

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

August 12, 2025
6:00 PM

BUSINESS ITEMS:

1. Call to Order

Minutes:

CHAIR TAYLOR called the meeting to order at 6:03 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 KASAMA, SCHLOTTMAN, ROGAN, WALSH, DE SALVIO and MUNFORD

ALSO PRESENT: SETH FLOYD, Community Development Director; FRED SOLIS, Planning Manager; NICOLE EDDOWES, Community Development Coordinator; JONATHAN BOYLES and CHRISTIAN GATES, Senior Planners; JOSHUA EDELMAN, Senior Engineering Associate; LUCAS BARTLETT, Assistant Fire Protection Engineer; JOHN RIDILLA, Assistant City Attorney; GILLIAN BLOCK-SEGERBLOM, Deputy City Attorney II; and YVETT LOZOYA and GABRIELA PORTILLO-BRENNER, 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:

BRUCE COWAN voiced support for 25-0278 and 25-0278-SDR1 (Items 31 and 31b), noting he owned nearly 100 units in the downtown area and restores older properties. MR. COWAN expressed excitement towards the proposed development and felt the project should go higher than the planned four stories. He supported adding a swimming pool and believed great development in the East Fremont area would have a positive effect on the community. He opined additional housing would lower prices on the rental market. In addition, he thought there was lack of development in the East Fremont District and a four-story project, closer to City Hall, was welcomed. MR. COWAN stated there was a desire for younger people to buy and live in the area, and he explained the development would bring more economic activity. Lastly, he hoped the Commissioners would support the project and allow the developer to build up to eight stories.

5. For Possible Action to Approve the Final Minutes for the Planning Commission Meeting of July 8, 2025.

Motion made by Serena Kasama to Approve

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

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

6. For Possible Action - Any Items from the Planning Commission, staff and/or the applicant wish to be stricken or held in abeyance to a future meeting may be brought forward and acted upon at this time.

Minutes:

NICOLE EDDOWES, Community Development Coordinator, announced requests by the applicants to hold in abeyance Items 18a-18c, 19, 21a-21c, and 32a-32e to the September 9th Planning Commission meeting. She stated due to technical difficulties, Items 13, 14, and 15 were numbered incorrectly for the online agenda. In addition, the agenda summary page for Item 27 depicted the wrong agenda item, and a corrected version was submitted for the record.

Upon BOB GRONAUER'S request to hold in abeyance Item 24b indefinitely, MS. EDDOWES suggested tabling Item 24b, which MR. GRONAUER agreed.

Motion made by Serena Kasama to Hold in Abeyance Items 18a-18c, 19, 21a-21c, and 32a-32e to 9/9/2025 and Table Item 24b

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

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

CONSENT ITEMS:

Consent items are considered routine by the Planning Commission and may be enacted by one motion. However, any item may be discussed if a Commission member or applicant so desires.

7. 25-0245 - APPLICANT/OWNER: 923 PROPERTIES, LLC - For possible action on the following Land Use Entitlement project requests on 2.18 acres generally located at the southwest corner of Garces Avenue and 10th Street (APNs 139-34-810-074, 075, 101 through 105, and 139-34-812-003), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:

See Items 7a and 7b for related backup.

- 7a. 25-0245-EOT1 - THIRD EXTENSION OF TIME - SPECIAL USE PERMIT (SUP-76446) - FOR AN APPROVED MIXED-USE DEVELOPMENT

Minutes:

See Items 7-7b for related backup.

Motion made by Serena Kasama to Approve the Consent Agenda except Item(s) None with amended conditions for Item 8

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

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

- 7b. 25-0245-EOT2 - THIRD EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW (SDR-76448) - FOR AN APPROVED EIGHT-STORY MIXED-USE DEVELOPMENT CONSISTING OF 343 RESIDENTIAL UNITS AND 8,000 SQUARE FEET OF COMMERCIAL SPACE WITH WAIVERS TO ALLOW 331 PARKING SPACES WHERE 522 ARE REQUIRED; A 40-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 282 FEET IS REQUIRED; A ZERO-FOOT LANDSCAPE BUFFER ALONG PORTIONS OF THE NORTH PROPERTY LINE WHERE EIGHT FEET IS REQUIRED; AND A ZERO-FOOT LANDSCAPE BUFFER ON THE EAST, SOUTH, AND WEST PROPERTY LINES WHERE 15 FEET IS REQUIRED

Minutes:

See Items 7-7b for related backup.

