

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 Salvo
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

June 10, 2025
6:00 PM

BUSINESS ITEMS:

1. Call to Order

Minutes:

CHAIR TAYLOR called the meeting to order at 6:01 p.m.

2. Announcement: Compliance with Open Meeting Law

Minutes:

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

3. Roll Call

Minutes:

PRESENT: CHAIR TAYLOR and COMMISSIONERS SCHLOTTMAN, WALSH, DE SALVIO and MUNFORD

EXCUSED: COMMISSIONERS KASAMA and ROGAN

ALSO PRESENT: SETH FLOYD, Community Development Director; FRED SOLIS, Planning Manager; JONATHAN BOYLES, Senior Planner; JOSHUA NOLAN, Planner II; MACKENSIE CALDWELL, Planner I; JOSHUA EDELMAN, Senior Engineering Associate; DAVID CROSS, Fire Plans Review Section Manager; JOHN RIDILLA, Assistant City Attorney; GILLIAN BLOCK-SEGERBLOM, Deputy City Attorney II; and GABRIELA PORTILLO-BRENNER and YVETT LOZOYA, 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:

For project 25-0176 (Items 27-27d), MICHAEL BOUCHER, Ward 3 resident, spoke in opposition to the development, as he felt the deviations from the zoning and development standards did not make sense, and because of the impact on the surrounding neighborhood. A reduction in setbacks would put the large development too close to existing homes, eliminate their privacy and set a precedent that could impact other established neighborhoods as well. Not meeting the parking spaces requirement would likely cause overflow parking on nearby streets, congestion, safety issues and frustration for nearby residents, which could lead to

conflicts. He emphasized the zoning is for limited commercial, not a dense, three-story-apartment complex and felt that allowing any waiver of important design and landscape standards would suggest an inapt, rushed project with too much density for the surrounding neighborhoods and an area lacking the necessary infrastructure and open space and high traffic congestion. He suggested the developer reconsider and downsize the project.

MATT CANEPA verified with CHAIR TAYLOR that comments could be made at the time of the hearing for an item.

5. For Possible Action to Approve the Final Minutes for the Planning Commission Meeting of May 13, 2025.

Motion made by Trinity Haven Schlottman to Approve

NOTE: Due to technical difficulties, the video did not display the vote for this item.

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

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

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:

STEPHANIE GRONAUER, representing the applicant, requested abeyance of Items 13-13e to July 8, 2025, as the applicant was evaluating how an application for CVIP (Commercial Visual Improvement Program) funding would impact the project's timeline. FRED SOLIS, Planning Manager, announced requests to hold in abeyance Items 11 and 12 to August 12, 2025, and Items 14a-14d, 16a-16c and 31a and 31b to July 8, 2025. Additionally, there was a minor agenda error on Item 31 (25-0201), so for clarification on the abeyance, the associated applications should read as 31a and 31b.

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 11 and 12 to 8/12/2025 and Items 13a-13e, 14a-14d, 16a-16c and 31a and 31b to 7/8/2025

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

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

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. 25-0172-TMP1 - TENTATIVE MAP - SUMMERLIN VILLAGE 30A PARCEL E - AGAVE RIDGE - APPLICANT: TRI POINTE HOMES OF NEVADA - OWNER: THE HOWARD HUGHES COMPANY, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 99-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 29.45 acres generally located on the north side of Mountain Run Drive, approximately 800 feet west of Park Drift Trail (APN 137-21-711-003), P-C (Planned Community) Zone [SF2 (Single Family Detached) Summerlin Special Land Use Designation], Ward 2 (Seaman). Staff recommends APPROVAL.

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

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

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

8. 25-0188-TMP1 - TENTATIVE MAP - SUMMERLIN WEST VILLAGE 27 PARCEL "E" CUSTOM LOTS - APPLICANT/OWNER: THE HOWARD HUGHES COMPANY, LLC - For possible action on a Land Use

Entitlement project request FOR A PROPOSED 45-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 50.19 acres on the west side of the Park Drift Trail alignment, approximately 2,500 feet north of the intersection with Twilight Run Drive and Lake Mead Boulevard (APNs 137-16-811-001 and 137-15-310-002), P-C (Planned Community) Zone [SF1 (Single Family Detached) Summerlin Special Land Use Designation], Ward 2 (Seaman). Staff recommends APPROVAL.

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

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

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

ONE MOTION - ONE VOTE

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

9. 25-0101-SNC1 - STREET NAME CHANGE - PUBLIC HEARING - APPLICANT: UNIVERSITY MEDICAL CENTER OF SOUTHERN NEVADA - OWNER: COUNTY OF CLARK (UMC), ET AL - For possible action on a Land Use Entitlement project request FROM: WILLOW STREET TO: ICARE WAY extending south of Wellness Way approximately 300 feet, Ward 1 (Knudsen). Staff recommends APPROVAL.

Minutes:

CHAIR TAYLOR declared the Public Hearing open for Items 9 and 10. There being no one present to speak, she declared the Public Hearing closed.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) None

NOTE: Due to technical difficulties, the video did not display the vote for Items 9 and 10.

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

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

10. 25-0161-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: AI CALIFORNIA, LLC - OWNER: 99 CENTS AT DECATUR, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 24,514 SQUARE-FOOT ALCOHOL, OFF-PREMISE BEER/WINE USE IN CONJUNCTION WITH A GROCERY STORE WITH A WAIVER TO ALLOW A 60-FOOT DISTANCE SEPARATION FROM A CHURCH/HOUSE OF WORSHIP WHERE 400 FEET IS REQUIRED at 1200 South Decatur Boulevard (APN 162-06-111-003), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.

Minutes:

See Item 9 for related discussion.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) None

NOTE: Due to technical difficulties, the video did not display the vote for Items 9 and 10.

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

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

PUBLIC HEARING ITEMS

11. ABEYANCE - 24-0185-ZON1 - REZONING - PUBLIC HEARING - APPLICANT: FRESH GENERAL SERVICES, LLC - OWNER: SATARAY PROPERTIES GROUP, LLC - For possible action on a Land Use Entitlement project request FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-O (PROFESSIONAL OFFICE) on 0.17 acres at 200 North Lamb Boulevard (APN 140-32-310-007), Ward 3 (Diaz). Staff recommends DENIAL.

Minutes:

See Item 6 for related discussion.

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 11 and 12 to 8/12/2025 and Items 13a-13e, 14a-14d, 16a-16c and 31a and 31b to 7/8/2025

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

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

12. ABEYANCE - 24-0186-ZON1 - REZONING - PUBLIC HEARING - APPLICANT: FRESH GENERAL SERVICES, LLC - OWNER: SATARAY PROPERTIES GROUP, LLC - For possible action on a Land Use Entitlement project request FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-O (PROFESSIONAL OFFICE) on 0.17 acres at 212 North Lamb Boulevard (APN 140-32-310-004), Ward 3 (Diaz). Staff recommends DENIAL.

Minutes:

See Item 6 for related discussion.

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 11 and 12 to 8/12/2025 and Items 13a-13e, 14a-14d, 16a-16c and 31a and 31b to 7/8/2025

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

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

13. ABEYANCE - 25-0063 - PUBLIC HEARING - APPLICANT: CENTURY COMMUNITIES - OWNER: RAINY DAY INVESTMENTS, LLC, ET AL - For possible action on the following Land Use Entitlement project requests on 5.28 acres generally located at the northwest corner of Rancho Drive and Jones Boulevard (APNs 138-11-502-003 and 138-12-110-049), Ward 5 (Summers-Armstrong). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

See Item 6 for related discussion and Items 13a-13e for related backup.

