great amenity for future residents. She added that Igor Soldo Memorial Park and two schools are also proposed to be constructed in Skye Canyon. She provided the landscape plan that illustrated the 114 lots and surrounding streets. MS. GRONAUER stated the average lot size is about 5,000 square feet and the density is 5.34 units per acre. She clarified that the lots facing south and west will be single-story homes, noting that she worked closely with CHAIR TAYLOR to revise their plan to ensure there was connectivity and accessibility for the residents in the area.

She explained that they added connection points that feature chairs and tables so residents can gather before they enter the trailhead. She added that they added a desert-themed lot with a shade structure and pet stations in the northeast corner of the site. She recognized that a variance was required since the community was not a gated community and noted that the Commission has granted variances in the past for other similar communities. In conclusion, MS. GRONAUER felt it would be a great project to start the Kyle Canyon development and said she would appreciate the Commission's approval.

CYRUS HOJJATY was not opposed to the project but was not a fan of the design. He said he is a part of Strong Towns Las Vegas Chapter and believed this would continue the status quo of spread of development with more cul-de-sacs and maze-like subdivisions. He stated that this system was problematic and stated The Village at Centennial was a better step forward. He said they hoped to see a street system that was more interconnected and hoped to see more live-work buildings. He was concerned about gated areas due to congestion issues and stated that there was no evidence that gated communities provide more protection.

CHAIR TAYLOR thanked MS. GRONAUER for bringing the project forward and working with her to meet the vision that Ward 6 has for Kyle Canyon. She felt that Kyle Canyon is a special place that deserves unique development. She asked about putting bike racks in the staging areas, to which MS. GRONAUER said they could do that. The Chair confirmed that MS. GRONAUER agreed with 20-foot driveways and rolled curbs. She recognized the challenges of being adjacent to the Red Rock Conservation Area and added that she did not have a concern with the connectivity of the proposal. She thanked MS. GRONAUER for bringing a community that offers open space and green areas for the residents and those who wish to access the trailhead. She asked if the applicant would agree to using 36-inch box trees rather than 24-inch box trees in all required landscape buffers, to which MS. GRONAUER agreed. CHAIR TAYLOR confirmed that the applicant agreed to all conditions.

COMMISSIONER DE SALVIO wondered why there was wall height variances. MS. GRONAUER clarified that they have a 40-foot slope from west to east, noting that they asked for an additional two feet for retaining walls.

NICOLE EDDOWES, Community Development Coordinator, read the added conditions of approval into the record: a technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time as Final Map submittal. A permanent underground sprinkler system is required and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device. The technical landscape plan shall include the following changes from the conceptual landscape plan: A minimum size of 36-inch box trees shall be planted 20 feet on center within required landscape buffer areas; Common Element "H" to contain playground equipment and a shade structure with a desert theme; Common Element "B" to contain a pedestrian access consisting of a meandering trail and benches; Common Element "P" to contain pedestrian access with nine (9) feet of landscaping on either side with benches.

CHAIR TAYLOR declared the Public Hearing closed for Items 30-30f.

30a. 24-0576-GPA1 - GENERAL PLAN AMENDMENT - FROM: PCD (PLANNED COMMUNITY DEVELOPMENT) TO: L (LOW DENSITY RESIDENTIAL)

Minutes:

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

Motion made by Jennifer Taylor to Approve Items 30a-30f subject to condition(s) with amended conditions for Item 30f

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

For-Jeff Rogan, Trinity Haven Schlottman, Donald Walsh, Jennifer Taylor, Louis De Salvio, Stephen Munford; Excused-Serena Kasama;

30b. 24-0576-ZON1 - REZONING - FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: R-SL (RESIDENTIAL SMALL LOT)

Minutes:

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

Motion made by Jennifer Taylor to Approve Items 30a-30f subject to condition(s) with amended conditions for Item 30f

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

For-Jeff Rogan, Trinity Haven Schlottman, Donald Walsh, Jennifer Taylor, Louis De Salvio, Stephen Munford; Excused-Serena Kasama;

- 30c. 24-0576-VAR1 - VARIANCE - TO ALLOW STREETS THAT DO NOT CONFORM TO TITLE 19.04 DEVELOPMENT STANDARDS FOR STREET TERMINI, WIDTH AND CONNECTIVITY

Minutes:

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

Motion made by Jennifer Taylor to Approve Items 30a-30f subject to condition(s) with amended conditions for Item 30f

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

For-Jeff Rogan, Trinity Haven Schlottman, Donald Walsh, Jennifer Taylor, Louis De Salvio, Stephen Munford; Excused-Serena Kasama;

- 30d. 24-0576-VAR2 - VARIANCE - TO ALLOW WALLS THAT DO NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR HEIGHT

Minutes:

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

Motion made by Jennifer Taylor to Approve Items 30a-30f subject to condition(s) with amended conditions for Item 30f

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

For-Jeff Rogan, Trinity Haven Schlottman, Donald Walsh, Jennifer Taylor, Louis De Salvio, Stephen Munford; Excused-Serena Kasama;