Motion made by Serena Kasama to Approve the Consent Agenda except Item(s) None with amended conditions for Item 8

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

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

8. 25-0271-TMP1 - TENTATIVE MAP - SEC SHADOW LANE AND PINTO LANE - APPLICANT/OWNER: NEVADA HEALTH AND BIOSCIENCE ASSET CORPORATION - For possible action on a Land Use Entitlement project request FOR A ONE-LOT COMMERCIAL SUBDIVISION on 8.96 acres at the southeast corner of Shadow Lane and Pinto Lane (APN 139-33-305-020) T6-UG (T6 Urban General) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.

Motion made by Serena Kasama to Approve the Consent Agenda except Item(s) None and amending Condition 2 as read for the record:

2. The Final Map shall contain a note granting perpetual common access and parking across the entire subdivision **via drive aisles and driveways**.

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

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

9. 25-0275-TMP1 - TENTATIVE MAP - SUMMERLIN WEST VILLAGE 27 PARCEL "D" CUSTOM LOTS - APPLICANT/OWNER: THE HOWARD HUGHES COMPANY, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 39-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 52.29 acres at the terminus of Astra Canyon Drive, approximately 160 feet north of the Skyfall Point Drive intersection (APN 137-15-310-001), P-C (Planned Community) Zone [SF1 (Single Family Detached) Summerlin Special Land Use Designation], Ward 2 (Seaman). Staff recommends APPROVAL.

Motion made by Serena Kasama to Approve the Consent Agenda except Item(s) None with amended conditions for Item 8

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

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

ONE MOTION - ONE VOTE

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

10. 25-0101-VAR1 - VARIANCE - 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 TO ALLOW THE SUFFIX "WAY" ON A STRAIGHT NORTH-SOUTH STREET WHERE "STREET" IS REQUIRED on Willow Street south of Wellness Way, Ward 1 (Knudsen). Staff recommends APPROVAL.

Minutes:

CHAIR TAYLOR declared the Public Hearing open for Items 10-12. There being no one present to speak, she declared the Public Hearing closed for Items 10-12.

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

NOTE: The video does not reflect the vote accurately, in that Commissioner Rogan abstained from voting on Item 10, as he is an attorney for Clark County, which is the applicant.

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

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

11. 25-0185-SUP2 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: TEN15 HUNTRIDGE, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 2,198 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE WITH A WAIVER OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS FOR PARKING [AREA 2] at 608 South Maryland Parkway, Suite #110 (APN 139-34-801-013), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:

See Item 10 for related discussion.

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

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

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

12. 25-0273-VAC1 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: TRI POINTE HOMES OF NEVADA - For possible action on a Land Use Entitlement project request for a Petition to Vacate public drainage and public sewer easements generally located adjacent to the west side of the Alpine Ridge Way alignment, approximately 310 feet south of Kyle Canyon Road, (APN 126-01-401-006) Ward 6 (Brune). Staff recommends APPROVAL.

Minutes:

See Item 10 for related discussion.

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

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

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

PUBLIC HEARING ITEMS

13. ABEYANCE - 24-0185 - PUBLIC HEARING - APPLICANT: FRESH GENERAL SERVICES, LLC - OWNER: SATARAY PROPERTIES GROUP, LLC - For possible action of the following Land Use Entitlement project requests on 0.17 acres at 200 North Lamb Boulevard (APN 140-32-310-007), Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

Subsequent to Item 34, Items 13-13c and 14-14c were heard together.

CHAIR TAYLOR declared the Public Hearing open for Items 13-13c and 14-14c.