- 13a. ABEYANCE - 25-0063-ZON1 - REZONING - FROM: C-2 (GENERAL COMMERCIAL) TO: R-CL (SINGLE FAMILY COMPACT-LOT)

Minutes:

See Item 6 for related discussion and Items 13-13e for related backup.

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 11 and 12 to 8/12/2025 and Items 13a-13e, 14a-14d, 16a-16c and 31a and 31b to 7/8/2025

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

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

- 13b. ABEYANCE - 25-0063-VAR1 - VARIANCE - TO ALLOW PRIVATE, GATED STREETS THAT DO NOT CONFORM TO TITLE 19.04 COMPLETE STREET STANDARDS FOR STREET TERMINI AND CONNECTIVITY RATIO

Minutes:

See Item 6 for related discussion and Items 13-13e for related backup.

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 11 and 12 to 8/12/2025 and Items 13a-13e, 14a-14d, 16a-16c and 31a and 31b to 7/8/2025

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

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

- 13c. ABEYANCE - 25-0063-VAR2 - VARIANCE - TO ALLOW PROPOSED RETAINING AND PERIMETER WALLS THAT DOES NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR HEIGHT

Minutes:

See Item 6 for related discussion and Items 13-13e for related backup.

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 11 and 12 to 8/12/2025 and Items 13a-13e, 14a-14d, 16a-16c and 31a and 31b to 7/8/2025

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

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

- 13d. ABEYANCE - 25-0063-VAC1 - VACATION - A PETITION TO VACATE PUBLIC RIGHT-OF-WAY AND PUBLIC DRAINAGE EASEMENTS GENERALLY LOCATED AT THE NORTHWEST CORNER OF RANCHO DRIVE AND JONES BOULEVARD ON THE WEST SIDE OF RANCHO DRIVE; AND A PUBLIC DRAINAGE EASEMENT GENERALLY LOCATED ON THE WEST SIDE OF JONES BOULEVARD APPROXIMATELY 560 FEET SOUTH OF RANCHO DRIVE

Minutes:

See Item 6 for related discussion and Items 13-13e for related backup.

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 11 and 12 to 8/12/2025 and Items 13a-13e, 14a-14d, 16a-16c and 31a and 31b to 7/8/2025

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

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

- 13e. ABEYANCE - 25-0063-TMP1 - TENTATIVE MAP - JONES RANCHO - FOR A PROPOSED 41-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

Minutes:

See Item 6 for related discussion and Items 13-13e for related backup.

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 11 and 12 to 8/12/2025 and Items 13a-13e, 14a-14d, 16a-16c and 31a and 31b to 7/8/2025

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

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

14. ABEYANCE - 25-0109 - PUBLIC HEARING - APPLICANT/OWNER: GOLD LT RE, LLC #6 - For possible action on the following Land Use Entitlement project requests on 1.06 acres on the east side of Rainbow

Boulevard, approximately 605 feet south of Ann Road (APN 125-35-101-007), C-1 (Limited Commercial) Zone, Ward 6 (Brune). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

See Item 6 for related discussion and Items 14a-14d for related backup.

- 14a. ABEYANCE - 25-0109-VAR1 - VARIANCE - TO ALLOW A 32-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 66 FEET IS REQUIRED

Minutes:

See Item 6 for related discussion and Items 14-14d for related backup.

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 11 and 12 to 8/12/2025 and Items 13a-13e, 14a-14d, 16a-16c and 31a and 31b to 7/8/2025

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

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

- 14b. ABEYANCE - 25-0109-VAR2 - VARIANCE - TO ALLOW 39 PARKING SPACES WHERE 44 PARKING SPACES ARE REQUIRED

Minutes:

See Item 6 for related discussion and Items 14-14d for related backup.

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 11 and 12 to 8/12/2025 and Items 13a-13e, 14a-14d, 16a-16c and 31a and 31b to 7/8/2025

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

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

- 14c. ABEYANCE - 25-0109-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED MOTOR VEHICLE PARTS SALES, INSTALLATION AND REPAIR USE [MOTOR VEHICLE REPAIR, MINOR]

Minutes:

See Item 6 for related discussion and Items 14-14d for related backup.

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 11 and 12 to 8/12/2025 and Items 13a-13e, 14a-14d, 16a-16c and 31a and 31b to 7/8/2025

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

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

- 14d. ABEYANCE - 25-0109-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED ONE-STORY, 7,449 SQUARE-FOOT MOTOR VEHICLE REPAIR AND 400 SQUARE-FOOT SMOG CHECK DEVELOPMENT WITH A WAIVER TO ALLOW BAY DOORS TO FACE THE RIGHT-OF-WAY WHERE SUCH IS NOT ALLOWED

Minutes:

See Item 6 for related discussion and Items 14-14d for related backup.

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 11 and 12 to 8/12/2025 and Items 13a-13e, 14a-14d, 16a-16c and 31a and 31b to 7/8/2025

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

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

15. 24-0505-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: PETER OZIGBU - OWNER: THE KENECHI TRUST, ET AL - For possible action on a Land Use Entitlement project request FOR A PROPOSED OUTDOOR STORAGE DEVELOPMENT on 0.40 acres at 3702 Vegas Drive (APN 139-19-812-007), M (Industrial) Zone, Ward 5 (Summers-Armstrong). Staff recommends APPROVAL.

Minutes:

CHAIR TAYLOR declared the Public Hearing open.

FRED SOLIS, Planning Manager, reported that the site was currently zoned M (Industrial), and the applicant proposed an outdoor storage facility at this location. The site plan indicated the site would be utilized to store at least two vehicles and four self-contained metal shipping containers, although more items may be added in the future. The site complied with Title 19.08 outdoor storage screening requirements and perimeter landscape requirements. Staff recommended approval of the request.

WINSTON HENDERSON, Winston Henderson Architects, appeared representing the applicant and said that after reviewing the conditions, they concurred with staff's recommendations and requested approval.

COMMISSIONER MUNFORD indicated that he did not receive any complaints about the project and supported the application.

CHAIR TAYLOR declared the Public Hearing closed.

Motion made by Stephen Munford to Approve subject to condition(s)

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

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

16. 25-0016 - PUBLIC HEARING - APPLICANT/OWNER: BONANZA AUTO PLAZA, LLC, ET AL - For possible action on the following Land Use Entitlement project requests on 2.09 acres at 4561 and 4565 East Bonanza Road (APNs 140-32-101-016 and 017), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

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

- 16a. 25-0016-VAR1 - VARIANCE - TO ALLOW 156 PARKING SPACES WHERE 199 PARKING SPACES ARE REQUIRED AND TO ALLOW ONE LOADING SPACE WHERE THREE LOADING SPACES ARE REQUIRED

Minutes:

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

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 11 and 12 to 8/12/2025 and Items 13a-13e, 14a-14d, 16a-16c and 31a and 31b to 7/8/2025

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

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

- 16b. 25-0016-SUP1 - SPECIAL USE PERMIT - FOR A MAJOR AMENDMENT TO AN APPROVED SPECIAL USE PERMIT (22-0428-SUP1) FOR A PROPOSED 6,368 SQUARE-FOOT EXPANSION OF AN APPROVED 16,330 SQUARE-FOOT AUTO REPAIR GARAGE, MAJOR USE