- 30e. 24-0576-VAC1 - VACATION - PETITION TO VACATE U.S. GOVERNMENT PATENT EASEMENTS AND PORTIONS OF RIGHT-OF-WAY (WEST HALF OF WOLFMAN DRIVE AND NORTH HALF OF IRON MOUNTAIN ALIGNMENT)

Minutes:

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

Motion made by Jennifer Taylor to Approve Items 30a-30f subject to condition(s) with amended conditions for Item 30f

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

For-Jeff Rogan, Trinity Haven Schlottman, Donald Walsh, Jennifer Taylor, Louis De Salvio, Stephen Munford; Excused-Serena Kasama;

- 30f. 24-0576-TMP1 - TENTATIVE MAP - IRON MOUNTAIN AND PULI (SHALESTONE) - FOR A PROPOSED 114-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

Minutes:

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

Motion made by Jennifer Taylor to Approve Items 30a-30f subject to condition(s), amending Condition 3, and adding the following conditions for Item 30f as read for the record:

3. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect,

Residential Designer or Civil Engineer, must be submitted prior to or at the same time as Final Map submittal. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device. The technical landscape plan shall include the following changes from the conceptual landscape plan:

A. A minimum size of 36-inch box trees shall be planted 20 feet on center within required landscape buffer areas.

B. Common Element "H" to contain playground equipment and a shade structure with a desert theme.

C. Common Element "B" to contain a pedestrian access consisting of a meandering trail and benches.

D. Common Element "P" to contain pedestrian access with nine (9) feet of landscaping on either side with benches.

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

For-Jeff Rogan, Trinity Haven Schlottman, Donald Walsh, Jennifer Taylor, Louis De Salvio, Stephen Munford; Excused-Serena Kasama;

31. 24-0577-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT: PJ BECKER & SONS CONSTRUCTION - OWNER: WILLIAM BRENDAN GAUGHAN - For possible action on a Land Use Entitlement project request TO ALLOW ADDITIONS TO AN EXISTING SINGLE-FAMILY RESIDENTIAL DWELLING THAT DO NOT CONFORM WITH TITLE 19.06 DEVELOPMENT STANDARDS FOR SETBACKS on 0.55 acres at 225 Canyon Drive (APN 139-32-110-065), R-E (Residence Estates) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.

Minutes:

CHAIR TAYLOR declared the Public Hearing open.

COUREY STEWART, Senior Planner, reported that this was a variance request to allow house additions within the required 10-foot side yard setback area. A seven-foot setback was proposed from the northern side and a five-foot setback was proposed from the southern side. Staff found the request to be a self-imposed hardship and outside the realm of NRS (Nevada Revised Statutes) Chapter 278 for granting of variances and staff recommended denial. He noted that an additional document of support was received since publication.

BRENDAN GAUGHAN reported that he is a 45-year resident of the neighborhood, and the property was his grandmother's house that they have owned since the 1980's. He said he received letters from all adjacent neighbors to allow the setback to be moved six feet. He hopes to expand the footprint of the property to add a garage and make larger rooms. Additionally, he attested that he plans on staying in the neighborhood for a long time and noted that he owned three homes in the neighborhood and recently sold one.

COMMISSIONER ROGAN wanted to make sure they got approval from all neighbors. MR. GAUGHAN said he received approval from all but one of the neighbors, noting that this neighbor recently passed away and his property was sold two weeks prior. The Commissioner asked where this neighbor's property was located, to which MR. GAUGHAN clarified that the home is south of his property. The Commissioner said he generally supports these requests if the neighbors are supportive of it, and he confirmed that MR. GAUGHAN agreed to all of staff's conditions.

CHAIR TAYLOR declared the Public Hearing closed.

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

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

For-Jeff Rogan, Trinity Haven Schlottman, Jennifer Taylor, Louis De Salvio, Stephen Munford; Did Not Vote-Donald Walsh; Excused-Serena Kasama;

32. 24-0578 - PUBLIC HEARING - APPLICANT/OWNER: FBLV DISTRICT 2, LLC - For possible action on the following Land Use Entitlement project requests on 11.05 acres at the southwest and southeast corner of Meade Avenue and Rigel Avenue (APNs 162-08-710-002 and 162-08-303-034), M (Industrial) Zone, Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

CHAIR TAYLOR declared the Public Hearing open for Items 32-32f.

NICOLE EDDOWES, Community Development Coordinator, reported that staff found the proposed master sign plan was not compatible with the surrounding area as evidenced by the requested Variances. Therefore, staff recommended denial of all applications. She noted there was a blue sheet staff report in the Commissioners' backup that corrected the numbering on the conditions of approval and additional documentation of protest and support was received after publication.