JONATHAN BOYLES, Senior Planner, reported the proposed Rezoning from R-1 (Single Family Residential) to P-O (Professional Office) is in conformance with the existing Office General Plan Designation under the East Las Vegas area of the Las Vegas 2050 Master Plan. However, staff did not support the requested rezoning due to the requested Variance for insufficient on-site parking, Waivers to not install required landscape buffers, and exceptions to not install required planting materials associated with the proposed development. Therefore, staff could not support the requested Rezoning, Variance and Site Development Plan Review for both projects. He noted additional documents for protest and support were received after publication.

GUILLERMO SATARAY, Fresh General Services, proposed a change from R-1 to a general office for

professional use, and he requested reduced parking spaces from six to five. MR. SATARAY stated the designer was in contact with MR. BOYLES, whom was helpful in providing the best design possible, and the parking spaces were turned to avoid the issue of people backing out onto land. Lastly, he said they were unable to provide the requested landscaping buffer for the north side of the project since that would take away the two additional parking spots they included, and he hoped the landscaping would make up for it.

COMMISSIONER SCHLOTTMAN recalled previously being in support of the application; however, at the time he wanted an SDR (Site Development Plan Review). He appreciated MR. SATARAY taking the Commissioner's advice and submitting the SDR application to bring forward a complete package showing the landscaping and how the parking would work. The Commissioner believed the properties along Lamb Boulevard were more suited for professional office versus a residential house, and he expressed his support.

COMMISSIONER SCHLOTTMAN confirmed with MR. SATARAY that he agreed to all conditions.

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

CHAIR TAYLOR declared the Public Hearing closed for Items 13-13c and 14-14c.

- 13a. ABEYANCE - 24-0185-ZON1 - REZONING - FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-O (PROFESSIONAL OFFICE)

Minutes:

See Items 6 and 13 for related discussion and Items 13-13c for related backup.

Motion made by Trinity Haven Schlottman to Approve Items 13a-13c subject to condition(s)

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

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

- 13b. 24-0185-VAR1 - VARIANCE - TO ALLOW FIVE PARKING SPACES WHERE SIX ARE REQUIRED

Minutes:

See Items 6 and 13 for related discussion and Items 13-13c for related backup.

Motion made by Trinity Haven Schlottman to Approve Items 13a-13c subject to condition(s)

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

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

- 13c. 24-0185-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR THE PROPOSED CONVERSION OF AN EXISTING SINGLE-FAMILY DWELLING INTO A 1,584 SQUARE-FOOT OFFICE DEVELOPMENT WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS

Minutes:

See Items 6 and 13 for related discussion and Items 13-13c for related backup.

Motion made by Trinity Haven Schlottman to Approve Items 13a-13c subject to condition(s)

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

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

14. ABEYANCE - 24-0186 - PUBLIC HEARING - APPLICANT: FRESH GENERAL SERVICES, LLC - OWNER: SATARAY PROPERTIES GROUP, LLC - For possible action of the following Land Use Entitlement project requests on 0.17 acres at 212 North Lamb Boulevard (APN 140-32-310-004), Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

See Items 6 and 13 for related discussion and Items 14a-14c for related backup.

- 14a. ABEYANCE - 24-0186-ZON1 - REZONING - FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-O (PROFESSIONAL OFFICE)

Minutes:

See Items 6 and 13 for related discussion and Items 14-14c for related backup.

Motion made by Trinity Haven Schlottman to Approve Items 14a-14c subject to condition(s)

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

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

- 14b. 24-0186-VAR1 - VARIANCE - TO ALLOW FIVE PARKING SPACES WHERE SIX ARE REQUIRED

Minutes:

See Items 6 and 13 for related discussion and Items 14-14c for related backup.

Motion made by Trinity Haven Schlottman to Approve Items 14a-14c subject to condition(s)

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

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

- 14c. 24-0186-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR THE PROPOSED CONVERSION OF AN EXISTING SINGLE-FAMILY DWELLING INTO A 1,736 SQUARE-FOOT OFFICE DEVELOPMENT WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS

Minutes:

See Items 6 and 13 for related discussion and Items 14-14c for related backup.