Minutes:

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

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 11 and 12 to 8/12/2025 and Items 13a-13e, 14a-14d, 16a-16c and 31a and 31b to 7/8/2025

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

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

- 16c. 25-0016-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A MAJOR AMENDMENT TO AN APPROVED SITE DEVELOPMENT PLAN REVIEW (22-0428-SDR1) FOR A PROPOSED ONE-STORY 6,368 SQUARE-FOOT EXPANSION OF AN APPROVED 16,330 SQUARE-FOOT MOTOR VEHICLE REPAIR DEVELOPMENT

Minutes:

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

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 11 and 12 to 8/12/2025 and Items 13a-13e, 14a-14d, 16a-16c and 31a and 31b to 7/8/2025

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

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

17. 25-0146-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: MEQ CR, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED COMMERCIAL DEVELOPMENT CONSISTING OF A 5,450 SQUARE-FOOT RESTAURANT WITH A DRIVE-THROUGH AND A 8,630 SQUARE-FOOT COMMERCIAL BUILDING on 1.69 acres generally located on the south side of Craig Road, approximately 260 feet west of Jones Boulevard (APN 138-02-715-016), C-2 (General Commercial) Zone, Ward 5 (Summers-Armstrong). Staff recommends APPROVAL.

Minutes:

CHAIR TAYLOR declared the Public Hearing open.

JOSHUA NOLAN, Planner II, stated the subject site was zoned C-2 (General Commercial), and was a portion of an existing commercial development that would be appropriate for the drive-through restaurant and commercial development. Staff found the proposed development compliant with Title 19 requirements and compatible with the existing development in the surrounding area; therefore, staff recommended approval of the requested entitlements. He noted that additional support documents were received after publication.

JENNIFER LAZOVICH, representing the applicant, appreciated staff's recommendation for approval of this proposed retail building with a drive-through. She offered to answer any questions and concurred with the conditions.

CHAIR TAYLOR declared the Public Hearing closed.

Motion made by Stephen Munford to Approve subject to condition(s)

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

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

18. 25-0151-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JESUS G. DIAZ & DORA DIAZ - For possible action on a Land Use Entitlement project request TO ALLOW A 10-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED FOR AN EXISTING HOME ADDITION TO A SINGLE FAMILY DWELLING on 0.17 acres at 4305 San Joaquin Avenue (APN 162-07-515-071), R-1 (Single Family Residential) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

Minutes:

This item was trailed and heard subsequent to Item 22, pending the applicant's arrival. CHAIR TAYLOR declared the Public Hearing open.

FRED SOLIS, Planning Manager, said that no evidence of a unique or extraordinary circumstance was presented to warrant the requested Variance, as the applicant was proposing additions that did not meet setback requirements. As such, the hardship was self-imposed; therefore, staff recommended denial of this request.

JESUS DIAZ stated his architect was supposed to be present. Regardless, he would like to restore the home to its previous condition and retain the ten-foot setback instead of 15 feet. He purchased the home at an auction.

COMMISSIONER SCHLOTTMAN wondered about the timeline. MR. DIAZ said the house was lit on fire by the son, who was mentally challenged, of the family he rented to. The house had 10-foot setbacks when he bought it.

COMMISSIONER DE SALVIO asked if the home was originally built with a ten-foot setback or if a structure was added. MR. SOLIS indicated that this matter was the result of a Code Enforcement Division case because the permits were not pulled for the addition. MR. DIAZ asserted that he bought the property with the addition.

CHAIR TAYLOR declared the Public Hearing closed.

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

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

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

19. 25-0152 - 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 19-19b.

JONATHAN BOYLES, Senior Planner, indicated that although the proposed signs would employ the same architectural elements and aesthetics as the facades approved for the buildings within the commercial development, pursuant to existing entitlement approvals; no evidence of a unique or extraordinary circumstance was presented to support the requested Variance (25- 0152-VAR1) associated with this project. Consequently, staff could not support the associated Master Sign Plan (25-0152-MSP1); therefore, staff recommended denial of all requested applications associated with this project. He added that additional protest documents were received after publication.

JENNIFER LAZOVICH, representing AREA15, said this project involved District 2 of AREA15 and pointed on a site map to the area they were seeking amendments to their master site plan to accommodate two new tenants - Interstellar Arc and Museum of Ice Cream. A small portion of the sign might be visible from Interstate-15 (I-15), but the sign was only for on-premise advertising.

COMMISSIONER SCHLOTTMAN said the sign changes fit the AREA15 theme and amenities. He confirmed with MS. LAZOVICH her concurrence with all conditions.

See Items 19a and 19b for related backup.

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

- 19a. 25-0152-VAR1 - VARIANCE - TO ALLOW PROPOSED WALL SIGNS, A PROPOSED ROOF SIGN AND PROJECTING SIGN THAT DO NOT CONFORM TO TITLE 19 DEVELOPMENT STANDARDS

Minutes:

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

Motion made by Trinity Haven Schlottman to Approve Items 19a and 19b subject to condition(s)

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

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

- 19b. 25-0152-MSP1 - MASTER SIGN PLAN - FOR A MAJOR AMENDMENT TO AN APPROVED MASTER SIGN PLAN (24-0578-MSP1) FOR PROPOSED ADDITIONAL ROOF, PROJECTING AND WALL SIGNS; AND REORIENTATION OF SIGNS FOR AN APPROVED COMMERCIAL DEVELOPMENT

Minutes:

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

Motion made by Trinity Haven Schlottman to Approve Items 19a and 19b subject to condition(s)

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

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

20. 25-0153 - PUBLIC HEARING - APPLICANT: ARDURRA GROUP, INC. - OWNER: DATURA PROPERTIES, LLC AND WEST 20TH PROPERTIES, LLC - For possible action on the following Land Use Entitlement project requests on 3.83 acres located adjacent to the southwest corner of Clark County 215 and Gowan Road (APN 137-12-301-007), PD (Planned Development) Zone [VC (Village Commercial) Lone Mountain West Special Land Use Designation], Ward 4 (Allen-Palenske). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

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

JOSHUA NOLAN, Planner II, explained that the proposed development did not meet setback, landscaping and perimeter wall requirements. As such, a Variance for setbacks and Waivers for landscaping and perimeter wall requirements was requested. No evidence of a unique or extraordinary circumstance related to the physical characteristics of the property was presented to warrant the requested Variance, Waivers and Exceptions. As such, the hardship was self-imposed, and staff recommended denial of all requested entitlements. He noted that additional protest documents were received after publication.

In the absence of COMMISSIONER KASAMA, CHAIR TAYLOR asked DAVID SEGAL, project representative, if he would prefer to hold this matter in abeyance to the next meeting. After confirming, MR. SEGAL said the project owners wanted to proceed. He explained the project pertained to a pre-kindergarten child development center. The setback and landscape waivers and building height requests were due to the configuration of the building, for which the design was operationally driven. He mentioned the setback variance was for an area abutting the trail, so it would not impede the use of the trail or any other development. To accommodate parking and meet fire and traffic circulation and queuing for drop-off and pick-up points, they had to encroach on the

setback area. MR. SEGAL offered the sign elevations as they were not submitted with the application because they were not available. The signage would be visible from the 215 Beltway. FRED SOLIS, Planning Manager, interjected to say that a permit would have to be pulled for the sign(s).