JENNIFER LAZOVICH, Attorney, appeared on behalf of the applicant and used the overhead to show the Site Plan of Area 15 which will be named District 2. She reported that unlike the single warehouse of Area 15, District 2 will feature multiple buildings and an open-air plaza in the center. She said they are constructing a free-standing parking garage that will sit across from Rigel Avenue and will service Area 15, District 2, and future development to the north. She noted that the Master Site Plan takes any external facing, on-premises signs and went over the internal signage of the site. She requested signage for an airplane in the middle of the open-air plaza, noting that it will not be visible from the right-of-way. Additionally, there would be an on-premises, freestanding sign located along Rancho Drive that they requested to be 65 feet. The first request for off-premise signage included a sign on the front of the parking garage, facing east towards District 2. She clarified that the sign would not be visible from the freeway, stating that since it is a parking garage and is associated with Area 15, they had to ask for the sign to be an off-premise sign so they can advertise for Area 15 uses. The second sign they asked for was located on the corner of Sirius Avenue and Rancho Drive. She showed the proposed design of the sign, noting that there is an existing 14 by 48-foot static sign that is 65 feet tall that they need to remove if the application is approved. She showed a photo illustrating that the current sign was not visible from the freeway due to the height of the sound wall and explained that is why they asked for an increase in height for the proposed sign. She clarified that they are willing to reduce the square footage of the proposed sign.

COMMISSIONER SCHLOTTMAN appreciated MS. LAZOVICH for meeting with him to go over each individual sign, noting that he had an issue with the largest proposed off-premise sign. He acknowledged the uniqueness for Area 15 and appreciated that they agreed to work with staff to reduce the sign to the size of a typical billboard before the project moves to City Council.

CHAIR TAYLOR thanked MS. LAZOVICH for bringing all proposed signs to the Commission in one package because it made it easier for the Commissioners to see the holistic impact on the community.

COMMISSIONER ROGAN agreed with COMMISSIONER SCHLOTTMAN and CHAIR TAYLOR and gave his support of the application due to the unique justification of the off-premise signs.

COMMISSIONER SCHLOTTMAN reiterated that there are certain illumination standards and asked them to be cognizant of how bright the signs are while facing drivers at night.

NICOLE EDDOWES, Community Development Coordinator, read the added conditions of approval into the record: an administrative Required Review may be performed from the date of certificate of occupancy for all structures subject to this approval as depicted on the site plan date stamped 11/21/24 to determine conformance with the Master Sign Plan and signs that may be exempt from Title 19.08.120 and Off-premise signage shall be limited to 672 square feet.

MS. LAZOVICH confirmed that they agree to all conditions.

CHAIR TAYLOR declared the Public Hearing closed for Items 32-32f.

- 32a. 24-0578-VAR1 - VARIANCE - TO ALLOW A PROPOSED 80-FOOT TALL OFF-PREMISE SIGN WHERE 40 FEET IS THE MAXIMUM ALLOWED AND TO ALLOW A 1,620 SQUARE-FOOT SIGN AREA WHERE 672 IS THE MAXIMUM ALLOWED (APN 162-08-710-002)

Minutes:

See Item 32 for related discussion and Items 32-32f for related backup.

Motion made by Trinity Haven Schlottman to Approve Items 32a-32f subject to condition(s) with amended conditions for Items 32d and 32f

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

For-Jeff Rogan, Trinity Haven Schlottman, Donald Walsh, Jennifer Taylor, Louis De Salvio, Stephen Munford; Excused-Serena Kasama;

- 32b. 24-0578-VAR2 - VARIANCE - TO ALLOW A PROPOSED 60-FOOT-FOOT TALL OFF-PREMISE SIGN WHERE 40 FEET IS THE MAXIMUM ALLOWED AND TO ALLOW THE OFF-PREMISE SIGN TO BE ATTACHED TO A WALL WHERE THE SIGN IS REQUIRED TO BE DETACHED AND PERMANENTLY SECURED TO THE GROUND (APN 162-08-303-034)

Minutes:

See Item 32 for related discussion and Items 32-32f for related backup.

Motion made by Trinity Haven Schlottman to Approve Items 32a-32f subject to condition(s) with amended conditions for Items 32d and 32f

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

For-Jeff Rogan, Trinity Haven Schlottman, Donald Walsh, Jennifer Taylor, Louis De Salvio, Stephen Munford; Excused-Serena Kasama;

- 32c. 24-0578-VAR3 - VARIANCE - TO ALLOW PROPOSED WALL SIGNS THAT EXCEED 20 PERCENT OF A BUILDING ELEVATION; TO ALLOW A PROPOSED ROOF SIGN THAT EXCEEDS THE MAXIMUM AREA AND MAXIMUM HEIGHT ALLOWED; AND TO ALLOW PROPOSED INCIDENTAL SIGNS THAT EXCEED THE MAXIMUM NUMBER, MAXIMUM HEIGHT AND MAXIMUM AREA ALLOWED

Minutes:

See Item 32 for related discussion and Items 32-32f for related backup.