Motion made by Trinity Haven Schlottman to Approve Items 14a-14c subject to condition(s)

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

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

15. ABEYANCE - 25-0216 - PUBLIC HEARING - APPLICANT/OWNER: OPPORTUNITY VILLAGE - For possible action on the following Land Use Entitlement project requests on 17.49 acres on the east side of Thom Boulevard, between Rome Boulevard and Deer Springs Way (APN 125-24-701-037), C-V (Civic) Zone, Ward 6 (Brune). Staff recommends DENIAL on the Land Use Entitlement Project.

Minutes:

CHAIR TAYLOR declared the Public Hearing open for Items 15-15b.

CHRISTIAN GATES, Senior Planner, reported the proposed sign package is associated with a Variance to exceed the number of wall signs per tenant elevation, which staff found to be a self-imposed hardship. Therefore, staff recommended denial of all requested entitlements, subject to conditions if approved. He noted additional documents of protest and support were received after publication.

BOB BROWN, President and CEO (Chief Executive Officer) of Opportunity Village, stated the project was huge for the local nonprofit that raised \$50 million to build it. He explained that the project was housing for people with intellectual and developmental disabilities, and they had worked closely with the neighborhood. He said donor signs were put on the building since they had to raise the money locally. In addition, he mentioned they had 400 trees for planting, which went down to 387 trees since there was no room.

CHAIR TAYLOR questioned if the signs were on the buildings. MR. BROWN responded there was one monument sign next to the street, which was the Opportunity Village sign.

COMMISSIONER DE SALVIO wondered if the monument sign was against adjacent residential properties and if there was light pollution, and MR. BROWN noted the sign was across the street from the Costco parking lot. The Commissioner asked if the signs would be illuminated 24/7 or if they would have time restrictions. MR. BROWN was unsure whether the signs would be lit all night, stating there were ground lights shining upwards. For COMMISSIONER DE SALVIO, MR. BROWN confirmed the signs would advertise Opportunity Village and were static signs, not LED (light-emitting diode).

For CHAIR TAYLOR, MR. BROWN said the static sign would be on Rome Boulevard, across from the nearby shopping center, and the signs on the buildings did not have lighting. Further, he agreed to all conditions for CHAIR TAYLOR.

See Item 6 for related discussion and Items 15a and 15b for related backup.

CHAIR TAYLOR declared the Public Hearing closed for Items 15-15b.

15a. 25-0216-VAR1 - VARIANCE - TO ALLOW TWO WALL SIGNS PER TENANT OR BUILDING ELEVATION WHERE ONE SIGN IS THE MAXIMUM NUMBER ALLOWED

Minutes:

See Items 6 and 15 for related discussion and Items 15-15b for related backup.

Motion made by Jennifer Taylor to Approve Items 15a and 15b subject to condition(s)

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

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

15b. ABEYANCE - 25-0216-MSP1 - MASTER SIGN PLAN - FOR A MASTER SIGN PLAN FOR AN APPROVED SOCIAL SERVICES CAMPUS, MULTI-FAMILY RESIDENTIAL COMPLEX AND RETAIL DEVELOPMENT

Minutes:

See Items 6 and 15 for related discussion and Items 15-15b for related backup.

Motion made by Jennifer Taylor to Approve Items 15a and 15b subject to condition(s)

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

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

16. ABEYANCE - 24-0527-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: MARIA HERNANDEZ - For possible action on a Land Use Entitlement project request TO ALLOW TWO EXISTING PATIO COVERS THAT DO NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR SETBACKS AND AESTHETIC COMPATIBILITY; AND TO ALLOW AN EXISTING FRONT YARD WALL THAT EXCEEDS MAXIMUM HEIGHT STANDARDS on 0.13 acres at 1415 Crestwood Avenue (APN 162-02-616-029), R-1 (Single Family Residential) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

Minutes:

This item was heard subsequent to the One Motion One Vote agenda (Items 10-12).

CHAIR TAYLOR declared the Public Hearing open.