CHAIR TAYLOR questioned the area for the landscape buffer waiver and MR. SEGAL replied that it was to the rear. MR. SOLIS added that it was zero feet on the east side and seven feet on the south side where ten feet was required. The Chair wondered if the developer would be willing to install 36-inch box trees, and on behalf of the developer, MR. SEGAL replied affirmatively. MR. SOLIS read the added condition for Item 20b (25-0153-SDR1).

In response to COMMISSIONER SCHLOTTMAN, MR. SEGAL pointed on the site plan to the new property boundary under the Tentative Map application, noting they would have cross-access to the adjacent property. The trail, which was not landscaped, was a part of the Clark County Trail System along the 215 Beltway, and they were seeking a waiver for the landscaping abutting the trail to accommodate an egress point.

CHAIR TAYLOR questioned the standard landscaping required for the east side included in the landscape buffer waiver. MR. SOLIS explained that a 15-foot landscape buffer would be required with nine trees.

COMMISSIONER SCHLOTTMAN asked why there was an operational issue with installing the required landscaping, and MR. SEGAL indicated that the width of the walkway would be diminished by the tree wells. Given the higher property elevation, they had a four-foot retaining wall against the property line with wrought iron on top for safety.

CHAIR TAYLOR asked what the egress point was for, and MR. SEGAL said it was required for emergency evacuation.

See Items 20a-20c for related backup.

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

20a. 25-0153-VAR1 - VARIANCE - TO ALLOW A SIX-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED

Minutes:

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

Motion made by Donald Walsh to Approve Items 20a-20c subject to condition(s) with amended conditions for Item 20b

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

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

20b. 25-0153-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A MAJOR AMENDMENT TO AN APPROVED SITE DEVELOPMENT PLAN REVIEW (SDR-8833) FOR THE PROPOSED ADDITION OF A TWO-STORY, 14,503 SQUARE-FOOT CHILD CARE DEVELOPMENT AND STORAGE BUILDING AND PARKING LOT RECONFIGURATION WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS AND LONE MOUNTAIN WEST DEVELOPMENT STANDARDS TO AN EXISTING COMMERCIAL OFFICE DEVELOPMENT

Minutes:

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

Motion made by Donald Walsh to Approve Items 20a-20c subject to condition(s) and adding the following condition as read for the record:

A. All trees planted shall be a minimum 36-inch box.

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

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

20c. 25-0153-TMP1 - TENTATIVE MAP - WEST GOWAN OFFICE PARK - FOR A PROPOSED ONE-LOT COMMERCIAL SUBDIVISION

Minutes:

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

Motion made by Donald Walsh to Approve Items 20a-20c subject to condition(s) with amended conditions for Item 20b

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

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

21. 25-0156-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT: RISE DISPENSARY - OWNER: CHETAK DEVELOPMENT CORPORATION - For possible action on a Land Use Entitlement project request TO ALLOW A PROPOSED PROJECTING SIGN AND WALL SIGN THAT DOES NOT CONFORM TO TITLE 19.08 DEVELOPMENT STANDARDS FOR PROJECTING SIGNS AND WALL SIGNS on 1.89 acres at 2233 South Las Vegas Boulevard (APN 162-03-410-007), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

Minutes:

CHAIR TAYLOR declared the Public Hearing open.

FRED SOLIS, Planning Manager, reported that no evidence of a unique or extraordinary circumstance was presented, in that the applicant created a self-imposed hardship by proposing a wall and projecting signs that would not conform to Title 19 sign requirements. Staff determined that the applicant's request was preferential and recommended denial.

CARYN HARPER, representing Rise Dispensary, explained that the site fronted Las Vegas Boulevard, just north of Sahara Avenue. The applicant was requesting approval for a projecting sign with neon illumination, which was required for the area, over the sidewalk. MS. HARPER regarded the sign as a good fit for the area, given the nearby city of Las Vegas Gateway Arches.

RICHARD TRUESDELL, representing Chetak Development Corporation, said the difficulty in this situation and the reason for the sign extending onto the sidewalk was due to the large building covering the entire parcel. The building design created a notch-out on the north side of the building, and a suitable sign redesign would make half of the sign unreadable. The applicant was investing more than \$4 million in exterior surface improvements, which were shown on the rendering he displayed, but was not submitted for the record. He stressed that they were not asking for significant waivers, given they were dealing with a difficult building that was constructed in 1954. He urged the Commissioners' consideration, noting the sign would be an enhancement to the City of Las Vegas Boulevard National Scenic Byway.

COMMISSIONER SCHLOTTMAN was glad to see there would be façade improvements, and he did not have a problem with the sign, which would have to be considered by the DDRC (Downtown Design Review Committee). As a member of the DDRC, COMMISSIONER WALSH offered to answer any questions.

CHAIR TAYLOR declared the Public Hearing closed.

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

NOTE: Commissioner Schlottman disclosed that Hartlauer Signs created and built signs for some of his clients in the past, but he did not have any ongoing business with them.

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

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

22. 25-0157-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: LORRI HULBERT ZANINI - For possible action on a Land Use Entitlement project request TO ALLOW AN EXISTING RESIDENTIAL ACCESSORY STRUCTURE [SHED] AND A PATIO COVER THAT DO NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR SEPARATION FROM THE MAIN BUILDING, SETBACKS, AND HEIGHT on 0.19 acres at 1417 Hillside Place (APN 162-02-213-016), R-1 (Single Family Residential) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

Minutes:

CHAIR TAYLOR declared the Public Hearing open.

JONATHAN BOYLES, Senior Planner, stated that no evidence of a unique or extraordinary circumstance related to the physical characteristics of the property was presented to warrant the requested Variance. As such, the hardship was self-imposed; therefore, staff recommended denial of this Variance request. He noted that additional protest and support documentation was received after publication.

LORRI HULBERT ZANINI said the awning was in place when she purchased the property. She believed the awning was not in compliance because it did not meet the 10-foot setback on the corner, noting the property was on a corner lot. However, the awning was sturdy and provided needed shade for the yard. The shed was built for storage to accommodate a family member in the home who lost her apartment. When the shed was erected, they thought the setback requirement was five feet. The shed also provided privacy to her backyard from the two-story elementary school across the street.

COMMISSIONER SCHLOTTMAN was familiar with the area and said that when he drove by, he had difficulty finding the unique parcel due to its high-retaining wall, like most of the other parcels in the vicinity, and with mature oleander bushes. His only issue was the shed, but it was shielded by shrubs. Therefore, he supported this request.

CHAIR TAYLOR declared the Public Hearing closed.

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

NOTE: Commissioner Schlottman disclosed that he owns property within two blocks of the subject location and plans to build his residence there.

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

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

23. 25-0160-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT: GABRIELA DE LUNA OLIVARES - OWNER: YASSEL OLIVARES-COUTO - For possible action on a Land Use Entitlement project request TO ALLOW AN EXISTING FRONT YARD WALL/FENCE THAT DOES NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR SOLID AND OVERALL WALL HEIGHT on 0.14 acres at 7356 Restful Springs Court (APN 138-27-310-006), R-CL (Single Family Compact-Lot) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.

Minutes:

This item was trailed pending the arrival of the applicant and heard after Item 29, at which time CHAIR TAYLOR opted for an abeyance to allow the applicant the opportunity to appear.

Motion made by Jennifer Taylor to Hold in Abeyance to 7/8/2025

NOTE: Due to technical difficulties, the video did not display the vote for this item.