Motion made by Trinity Haven Schlottman to Approve Items 32a-32f subject to condition(s) with amended conditions for Items 32d and 32f

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

For-Jeff Rogan, Trinity Haven Schlottman, Donald Walsh, Jennifer Taylor, Louis De Salvio, Stephen Munford; Excused-Serena Kasama;

- 32d. 24-0578-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 80-FOOT TALL, 27-FOOT BY 60-FOOT OFF-PREMISE SIGN (NOT QUALIFYING AS A CITY COMMUNICATION SIGN) USE (APN 162-08-710-002)

Minutes:

See Item 32 for related discussion and Items 32-32f for related backup.

Motion made by Trinity Haven Schlottman to Approve Items 32a-32f subject to condition(s) with amended conditions for Item 32f, and adding the following condition to 32d as read for the record:

A. Off-premise signage shall be limited to 672 square feet.

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

For-Jeff Rogan, Trinity Haven Schlottman, Donald Walsh, Jennifer Taylor, Louis De Salvio, Stephen Munford; Excused-Serena Kasama;

- 32e. 24-0578-SUP2 - SPECIAL USE PERMIT - FOR A PROPOSED 60-FOOT TALL, 30-FOOT BY 20-FOOT OFF-PREMISE SIGN (NOT QUALIFYING AS A CITY COMMUNICATION SIGN) USE (APN 162-08-303-034)

Minutes:

See Item 32 for related discussion and Items 32-32f for related backup.

Motion made by Trinity Haven Schlottman to Approve Items 32a-32f subject to condition(s) with amended conditions for Items 32d and 32f

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

For-Jeff Rogan, Trinity Haven Schlottman, Donald Walsh, Jennifer Taylor, Louis De Salvio, Stephen Munford; Excused-Serena Kasama;

32f. 24-0578-MSP1 - MASTER SIGN PLAN - FOR A PROPOSED MASTER SIGN PLAN FOR AN APPROVED COMMERCIAL DEVELOPMENT

Minutes:

See Item 32 for related discussion and Items 32-32f for related backup.

Motion made by Trinity Haven Schlottman to Approve Items 32a-32f subject to condition(s) with amended conditions for Item 32d, and adding the following condition to Item 32f as read for the record:

A. An administrative Required Review may be performed from the date of certificate of occupancy for all structures subject to this approval as depicted on the site plan date stamped 11/21/24 to determine conformance with the Master Sign Plan and signs that may be exempt from Title 19.08.120.

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

For-Jeff Rogan, Trinity Haven Schlottman, Donald Walsh, Jennifer Taylor, Louis De Salvio, Stephen Munford; Excused-Serena Kasama;

33. 24-0581-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DN REALTY, LLC - For possible action on a Land Use Entitlement project request TO ALLOW 31 PARKING SPACES WHERE 38 PARKING SPACES ARE REQUIRED FOR A PROPOSED CHURCH/HOUSE OF WORSHIP on 0.72 acres at 6950 Via Olivero Avenue, Suite #1 (APN 163-03-804-008), P-R (Professional Office and Parking) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.

Minutes:

CHAIR TAYLOR declared the Public Hearing open.

COUREY STEWART, Senior Planner, reported that this was a variance request to allow a reduction in required parking for a proposed church within an existing tenant space. Staff found the request to be a self-imposed hardship and outside the realm of NRS (Nevada Revised Statutes) Chapter 278 for granting of Variances. Therefore, staff recommended denial.

ANDREA ACUNA appeared on behalf of the applicant and requested approval of a variance to allow 31 parking spaces where 38 spaces are required. She said this request highlights public safety, as the church's primary duties occur on Sundays from 10:00 a.m. to 12:00 p.m. She attested that the scheduling reduces congestion in the neighborhood, supporting the City's objective to improve public safety and quality of life for residents. She said the church only requires 15 parking spaces, noting that approval of this variance would ensure that the church integrates with the community and optimizes land use without creating excess parking that remains unused for six days per week.

COMMISSIONER ROGAN felt that 31 spaces where 38 parking spaces are required was not a drastic deviation and supported the variance.

CHAIR TAYLOR declared the Public Hearing closed.

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

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

For-Jeff Rogan, Trinity Haven Schlottman, Donald Walsh, Jennifer Taylor, Louis De Salvio, Stephen Munford; Excused-Serena Kasama;

34. 24-0586-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: PAUL BALIKIAN - For possible action on a Land Use Entitlement project request TO ALLOW A PROPOSED FRONT YARD WALL THAT DOES NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR HEIGHT on 0.15 acres at 2008 Fontana Avenue (APN 139-33-110-045), R-1 (Single Family Residential) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.

Minutes:

CHAIR TAYLOR declared the Public Hearing open.

COUREY STEWART, Senior Planner, stated this was a variance request to allow a six-foot tall front yard solid wall where five feet with a two-foot solid base is the maximum height allowed. Staff found the variance request to be a self-imposed hardship and outside the realm of NRS (Nevada Revised Statutes) Chapter 278 for granting of Variances. Therefore, staff recommended denial. He noted additional documents of protest were received since publication.