NICOLE EDDOWES, Community Development Coordinator, reported staff found the request to be a self-imposed hardship as the patio covers and fence were constructed without permits, and staff recommended denial of the request.

EMMA JIMENEZ, Neighborhood Outreach Specialist, translated for MARIA HERNANDEZ, applicant, who appeared alongside her daughter JUANITA MARTINEZ. MS. HERNANDEZ desired to save the patio that her late husband had constructed, noting the item had been heard before. She was asked to make the patio cover

aesthetically compatible with the remainder of the home and the dwelling. MS. MARTINEZ displayed renderings on the overhead, copies of which were submitted for the record.

COMMISSIONER SCHLOTTMAN stated the item was previously heard nine months ago, and he nearly made a motion for denial at the time; however, COMMISSIONER ROGAN requested to hold the item in abeyance so COMMISSIONER SCHLOTTMAN could visit and see if anything could be done. COMMISSIONER SCHLOTTMAN said the architect met on-site with himself and the SHIFT (Safe Home Improvements Funding & Training) Program and asked if the columns could be dressed up to appear more incorporated into the home. The Commissioner was impressed by the renderings and felt the design was more compatible and had his support.

COMMISSIONER ROGAN thought the redesign looked great and expressed his support.

NICOLE EDDOWES, Community Development Coordinator, amended Condition 4 and added a condition, which she read into the record.

CHAIR TAYLOR confirmed with MS. HERNANDEZ that she agreed to all conditions.

CHAIR TAYLOR declared the Public Hearing closed.

Motion made by Trinity Haven Schlottman to Approve subject to condition(s), amending Condition 4, and adding the following condition as read for the record:

4. A Variance is hereby **denied** to allow two patio covers that are not aesthetically compatible with the existing single-family dwelling onsite.

A. The patio cover and carport shall be in conformance with the elevations date stamped 8/12/25, except as amended by conditions herein.

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

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

17. ABEYANCE - 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:

This item was heard subsequent to Items 15-15b.

CHAIR TAYLOR declared the Public Hearing open for Items 17-17c.

CHRISTIAN GATES, Senior Planner, reported the proposed development modifications represented an attempt to overdevelop the subject site and would not be compatible or harmonious with existing development in the surrounding area, as evidenced by the required Variance of parking and loading space requirements and exception for a reduction in perimeter landscape buffer trees. Therefore, staff recommended denial of all requested entitlements, subject to conditions if approved.

NATHAN TAYLOR, representing the applicant, displayed a site plan on the overhead and said the project was approved two years prior; however, the project was brought back to request six additional bays, which were essentially empty space. Item 17a mentioned they were 43 parking spaces deficient, and MR. TAYLOR confirmed they had a parking agreement with the adjacent parcel that was also owned by the applicant. He displayed a rendering on the overhead to show the block wall with the exception of the six additional bays, noting there were condos on the other side of the wall. He recalled a previous conversation with COMMISSIONER SCHLOTTMAN regarding ensuring the project was aesthetically pleasing to nearby residents; therefore, they went with four different colors and a different color on the top of the building. MR. TAYLOR displayed an additional rendering of the front of the building and said the idea was to beautify the area.

COMMISSIONER SCHLOTTMAN remembered the project and agreed that they wanted more color in the back. He stated this project was extending the building further from what was previously approved and getting rid of the smog while the trees along the frontage of Bonanza Road remained intact. The Commissioner was not concerned with parking, considering the use as traffic would be quick. He supported the project based on the project's previous approval.

For COMMISSIONER SCHLOTTMAN, MR. TAYLOR agreed to all conditions.

See Items 17a-17c for related backup.

CHAIR TAYLOR declared the Public Hearing closed for Items 17-17c.

- 17a. ABEYANCE - 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 17 for related discussion and Items 17-17c for related backup.

Motion made by Trinity Haven Schlottman to Approve Items 17a-17c subject to condition(s)

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

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

- 17b. ABEYANCE - 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 17 for related discussion and Items 17-17c for related backup.