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

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

24. 25-0162-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT: MICA KELLER - OWNER: BENJAMIN RICHARD KELLER - For possible action on a Land Use Entitlement project request TO ALLOW A TWO-FOOT CORNER SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED FOR A PROPOSED HOME ADDITION TO AN EXISTING SINGLE FAMILY DWELLING on 0.64 acres at 3204 Sonia Drive (APN 139-32-211-041), R-E (Residence Estates) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.

Minutes:

CHAIR TAYLOR declared the Public Hearing open.

FRED SOLIS, Planning Manager, stated that no evidence of a unique or extraordinary circumstance related to the physical characteristics of the property was presented to warrant the requested Variance, as the applicant proposed additions that would not meet setback requirements. As such, the hardship was self-imposed. Therefore, staff recommended denial of this request.

BENJAMIN and MICA KELLER were present. MS. KELLER said they purchased the home in 2020 and made significant improvements to it without constructing any additions, unlike many homeowners in the neighborhood, because they wanted to make it their permanent residence. However, when her husband started working from home, they realized they needed designated office space for him and a guest home for her elderly parents. They considered other areas on the parcel or adding a second story for the addition, but there was no better option due to the pool and shared fence with their neighbor. They opted for the addition on the western portion of the property, thus the need for the setback variance. She showed a photo of the home to demonstrate that the addition would not hinder visibility from the street or create a safety issue.

MR. KELLER added that they thought about switching the addition, but it was not an ideal option because of the bedrooms, and they discarded the idea of a two-story because they did not want to hinder their neighbor's privacy.

JOANNE BOWDERY-DAVIS and JOHN DAVIS, the neighbors to the east who share a side wall, were present. MS. BOWDERY-DAVIS supported the request and believed the KELLERS made transforming improvements to their home that fit the neighborhood well.

COMMISSIONER SCHLOTTMAN said he was familiar with the area and asked the applicants if they would be amenable to holding this matter for 30 days to allow COMMISSIONER ROGAN to view the property. MS. KELLER offered to share a video she took from all angles, as she would prefer to proceed to complete the project by Christmas. The Commissioner advised that they could still submit the building permit application without the Commission's approval, and the process would take about 90 days. The KELLERS agreed to an abeyance.

CHAIR TAYLOR declared the Public Hearing closed.

Motion made by Trinity Haven Schlottman to Hold in Abeyance to 7/8/2025

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

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

25. 25-0164-SUP1 -SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CRISTHIAN P. HERNANDEZ - OWNER: NEVADA TRAIVAI AND SOMSAKE TRAIVAI - For possible action on a Land Use Entitlement project

request FOR A PROPOSED MOTOR VEHICLE SALES USE (USED VEHICLES) WITH A WAIVER TO ALLOW THE MINIMUM AREA FOR A SITE DESIGNATED EXCLUSIVELY FOR THE SALE OF USED MOTOR VEHICLES TO BE LESS THAN 25,000 SQUARE FEET at 1410 North Eastern Avenue (APN 139-25-101-012), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:

CHAIR TAYLOR declared the Public Hearing open.

JONATHAN BOYLES, Senior Planner, said staff found the proposed Motor Vehicle sales use supports the goals, policies, and objectives outlined in the City of Las Vegas Redevelopment Plan - Redevelopment Plan Area 2 by eliminating blight and deterioration of a commercial building that was previously vacant. Additionally, staff found the requested Waiver minimal, would not negatively impact adjacent commercial land uses and would be appropriate for this segment of Eastern Avenue. Therefore, staff found the use could be conducted in a harmonious and compatible manner with the surrounding area and recommended approval of this request. He noted that additional protest documents were received after publication.

CRISTHIAN HERNANDEZ said she was seeking approval for a used car dealership.

COMMISSIONER SCHLOTTMAN verified that one of the fences would be removed, and the Chair confirmed MS. HERNANDEZ'S concurrence with the conditions.

CHAIR TAYLOR declared the Public Hearing closed.

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

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

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

26. 25-0165 - PUBLIC HEARING - APPLICANT/OWNER: R & T SPARKS FAMILY TRUST, ET AL - For possible action on the following Land Use Entitlement project requests on 0.89 acres on the west side of Thom Boulevard, approximately 100 feet north of Donnie Avenue (APN 138-12-810-009), C-2 (General Commercial) Zone, Ward 5 (Summers-Armstrong). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

CHAIR TAYLOR declared the Public Hearing open for Items 26-26d.

JOSHUA NOLAN, Planner II, said the proposed Trucking Company and Vehicle Storage Facility use was too intense for the area, as evidenced by the requested Waiver to allow up to 37 commercial vehicles on the subject site at any one time where only five are allowed. The site is adjacent to properties zoned R-E (Residence Estates). The large commercial vehicles on the site may have loud engines and air braking systems that would create amplified noise levels, which could negatively impact the single-family homes in the surrounding area. As such, staff recommended denial of the Special Use Permit and Site Development Plan Review. Further, no evidence of a unique or extraordinary circumstance related to the physical characteristics of the property was presented to warrant the requested wall height Variance or Off-Site Variance. As such, the hardship was self-imposed; therefore, staff recommended denial of both Variance requests. Additional protest documentation was received after publication.

JIM DiFIORE, DiFiore Consulting and Business Services, appeared on behalf of NATHAN TAYLOR, consultant for the applicant, who could not be present, and with ELLIOT KING, landscaping business owner. MR. DiFIORE said the request was for a commercial parking lot with ingress and egress along Thom Boulevard, as well as landscaping trees and shrubs on the perimeter of the property. MR. TAYLOR met with COMMISSIONER MUNFORD and agreed to extend the sidewalk on Thom Boulevard to the end of the property and install landscaping. MR. DiFIORE requested approval subject to conditions and the two added conditions discussed with the Commissioner.

COMMISSIONER MUNFORD clarified with MR. ELLIOTT that the lot was for single-axle, three-quarter trucks for his landscaping business, which typically operated from 6:00 a.m. to 2:30 p.m., and that he would have no issue with concentrating the parking for the trucks in the rear of the property. The Commissioner requested his clarifications be added as conditions in addition to those discussed with MR. TAYLOR. FRED SOLIS, Planning Manager, read the added conditions for Item 26d (25-0165-SDR1), and JOSHUA EDELMAN, Senior Engineering Associate, read an amended Condition 7 for Item 26b (25-0165-VAR2), as clarified under Item 32.

After CHAIR TAYLOR verified the lot surface would be asphalt, MR. KING indicated he would not have any issue with installing the required number of trees, given he was in the landscaping business. The Chair asked MR. KING to work with staff about peppering in trees throughout the lot to minimize the heat island effect and confirmed that he was amenable to installing 36-inch box trees. MR. SOLIS drafted the requested added condition for 26d (25-0165-SDR1) regarding the tree size and confirmed that the applicant would submit a revised landscaping plan for Thom Boulevard and the interior parking lot before the City Council meeting.

See Items 26a-26d for related backup.

CHAIR TAYLOR declared the Public Hearing closed for Items 26-26d.

- 26a. 25-0165-VAR1 - VARIANCE - TO ALLOW AN EXISTING EIGHT-FOOT TALL SOLID FRONT YARD WALL WHERE FIVE FEET WITH A TWO-FOOT SOLID BASE IS THE MAXIMUM HEIGHT ALLOWED

Minutes:

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

Motion made by Stephen Munford to Approve Items 26a-26d subject to condition(s) with amended conditions for Items 26b and 26d

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

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

- 26b. 25-0165-VAR2 - VARIANCE - TO ALLOW NO OFFSITE IMPROVEMENTS WHERE SUCH ARE REQUIRED

Minutes:

See Items 26 and 32 for related discussion and Items 26-26d for related backup.