VICTOR KNIGHT, Architect, appeared on behalf of the owner. He explained the project was to install a privacy wall, noting they are 15 feet away from the setback and eight feet from the building. He noted that the purpose of the wall is to provide privacy and security to the bedrooms.

COMMISSIONER ROGAN was fine with a six-foot height and one-foot variance, but he did not support a solid CMU (concrete masonry unit) block wall because he felt it was not compatible with the neighborhood. He asked the applicant to conform the wall to the standard of having 50 percent open space above two feet and asked staff to create a special condition contingent upon the owner's approval.

PAUL BALIKIAN, said they hoped to create a private courtyard for the front bedrooms in a mid-century design that he felt suited the neighborhood appropriately.

COMMISSIONER ROGAN understood what MR. BALIKIAN was trying to do and said he could use breeze block that is consistent with a mid-century modern style and meets code. He said they could also place landscaping in front of the wall to provide privacy. The Commissioner did not want to set a precedent of placing solid block walls in the front yard.

MR. BALIKIAN explained that they planned to do a varied depth wall and asked if doing a decorative wall would change COMMISSIONER ROGAN'S mind, to which the Commissioner said it would not.

MR. STEWART read revised conditions of approval into read into the record: condition of approval #1 now reads: A Variance is hereby approved, to allow a six-foot tall front yard wall with a two-foot solid base where five feet is the maximum overall height allowed. Condition of Approval #2 is to be stricken.

COMMISSIONER ROGAN confirmed that MR. BALIKIAN agreed to all conditions.

CHAIR TAYLOR declared the Public Hearing closed.

Motion made by Jeff Rogan to Approve subject to condition(s), striking Condition 2, and amending Condition 1 as read for the record:

1. A Variance is hereby approved, to allow a six-foot tall front yard wall with a two-foot solid base where five feet is the maximum overall height allowed.

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

For-Jeff Rogan, Trinity Haven Schlottman, Donald Walsh, Jennifer Taylor, Louis De Salvio, Stephen Munford; Excused-Serena Kasama;

35. 24-0588 - PUBLIC HEARING - APPLICANT: TRI POINTE HOMES NEVADA, INC. - OWNER: B-NWI1, LLC ET AL- For possible action on the following Land Use Entitlement project requests on 9.34 acres adjacent to the west side of the Alpine Ridge Way alignment, approximately 310 feet south of Kyle Canyon Road (APNs 126-01-401-005 and 006), Ward 6 (Brune). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

CHAIR TAYLOR declared the Public Hearing open for Items 35-35e.

NICOLE EDDOWES, Community Development Coordinator, reported that staff found that the proposed general plan designation and zoning district aligned with the vision for the City of Las Vegas 2050 Master Plan Kyle Canyon Area and therefore recommended approval of both. Additionally, staff had no objections to the vacation requests and recommends approval of the requested petition to vacate. The site is encumbered by extreme grade change and staff supported the requested variance for wall heights and recommended approval of both the variance and the associated tentative map. She noted that there was a revised blue sheeted tentative map and justification letter in the Commissioners' back-up that addressed the change in location of the community open space. The changes were also noted in a revised blue sheeted staff report also in the Commissioners' back-up materials.

JENNIFER LAZOVICH, Attorney, appeared on behalf of applicant and used the overhead to display the surrounding areas of the site. She said the first five acres of the property were previously approved by the City for residential townhomes, noting they are now expanding to do a 10-acre project, remove the RTH (Residential Townhouse) zoning, and do a project that would allow for single-family detached homes. She stated that all of the lots have 20-foot driveways and all of the streets have roll curbs in compliance with the City of Las Vegas Title 19 code requirements. She added that the taller wall sits on the west boundary, noting there is topography and drainage that passes through the area. She recognized the importance of open space to make subdivisions into neighborhoods in Ward 6 and announced that they removed a lot and placed an open space area in the northwest corner of the neighborhood to benefit the community. She explained that they chose to move the open area to that lot since it has a larger square footage. She said the community is not gated and noted that they held a neighborhood meeting in December with no one in attendance.

CYRUS HOJJATY said he was not opposed to the project, but he wished the project was more pedestrian friendly. He liked that the plan had a C-shaped pattern of streets and said the project was not perfect, but was a step forward.

CHAIR TAYLOR appreciated the 20-foot driveways and rolled curbs and thanked MS. LAZOVICH and the applicant for moving the open space area to the larger lot. The Chair hoped to see a sitting area with specific shaded areas and an activity center.

MS. LAZOVICH said they were working on adding more active amenities and said before City Council meeting they will have more defined amenities included in the application. She provided context that the applicant chose shade trees opposed to a shade structure due to the winds of the area.

CHAIR TAYLOR declared the Public Hearing closed for Items 35-35e.