Motion made by Trinity Haven Schlottman to Approve Items 17a-17c subject to condition(s)

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

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

- 17c. ABEYANCE - 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 17 for related discussion and Items 17-17c for related backup.

Motion made by Trinity Haven Schlottman to Approve Items 17a-17c subject to condition(s)

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

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

18. ABEYANCE - 25-0091 - PUBLIC HEARING - APPLICANT: LAS VEGAS-KYLE CANYON CONVENANT GROUP, LLC - OWNER: ALPINE VILLAGE, LLC - For possible action on the following Land Use Entitlement project requests on 1.46 acres at the northwest corner of Kyle Canyon Road and Alpine Ridge Way (APN 126-01-301-016), Ward 6 (Brune). Staff recommends APPROVAL on 25-0091 [GPA1 AND ZON1]. Staff recommends DENIAL on 25-0091-SDR1.

Minutes:

See Item 6 for related discussion and Items 18a-18c for related backup.

- 18a. ABEYANCE - 25-0091-GPA1 - GENERAL PLAN AMENDMENT - FROM: PCD (PLANNED COMMUNITY DEVELOPMENT) TO: SC (SERVICE COMMERCIAL)

Minutes:

See Item 6 for related discussion and Items 18-18c for related backup.

Motion made by Serena Kasama to Hold in Abeyance Items 18a-18c, 19, 21a-21c, and 32a-32e to 9/9/2025 and Table Item 24b

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

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

- 18b. ABEYANCE - 25-0091-ZON1 - REZONING - FROM: U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: C-1 (LIMITED COMMERCIAL)

Minutes:

See Item 6 for related discussion and Items 18-18c for related backup.

Motion made by Serena Kasama to Hold in Abeyance Items 18a-18c, 19, 21a-21c, and 32a-32e to 9/9/2025 and Table Item 24b

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

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

- 18c. 25-0091-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED ONE STORY, 4,300 SQUARE-FOOT DENTAL OFFICE AND A ONE STORY, 2,500 SQUARE-FOOT RESTAURANT WITH DRIVE-THROUGH

Minutes:

See Item 6 for related discussion and Items 18-18c for related backup.

Motion made by Serena Kasama to Hold in Abeyance Items 18a-18c, 19, 21a-21c, and 32a-32e to 9/9/2025 and Table Item 24b

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

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

19. ABEYANCE - 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:

See Item 6 for related discussion.

Motion made by Serena Kasama to Hold in Abeyance Items 18a-18c, 19, 21a-21c, and 32a-32e to 9/9/2025 and Table Item 24b

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

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

20. ABEYANCE - 25-0207 - PUBLIC HEARING - APPLICANT: LOUREL DACOSTA - OWNER: LDC INVESTMENTS, LLC - For possible action on the following Land Use Entitlement project requests on 0.16 acres at 901 Shifting Sands Drive (APN 138-26-619-025), R-1 (Single Family Residential) Zone, Ward 5 (Summers-Armstrong). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

This item was trailed to allow time for the applicant to appear and heard subsequent to Items 31-31b.

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

JONATHAN BOYLES, Senior Planner, reported the subject site is not suitable for the proposed use, as there is already an established Community Residence located 185 feet southwest of the subject site, where a 660-foot separation is required from another Community Residence. Staff did not support the requested Special Use Permit because the proposed Community Residence, together with the existing Community Residence, would alter the residential character of the neighborhood by creating an institutional atmosphere due to the concentration of Community Residences on a block or adjoining blocks. With regards to the requested Variance to deviate from Title 19 rear yard setback development standards for an existing room addition, staff found that no evidence of a unique or extraordinary circumstance had been presented and that the applicant's hardship is preferential in nature. Therefore, staff recommended denial of requested Variance. He noted additional documents of protest and support were received after publication.

The applicant was not present to speak; therefore, COMMISSIONER MUNFORD agreed to abey the item once more.

See Items 20a and 20b for related backup.