Motion made by Stephen Munford to Approve Items 26a-26d subject to condition(s) with amended conditions for Item 26d and amending Condition 7 as read for the record:

7. In accordance with Title 19.02.025.F, the applicant shall **install curb, gutter and sidewalk, and otherwise** make improvement contributions equal to 50 percent of the City's bond estimate costs for **other** deferred improvements on Thom Boulevard. Per 19.02.025.F, the street light contribution on Thom Boulevard may be reduced to 25 percent if a service is provided.

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

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

- 26c. 25-0165-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED TRUCKING COMPANY USE WITH A WAIVER TO ALLOW MORE THAN FIVE TRUCKS OR TRAILERS ON THE SITE AT ANY ONE TIME

Minutes:

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

Motion made by Stephen Munford to Approve Items 26a-26d subject to condition(s) with amended conditions for Items 26b and 26d

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

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

26d. 25-0165-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED TRUCKING COMPANY VEHICLE STORAGE FACILITY WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS

Minutes:

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

Motion made by Stephen Munford to Approve Items 26a-26d subject to conditions(s) with amended conditions for Item 26b and adding the following conditions as read for the record:

A. The applicant shall coordinate with the Department of Public Works and the Department of Community Development to determine the location of a five-foot sidewalk and a five-foot landscape buffer adjacent to Thom Boulevard prior to the submittal of building permits.

B. All truck parking shall be located to the rear of the property.

C. Business operation hours shall be limited to 5:30 a.m. to 4:00 p.m.

D. All trees on site shall be a minimum of 36-inch box.

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

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

27. 25-0176 - PUBLIC HEARING - APPLICANT/OWNER: 4HIM4LIFE, INC. - For possible action on the following Land Use Entitlement project requests on 4.50 acres at the northeast corner of Harris Avenue and Bruce Street (APNs 139-26-701-001 and 002), 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 27-27d.

FRED SOLIS, Planning Manager, stated that while additional residential units were needed and encouraged in east Las Vegas, the proposed development was considered too intense for the area as evidenced by the requested residential adjacency and parking variances. In addition, the applicant requested waivers to reduce landscape buffer widths and reduce the number of perimeter trees, which would contribute to the heat island effect in one of the hotter areas of the city. As such, staff recommended denial of the proposed project.

RICKI BARLOW, LV Access, LLC, appeared alongside applicant JAY NADY. MR. BARLOW pointed out that the AP (Associated Press) recently released an article about how Southern Nevada was addressing its affordable housing dilemma, and he submitted an article for the record. He read the first two pages of the Justification Letter included in the backup documentation for the meeting, describing the proposed project and speaking to the housing demands and how this project would benefit the community.

With respect to lot frontage, MR. BARLOW indicated that at one of the neighborhood meetings, the residents provided input on the plan design, which was worked on for two years. The residents along the eastern and northern property boundaries, and across the street on Harris Avenue asked that the buildings not be adjacent to their property lines. Consequently, the units were pushed toward the western property line as much as possible. Furthermore, when they worked with JORGE CERVANTES, who was with the Public Works Department at the time, and his staff, they were informed about the redesign of the intersection at Maryland Parkway and Bruce Street and were asked to consider the property needed for that Maryland Parkway project

and in response, receded the southern property line as much as possible to accommodate that request. Thus, meeting the condition for the northern property line with staff's assistance to ensure meeting the 3:1 ratio for the two-story buildings while designing a quality project.

Understanding that staff had to deny certain elements in strictly following the code; MR. BARLOW believed, however, that after working with all pertinent City of Las Vegas staff members, they submitted the best project design to meet the demand for affordable housing in Ward 3. He noted that they exceeded the requirement for open space and met the landscape standards and would be happy to add more landscaping if staff believed that standard was not met.

MR. BARLOW felt that given the Lennar housing development, the transit route and the area's workforce most likely only having one vehicle, there would be sufficient modes of transportation, thereby justifying the reduction in the number of parking spaces in exchange for providing more open space and an attractive, practical solution to a critical housing shortage in the core of the city of Las Vegas.

MR. BARLOW spoke about the accomplishments of MR. NADY, including serving as a boxing referee in Nevada, graduating from the University of Nevada, Reno (UNR), where he taught Accounting, and occupying the positions of President and CEO (Chief Executive Officer) at A Cab Taxi Company, which employs over 200 people.

MR. NADY said he practically lived at his business because it demanded a lot of his time, which was why he felt certain he could secure the financing for this project and monitor the site daily. When he got out of the U.S. Army in 1972, he taught at UNR and relocated to Las Vegas in 1984.

MICHAEL BOUCHER, ANTONIO BOUCHER, VANESSA VAZQUEZ and SALMA FLORES expressed opposition. MR. M. BOUCHER clarified that he was opposed for the reasons cited under Item 4. MR. A. BOUCHER indicated that Halle Hewetson Elementary School was the only school in the area, and there were approximately 1,000 children living in the area. With the housing projects from Lennar, the Blind Center of Nevada and this project, he did not believe there would be sufficient parking, as many residents in the area owned multiple vehicles. Regarding the comment about the reconstruction of Maryland Parkway, he emphasized that the corner of Maryland Parkway experienced bad vehicular accidents at least every two years due to Maryland Parkway being downhill and hitting the corner barrier. He alleged the proposed project would add at least 400 more vehicles to a neighborhood already saturated with vehicles. Given the elevation of this property, the residents would look into existing housing. MS. VAZQUEZ complained about not receiving notification for the neighborhood meeting and opposed building a multi-story structure. MS. FLORES said she was a 35-year resident in the neighborhood, did not receive information about any meeting and suggested a density reduction. She understood the need for housing but opposed the proposed project.

KEVIN CHILD and JOSE GARCIA were in support. MR. CHILD said housing is needed with so many schools in the area. As the former Vice President of the East Las Vegas Homeowners Association, MR. GARCIA understood the need for affordable housing in Las Vegas.

KEVEN GONZALEZ agreed that more housing was needed, but he wanted a better-planned project with trees, art, and pedestrian-friendly elements. He suggested lowering the number of units to accommodate amenities, focusing on green buffers and helping the development fit better. He felt the project required more thought to provide needed housing and urged the Commissioners to require a quality design plan.

MR. BARLOW appreciated the residents' comments and assured the Commissioners that two neighborhood meetings were held and well attended. He apologized to those who did not receive notification but explained that it was difficult to notify everyone for infill projects, as well as to gain support for them. Despite people understanding the need for affordable housing, nobody wanted it in their backyard, but MR. BARLOW emphasized that such projects needed to be built somewhere to satisfy the demand. He asserted that the project met Residential Adjacency Standards, pursuant to staff's requests. He offered to answer questions.

COMMISSIONER SCHLOTTMAN appreciated the applicant scheduling neighborhood meetings but wondered when they were held because he was not made aware of them. MR. BARLOW indicated the first meeting was held in 2023 and another in 2024, and then started working with staff from several departments, including

KATHI THOMAS-GIBSON, former director of Community Services, to ensure compliance. He underscored that the project initially included ground-level retail, but once the Lennar project at Cashman came into the picture, staff asked for a redesign to allow Lennar to include retail in their project on Las Vegas Boulevard.