- 35a. 24-0588-GPA1 - GENERAL PLAN AMENDMENT - FROM: MLA (MEDIUM LOW ATTACHED DENSITY RESIDENTIAL) AND PCD (PLANNED COMMUNITY DEVELOPMENT) TO: ML (MEDIUM LOW DENSITY RESIDENTIAL)

Minutes:

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

Motion made by Jennifer Taylor to Approve Items 35a-35e subject to condition(s)

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

For-Jeff Rogan, Trinity Haven Schlottman, Donald Walsh, Jennifer Taylor, Louis De Salvio, Stephen Munford; Excused-Serena Kasama;

- 35b. 24-0588-ZON1 - REZONING - FROM: U (UNDEVELOPED [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] AND R-TH (SINGLE FAMILY ATTACHED) TO: R-SL (RESIDENTIAL SMALL LOT)

Minutes:

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

Motion made by Jennifer Taylor to Approve Items 35a-35e subject to condition(s)

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

For-Jeff Rogan, Trinity Haven Schlottman, Donald Walsh, Jennifer Taylor, Louis De Salvio, Stephen Munford; Excused-Serena Kasama;

- 35c. 24-0588-VAR1 - VARIANCE - TO ALLOW PROPOSED RETAINING AND PERIMETER WALLS THAT DO NOT CONFORM WITH TITLE 19.06 DEVELOPMENT STANDARDS FOR HEIGHT

Minutes:

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

Motion made by Jennifer Taylor to Approve Items 35a-35e subject to condition(s)

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

For-Jeff Rogan, Trinity Haven Schlottman, Donald Walsh, Jennifer Taylor, Louis De Salvio, Stephen Munford; Excused-Serena Kasama;

- 35d. 24-0588-VAC1 - VACATION - PETITION TO VACATE U.S. GOVERNMENT PATENT EASEMENTS AND A PORTION OF RIGHT-OF-WAY (LARRY MCBRYDE STREET ALIGNMENT)

Minutes:

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

Motion made by Jennifer Taylor to Approve Items 35a-35e subject to condition(s)

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

For-Jeff Rogan, Trinity Haven Schlottman, Donald Walsh, Jennifer Taylor, Louis De Salvio, Stephen Munford; Excused-Serena Kasama;

- 35e. 24-0588-TMP1 - TENTATIVE MAP - ALPINE RIDGE WEST 10 - FOR A PROPOSED 54-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

Minutes:

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

Motion made by Jennifer Taylor to Approve Items 35a-35e subject to condition(s)

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

For-Jeff Rogan, Trinity Haven Schlottman, Donald Walsh, Jennifer Taylor, Louis De Salvio, Stephen Munford; Excused-Serena Kasama;

36. 24-0593-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: UNITED STATES OF AMERICA - For possible action on a Land Use Entitlement project request FOR A PROPOSED ONE-STORY, 13,295 SQUARE-FOOT POLICE SUBSTATION DEVELOPMENT AND A PUBLIC PARK on 7.50 acres at 10155 Grand Teton Drive and 7935 Hualapai Way (APN 126-13-501-020), PD (Planned Development) Zone [PF (Public Facilities) Cliff's Edge Special Land Use Designation], Ward 6 (Brune). Staff recommends APPROVAL.

Minutes:

This item was heard subsequent to Item 21.

CHAIR TAYLOR declared the Public Hearing open.

COUREY STEWART, Senior Planner, reported that the proposed substation and park development had received conditional approval from the Providence Design Review Committee and aligned with the City of Las Vegas 2050 Master Plan. This development would serve the fast growing population in the northwest area of the city. Therefore, staff recommended approval, subject to conditions.

ROSA CORTEZ, City Engineer/Deputy Public Works Director, said their partnership with the Las Vegas Metropolitan Police Department helped propose a vital police substation to meet response times in the northwest area. She went over the project timeline using a PowerPoint presentation, a copy of which was submitted for the record.

SHELLY HAYDEN, Architectural Project Manager, showcased an area map of the 7.5-acre site on the southwest corner of Grand Teton Drive and Hualapai Way. She reported that proposed public park is 2.5-acres and features a playground, fitness course, skatepark, and field. She stated the police substation will be 13,295 square feet and will be accessible from Hualapai Way. She showcased various elevations and renderings of the proposed substation, noting that the parking area behind the substation will be secured parking. Additionally, MS. HAYDEN showed a rendering of the public park, indicating that the shade structure over the playground will be metal instead of fabric and the parking lot had since been slightly revised for fire department accessibility.

CHAIR TAYLOR thanked them for the presentation and agreed that the infrastructure was needed in Ward 6. She added that she was excited about the park and appreciated the open space that was consistent with Ward 6.

COMMISSIONER DE SALVIO was glad to see the project come forward and shared the same sentiment about adding protection and reducing call times in the area.

COMMISSIONER WALSH asked what the difference between the initial and final renderings of the parking lot. SYLVIA KIM, Senior Preconstruction Manager of CORE Construction, clarified that they were able to increase the parking lot for the park and the substation parking lot remained the same size.

CHAIR TAYLOR declared the Public Hearing closed.

Motion made by Jennifer Taylor to Approve subject to condition(s)

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

For-Jeff Rogan, Trinity Haven Schlottman, Donald Walsh, Jennifer Taylor, Louis De Salvio, Stephen Munford; Excused-Serena Kasama;

37. 24-0603-GPA1 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: DESERT PINES MASTER DEVELOPMENT, LLC - OWNER: CITY OF LAS VEGAS - For possible action on a Land Use Entitlement project request to amend the General Plan FROM: PR-OS (PARKS, RECREATION AND OPEN SPACE) TO: TND (TRADITIONAL NEIGHBORHOOD DEVELOPMENT) on 97.99 acres at the southeast corner of Mojave Road and Bonanza Road (APN 139-36-502-003), Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:

See Item 6 for related discussion.

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 19a-19c and 37 to 2/11/2025, Items 26a-26d and 40 to 3/11/2025, and Withdraw without Prejudice Items 17 and 38a-38d

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

For-Jeff Rogan, Trinity Haven Schlottman, Donald Walsh, Jennifer Taylor, Louis De Salvio, Stephen Munford; Excused-Serena Kasama;

38. 24-0605 - PUBLIC HEARING - APPLICANT/OWNER: DONALD RAY PHILLIPS, ET AL - For possible action on the following Land Use Entitlement project requests on 0.67 acres at the northeast corner of Elkhorn Road and Jones Boulevard (APN 125-13-401-016), R-E (Residence Estates) Zone, Ward 6 (Brune). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

See Item 6 for related discussion and Items 38a-38d for related backup.

- 38a. 24-0605-VAR1 - VARIANCE - TO ALLOW A PROPOSED BUILDING THAT DOES NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR SETBACKS AND TRASH ENCLOSURE RESIDENTIAL ADJACENCY

Minutes:

See Item 6 for related discussion and Items 38a-38d for related backup.

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 19a-19c and 37 to 2/11/2025, Items 26a-26d and 40 to 3/11/2025, and Withdraw without Prejudice Items 17 and 38a-38d

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

For-Jeff Rogan, Trinity Haven Schlottman, Donald Walsh, Jennifer Taylor, Louis De Salvio, Stephen Munford; Excused-Serena Kasama;

- 38b. 24-0605-VAR2 - VARIANCE - TO ALLOW 21 PARKING SPACES WHERE 26 ARE REQUIRED

Minutes:

See Item 6 for related discussion and Items 38a-38d for related backup.

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 19a-19c and 37 to 2/11/2025, Items 26a-26d and 40 to 3/11/2025, and Withdraw without Prejudice Items 17 and 38a-38d

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

For-Jeff Rogan, Trinity Haven Schlottman, Donald Walsh, Jennifer Taylor, Louis De Salvio, Stephen Munford; Excused-Serena Kasama;

- 38c. 24-0605-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED INDIVIDUAL CARE CENTER USE

Minutes:

See Item 6 for related discussion and Items 38a-38d for related backup.

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 19a-19c and 37 to 2/11/2025, Items 26a-26d and 40 to 3/11/2025, and Withdraw without Prejudice Items 17 and 38a-38d

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

For-Jeff Rogan, Trinity Haven Schlottman, Donald Walsh, Jennifer Taylor, Louis De Salvio, Stephen Munford; Excused-Serena Kasama;

- 38d. 24-0605-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED ONE-STORY, 6,900 SQUARE-FOOT DAYCARE FACILITY WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS

Minutes:

See Item 6 for related discussion and Items 38a-38d for related backup.

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 19a-19c and 37 to 2/11/2025, Items 26a-26d and 40 to 3/11/2025, and Withdraw without Prejudice Items 17 and 38a-38d

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

For-Jeff Rogan, Trinity Haven Schlottman, Donald Walsh, Jennifer Taylor, Louis De Salvio, Stephen Munford; Excused-Serena Kasama;

39. 24-0629 - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: CITY OF LAS VEGAS; 180 LAND CO, LLC; FORE STARS, LTD; AND SEVENTY ACRES, LLC - For possible action on a Land Use Entitlement project requests on 253.51 acres at the southwest corner of Alta Drive and Rampart Boulevard (APNs 138-32-301-005 and 007; 138-32-210-008; 138-32-202-001; 138-31-601-008; 138-31-702-003 and 004; 138-31-712-004; 138-31-801-002 and 003; and 138-31-201-005), Ward 2 (Seaman). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

NOTE: A Verbatim Transcript of this item is made part of the Final Minutes; the transcript can be located at the end of the Minutes PDF on the portal.