COMMISSIONER SCHLOTTMAN felt removing the retail from the project was a good idea, as the current commercial zoning would create more traffic. He recalled an infill property on Rancho Drive that took several attempts before the residents accepted a project. According to the Justification Letter, significant landscaping would be included but staff's report claimed an exception was requested to allow 77 perimeter buffer trees where 92 were required. MR. SOLIS explained the spacing on the landscape plan was 30 feet on-center along the rights-of-way and the code requirement was 20 feet on-center. MESSRS. BARLOW and NADY were amenable to meeting that landscape requirement. The Commissioner believed the 242 parking spaces were adequate, since other parking exceptions made for downtown projects worked well, and the subject site was in proximity to Downtown Las Vegas. MR. BARLOW advised that staff asked for the building orientation to be such that the address would be off Harris Avenue; however, the address on the property deed was 800 North Bruce Street, which they preferred and the reason for the waiver request. Additionally, there would be an ingress point off Harris Avenue and ingress and egress points off Bruce Street. The property would be semi-gated due to the setbacks not allowing full gating. The open space would include ample landscaping to avoid a concrete campus.

COMMISSIONER WALSH asked why a neighborhood meeting was not held in 2025, to which MR. BARLOW replied that only one neighborhood meeting was required. After holding two meetings and obtaining the support of most of the residents, they started working with staff on adjustments to the application. MR. NADY added that everyone left the meetings satisfied with the proposed development.

CHAIR TAYLOR confirmed that each parking stall would be covered, which satisfied her concern about the urban heat island effect, and that all plant materials would meet the Southern Nevada Regional Plant List. MR. SOLIS clarified that a condition was included to require compliance with that list. In response to the Chair's concern about buffering the buildings, MR. BARLOW commented that they met the 3:1 ratio for the multi-story buildings and showed a drawing with the line of sight. MR. SOLIS interjected to say that staff did not receive that exhibit, and the plans provided showed the need for a variance due to the requested 81-foot setback where a 102-foot setback was required. MR. BARLOW offered to submit the exhibit, noting that he was under the impression that the ratio was met. As the Chair verified, he would continue to work with staff and MR. SOLIS agreed to meet. MR. BARLOW concurred to adding necessary landscaping and peppering in a few 36-inch box trees.

COMMISSIONER MUNFORD said there was a need for affordable housing in the area, and he was aware that MR. BARLOW had been working on this project for some time. He hoped the multiple housing projects would help meet that demand.

COMMISSIONER SCHLOTTMAN announced that approval by the City Council would prompt various studies for the project, including a traffic impact study, and would impose necessary safety measures. Being familiar with the area, he believed this project would be an enhancement. He asked the applicant to meet with the residents who indicated they were not aware of a neighborhood meeting, and MR. BARLOW said he would be happy to meet with them after the meeting. MR. SOLIS read an added condition for Item 27d (25-0176-SDR1), which the Commissioner said might address the exception of 77 trees where 92 were required, and MR. BARLOW concurred with the added condition and agreed to submit the line-of-sight exhibit to ensure compliance with the Residential Adjacency Standards.

See Item 4 for related discussion and Items 27a-27d for related backup.

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

27a. 25-0176-VAR1 - VARIANCE - TO ALLOW A 75-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 111 FEET IS REQUIRED

Minutes:

See Items 4 and 27 for related discussion and Items 27-27d for related backup.

Motion made by Trinity Haven Schlottman to Approve Items 27a-27d subject to condition(s) with amended conditions for Item 27d

NOTE: Due to technical difficulties, the video did not display the vote for Items 27a-27d.

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

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

27b. 25-0176-VAR2 - VARIANCE - TO ALLOW 242 PARKING SPACES WHERE 340 ARE REQUIRED

Minutes:

See Items 4 and 27 for related discussion and Items 27-27d for related backup.

Motion made by Trinity Haven Schlottman to Approve Items 27a-27d subject to condition(s) with amended conditions for Item 27d

NOTE: Due to technical difficulties, the video did not display the vote for Items 27a-27d.

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

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

27c. 25-0176-SUP1 - SPECIAL USE PERMIT - FOR A RESIDENTIAL, MULTI-FAMILY USE

Minutes:

See Items 4 and 27 for related discussion and Items 27-27d for related backup.

Motion made by Trinity Haven Schlottman to Approve Items 27a-27d subject to condition(s) with amended conditions for Item 27d

NOTE: Due to technical difficulties, the video did not display the vote for Items 27a-27d.

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

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

27d. 25-0176-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED THREE-STORY, 204-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER AND BUILDING ORIENTATION REQUIREMENTS

Minutes:

See Items 4 and 27 for related discussion and Items 27-27d for related backup.

Motion made by Trinity Haven Schlottman to Approve Items 27a-27d subject to condition(s) and adding the following condition as read for the record:

A. Perimeter landscape tree spacing along frontages of Bruce Street and Harris Avenue shall be a minimum of 20 feet on center.

NOTE: Due to technical difficulties, the video did not display the vote for Items 27a-27d.

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

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

28. 25-0177 - PUBLIC HEARING - APPLICANT/OWNER: D & W INC. - For possible action on the following Land Use Entitlement project requests on 11.77 acres at 240 North Jones Boulevard, Suites E and F (APN 138-25-417-001), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

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

JONATHAN BOYLES, Senior Planner, stated the expansion of the legal, non-conforming use and establishment of restricted gaming at the subject site was appropriate as proposed and would be compatible with adjacent commercial uses in the shopping center and within the surrounding area. Therefore, staff recommended approval of the requested Special Use Permits. He noted that additional protest documentation was received after publication.

DAVID BROWN said the request was for an expansion of an existing liquor store. He concurred with the conditions.

COMMISSIONER SCHLOTTMAN stated he and COMMISSIONER ROGAN had no issues with this request.

See Items 28a and 28b for related backup.

CHAIR TAYLOR declared the Public Hearing closed for Items 28-28b.

- 28a. 25-0177-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED GAMING ESTABLISHMENT, RESTRICTED USE (1 TO 5 MACHINES)

Minutes:

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

Motion made by Trinity Haven Schlottman to Approve Items 28a and 28b subject to condition(s)

NOTE: Due to technical difficulties, the video did not display the vote for Items 28a and 28b.

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

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

- 28b. 25-0177-SUP2 - SPECIAL USE PERMIT - FOR A MAJOR AMENDMENT TO AN APPROVED SPECIAL USE PERMIT (SUP-59535) FOR A PROPOSED 664 SQUARE-FOOT EXPANSION TO AN EXISTING 1,328 SQUARE-FOOT PACKAGE LIQUOR OFF-SALE ESTABLISHMENT USE (ALCOHOL, OFF-PREMISE FULL)

Minutes:

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

Motion made by Trinity Haven Schlottman to Approve Items 28a and 28b subject to condition(s)

NOTE: Due to technical difficulties, the video did not display the vote for Items 28a and 28b.

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

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

29. 25-0183-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT: ELECTRIC MUSHROOM - OWNER: 516 FREMONT SERIES OF THE HAM FREMONT, LLC - For possible action on a Land Use Entitlement project request TO ALLOW A PROPOSED WALL AND CANOPY SIGN THAT DO NOT CONFORM TO TITLE 19

DEVELOPMENT STANDARDS on 0.13 acres at 518 Fremont Street (APN 139-34-611-008), T6-UC (T6 Urban Core) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

Minutes:

CHAIR TAYLOR declared the Public Hearing open.