JENNIFER TAYLOR, Chair  
NICOLE EDDOWES, Community Development Coordinator  
STEPHANIE GRONAUER  
JIM LEAVITT  
CHAD LEXIS  
CHRISTIAN SPAULDING  
JOHN RIDILLA, Assistant City Attorney  
MATT ROSENBERG  
JOHN FLEMMING  
JULIE SLACK  
CYRUS HOJJATY  
POUJAN SADRI  
ANTHONY CIULLA  
MICHAEL VERNI  
KIM CLARK  
CHUNG LING  
LUCIEN PAET, Engineering Project Manager  
DONALD WALSH, Commissioner  
TRINITY SCHLOTTMAN, Commissioner  
LOUIS DE SALVIO, Commissioner  
JEFF ROGAN, Commissioner  
DONALD WALSH, Commissioner  
SETH FLOYD, Director of Community Development

(1 hour, 54 minutes, 49 seconds) [2:45:16 – 4:40:05]

Typed by: Speechpad.com

Proofed by: Nick Crawford

- 39a. 24-0629-GPA1 - GENERAL PLAN AMENDMENT - FROM: GTC (GENERAL TOURIST COMMERCIAL), M (MEDIUM DENSITY RESIDENTIAL) AND PR-OS (PARKS, RECREATION, AND OPEN SPACE) TO: PCD (PLANNED COMMUNITY DEVELOPMENT)

Minutes:

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

Motion made by Donald Walsh to Approve Items 39a-39d subject to condition(s)

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

For-Jeff Rogan, Trinity Haven Schlottman, Donald Walsh, Jennifer Taylor, Louis De Salvio, Stephen Munford; Excused-Serena Kasama;

- 39b. 24-0629-ZON1 - REZONING - FROM: PD (PLANNED DEVELOPMENT), R-3 (MEDIUM DENSITY RESIDENTIAL) AND R-PD7 (RESIDENTIAL PLANNED DEVELOPMENT - 7 UNITS PER ACRE) TO: PD (PLANNED DEVELOPMENT)

Minutes:

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

Motion made by Donald Walsh to Approve Items 39a-39d subject to condition(s)

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

For-Jeff Rogan, Trinity Haven Schlottman, Donald Walsh, Jennifer Taylor, Louis De Salvio, Stephen Munford; Excused-Serena Kasama;

- 39c. 24-0629-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED PLANNED COMMUNITY DEVELOPMENT CONSISTING OF SINGLE-FAMILY DETACHED RESIDENTIAL UNITS, SINGLE-FAMILY ATTACHED [TOWNHOME] RESIDENTIAL UNITS AND MULTI-FAMILY [CONDOMINIUM] UNITS FOR A TOTAL COUNT OF 1,480 UNITS

Minutes:

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

Motion made by Donald Walsh to Approve Items 39a-39d subject to condition(s)

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

For-Jeff Rogan, Trinity Haven Schlottman, Donald Walsh, Jennifer Taylor, Louis De Salvio, Stephen Munford; Excused-Serena Kasama;

- 39d. 24-0629-TMP1 - TENTATIVE MAP - BADLANDS - FOR A SINGLE-FAMILY ATTACHED AND DETACHED RESIDENTIAL SUBDIVISION WITH MULTI-FAMILY RESIDENTIAL CONDOMINIUM UNITS FOR A TOTAL COUNT OF 1,480 UNITS

Minutes:

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

Motion made by Donald Walsh to Approve Items 39a-39d subject to condition(s)

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

For-Jeff Rogan, Trinity Haven Schlottman, Donald Walsh, Jennifer Taylor, Louis De Salvio, Stephen Munford; Excused-Serena Kasama;

#### **DIRECTOR'S BUSINESS:**

40. 24-0615-DIR1 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion for possible action on adopting the Kyle Canyon Special Area Plan for the Kyle Canyon area - Ward 6 (Brune). Staff recommends APPROVAL.

Minutes:

See Item 6 for related discussion.

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 19a-19c and 37 to 2/11/2025, Items 26a-26d and 40 to 3/11/2025, and Withdraw without Prejudice Items 17 and 38a-38d

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

For-Jeff Rogan, Trinity Haven Schlottman, Donald Walsh, Jennifer Taylor, Louis De Salvio, Stephen Munford; Excused-Serena Kasama;

#### **Citizens Participation:**

41. 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:

CYRUS HOJJATY, Local Chapter Leader of Strong Towns, said they oppose the modern system of planning, and the main problem is tiny lot, single-family homes in the densest urban area in the country, yet Las Vegas is among the most car-dependent areas in the country.

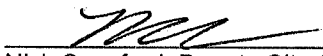
He said they oppose the construction of arterial collector roads that are 35 to 55 miles per hour and four to eight lanes because they are unattractive to pedestrians, divide neighborhoods, and commercial areas usually have parking lots in front of them. He added that they oppose the design of routes such as Schumer Road, Kyle Canyon, and Skye Canyon Park. He stated that they want permitting to ease to make housing more affordable and eliminate parking mandates, noting that he read an article from the RTC (Regional Transportation Commission of Southern Nevada) that says they would like to support a near-grid interconnected system with roundabouts that is attractive to cyclists and they would like pre-approved plans of detached, attached, and mixed-use structures to create a more traditional layout.

SETH FLOYD, Community Development Director, said CHAIR TAYLOR did a great job chairing her first meeting.

The meeting was adjourned at 10:42 p.m.

Respectfully submitted:

  
Samantha DiNicola, Deputy City Clerk

  
Nick Crawford, 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