JOSHUA NOLAN, Planner II, stated that no evidence of a unique or extraordinary circumstance related to the physical characteristics of the property was presented to warrant the requested Variance. As such, the hardship was self-imposed. Therefore, staff recommended denial of this request.

MARK WHITEHOUSE felt the excessive square footage was justified, given the area's environment and uses. The oversized mushroom with neon and LED (light-emitting diode) lighting would attract people to the area. He noted that the surrounding business owners were in support and appreciated meeting with COMMISSIONER SCHLOTTMAN.

COMMISSIONER SCHLOTTMAN agreed that the proposed sign was a good fit for Fremont Street, and he confirmed MR.WHITEHOUSE was in concurrence with the conditions.

CHAIR TAYLOR declared the Public Hearing closed.

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

NOTE: Due to technical difficulties, the video did not display the vote for this item.

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

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

30. 25-0186-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JAVIER PATINO OCHOA - For possible action on a Land Use Entitlement project request TO ALLOW EXISTING RESIDENTIAL ACCESSORY STRUCTURES [SHADE STRUCTURE AND SHED] THAT DO NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR SETBACKS, DISTANCE SEPARATION, AND AESTHETIC COMPATIBILITY on 0.47 acres at 6701 Buckskin Avenue (APN 138-11-401-003), R-E (Residence Estates) Zone, Ward 5 (Summers-Armstrong). Staff recommends DENIAL.

Minutes:

CHAIR TAYLOR declared the Public Hearing open.

JOSHUA NOLAN, Planner II, said no evidence of a unique or extraordinary circumstance related to the physical characteristics of the property was presented to warrant the requested Variance. As such, the hardship was self-imposed. Therefore, staff recommended denial of this Variance request. He noted that additional protest documentation was received after publication.

EDGAR MONTALVO appeared representing the owner, JAVIER PATINO OCHOA, who was also present, and conceded that the elevation of the subject property was high, which was the reason the added structures were significantly above the wall height. The shade structure would provide shade for the pool, BBQ (barbeque) and bar areas, and they were working on materials for a more appealing look.

LAWRIE KINCHELOE, MATT CANEPA and KARLENE CANEPA adamantly opposed the subject application. MS. KINCHELOE said it was obvious the shade structure was constructed without permits because it was built within six months and abutted the property line wall, which was built too high by the previous owner. She was disappointed that she did not receive an acknowledgment of the letter she submitted to the City of Las Vegas, so she did not have to wait so long to speak. MR. CANEPA said the structure was an eyesore directly across from the front of his property and would devalue his property and others. He was concerned about the precedent the non-conforming structure would set for the neighborhood if approved and urged its removal. MS. CANEPA also expressed opposition from a neighbor who was out of town and stressed that everyone who visited her referred to the eyesore as a bandstand for a concert venue.

In rebuttal, MR. MONTALVO explained the wall was tall because the home was not at street level and alleged that it was six feet tall on the interior of the site. The structure had a commercial look because metal was used at the start of construction. However, he said they wanted to build a structure with wood planks similar to what he showed from a video on his iPhone, a copy of which was not submitted.

COMMISSIONER MUNFORD wanted the opportunity to view the property, as he was surprised with the images in the photos. He felt the height from the street view was overbearing. He asked if the structure could be redesigned in collaboration with the neighbors' input, noting he would prefer an abeyance to give the applicant time to resubmit drawings. MR. MONTALVO said they would reduce the height if necessary and they would be willing to schedule a meeting with the residents at the property so they could see the structure.

MR. PATINO indicated he wanted to build a shade structure to enjoy the pool but did not intend to create a nuisance. He converted the garage into a living space with all the necessary permits. After he started the project, he realized the height was too much, but he had already started construction and spent money on it.

COMMISSIONER WALSH regarded the structure as a monstrosity in the middle of a neighborhood that he could not support, and he understood why the residents were opposed. He hoped the applicant would redesign the project.

CHAIR TAYLOR declared the Public Hearing closed.

Motion made by Stephen Munford to Hold in Abeyance to 8/12/2025

NOTE: Due to technical difficulties, the video did not display the vote for this item.

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

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

DIRECTOR'S BUSINESS:

31. 25-0201 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to amend the City of Las Vegas 2050 Master Plan to modify certain general plan categories and corresponding compatible zoning districts, to amend LVMC 19.10 creating a new Transit-Oriented Development Overlay (TOD-O), amending other applicable chapters of LVMC Title 19, and to provide for other related matters. Staff recommends APPROVAL.

Minutes:

See Item 6 for related discussion and Items 31a and 31b for related backup.

- 31a. 25-0201-GPA1 - GENERAL PLAN AMENDMENT - TO AMEND THE CITY OF LAS VEGAS 2050 MASTER PLAN TO MODIFY CERTAIN GENERAL PLAN CATEGORIES AND CORRESPONDING COMPATIBLE ZONING DISTRICTS CONSISTENT WITH THE CREATION OF THE TRANSIT ORIENTED DEVELOPMENT OVERLAY DISTRICT (TOD-O)

Minutes:

See Item 6 for related discussion and Items 31-31b for related backup.

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 11 and 12 to 8/12/2025 and Items 13a-13e, 14a-14d, 16a-16c and 31a and 31b to 7/8/2025

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

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

- 31b. 25-0201-TXT1 - TEXT AMENDMENT - TO AMEND LVMC TITLE 19.10, CREATING THE TRANSIT ORIENTED DEVELOPMENT OVERLAY DISTRICT (TOD-O) AND AMENDING OTHER APPLICABLE CHAPTERS OF LVMC TITLE 19

Minutes:

See Item 6 for related discussion and Items 31-31b for related backup.

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 11 and 12 to 8/12/2025 and Items 13a-13e, 14a-14d, 16a-16c and 31a and 31b to 7/8/2025

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

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

Citizens Participation:

32. 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:

SETH FLOYD, Community Development Director, welcomed MACKENSIE CALDWELL, Planner I, to his staff. FRED SOLIS, Planning Manager, introduced MS. CALDWELL, who worked at the front counter for approximately one year before joining the case planning section.

For case 25-0165, JOSHUA EDELMAN, Senior Engineering Associate, said the clarification to Condition 7 was for Item 26b (25-0165-VAR2).

CHAIR TAYLOR stated that with the conclusion of the Nevada legislative session, COMMISSIONER KASAMA would resume her Vice-Chair duties. She thanked COMMISSIONER SCHLOTTMAN for stepping in as Vice-Chair on COMMISSIONER KASAMA's behalf and guiding her as Chair. COMMISSIONER SCHLOTTMAN said CHAIR TAYLOR had done a great job as Chair. He enjoyed guiding her over the past six months and looked forward to the next six months.

The meeting was adjourned at 8:57 p.m.

Respectfully submitted:



Gabriela Portillo-Brenner, Deputy City Clerk



Yvetta Lozoya, Deputy City Clerk

THIS MEETING WAS PROPERLY NOTICED AND POSTED AT THE FOLLOWING LOCATIONS
IN ACCORDANCE WITH THE NOTICING STANDARDS AS OUTLINED IN NRS 241.020:

The City of Las Vegas website – www.lasvegasnevada.gov
The Nevada Public Notice website – notice.nv.gov
City Hall, 495 South Main Street, 1st Floor