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

- 20a. ABEYANCE - 25-0207-VAR1 - VARIANCE - TO ALLOW A SEVEN-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED FOR AN EXISTING HOME ADDITION

Minutes:

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

Motion made by Stephen Munford to Hold in Abeyance Items 20a and 20b to 9/9/2025

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

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

- 20b. ABEYANCE - 25-0207-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED COMMUNITY RESIDENCE (INCLUDING FAMILY COMMUNITY RESIDENCE AND TRANSITIONAL COMMUNITY RESIDENCE) USE

Minutes:

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

Motion made by Stephen Munford to Hold in Abeyance Items 20a and 20b to 9/9/2025

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

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

21. ABEYANCE - 25-0208 - PUBLIC HEARING - APPLICANT/OWNER: GRIND MODE 2, LLC - For possible action on the following Land Use Entitlement project requests on 2.00 acres at 2901 North Rancho Drive (APN 138-13-601-019), C-2 (General Commercial) Zone, Ward 5 (Summers-Armstrong). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

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

- 21a. ABEYANCE - 25-0208-VAR1 - VARIANCE - TO ALLOW ZERO ADDITIONAL PARKING SPACES WHERE SIX ADDITIONAL PARKING SPACES ARE REQUIRED FOR A PARKING IMPAIRED DEVELOPMENT

Minutes:

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

Motion made by Serena Kasama to Hold in Abeyance Items 18a-18c, 19, 21a-21c, and 32a-32e to 9/9/2025 and Table Item 24b

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

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

- 21b. ABEYANCE - 25-0208-SUP1 - SPECIAL USE PERMIT - FOR A MAJOR AMENDMENT TO AN APPROVED SPECIAL USE PERMIT (U-0128-96) FOR AN 818 SQUARE-FOOT REDUCTION OF AN EXISTING 3,600 SQUARE-FOOT CAR WASH OR AUTO DETAILING USE

Minutes:

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

Motion made by Serena Kasama to Hold in Abeyance Items 18a-18c, 19, 21a-21c, and 32a-32e to 9/9/2025 and Table Item 24b

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

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

- 21c. ABEYANCE - 25-0208-SUP2 - SPECIAL USE PERMIT - FOR A PROPOSED 4,931 SQUARE-FOOT ALCOHOL, OFF-PREMISE FULL USE

Minutes:

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

Motion made by Serena Kasama to Hold in Abeyance Items 18a-18c, 19, 21a-21c, and 32a-32e to 9/9/2025 and Table Item 24b

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

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

22. ABEYANCE - 25-0209 - PUBLIC HEARING - APPLICANT/OWNER: FREMONT VILLAGE, LLC - For possible action on the following Land Use Entitlement project requests on 4.08 acres at 50 North 21st Street (APN 139-35-804-011), R-4 (High Density Residential) Zone, Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

This item was heard subsequent to Items 17-17c.

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

CHRISTIAN GATES, Senior Planner, reported revised plans were received that increase the number of accessible parking spaces from one to five. However, a parking Variance is still required due to the proposed parking lot reconfiguration, which would remove additional parking spaces from an already impaired development to accommodate motor vehicle gates. While these changes may better accommodate vehicle queuing, staff found the resulting hardship to be self-imposed and preferential. Therefore, staff recommended denial of all requested entitlements, subject to conditions if approved. In addition, revised plans and a staff report was provided to the Commissioners, copies of which were submitted for the record.

The applicant was not present to speak; however, COMMISSIONER SCHLOTTMAN requested to hear the item. He was fine with the project and was unsure of the reasoning for the original abeyance. COMMISSIONER ROGAN believed the abeyance was due to the applicant making representations that the design of the parking lot was different than what was originally submitted, although the Commission was previously ready to approve the item.

COMMISSIONER SCHLOTTMAN thought the project had sufficient parking with 185 spaces where 226 were required, stating he lived in the area, and they were never over parked. He explained the request was to put in a gate and remove extra parking spaces, and he supported the item.

See Items 22a and 22b for related backup.

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

- 22a. ABEYANCE - 25-0209-VAR1 - VARIANCE - TO ALLOW 185 PARKING SPACES WHERE 226 PARKING SPACES ARE REQUIRED AND TO ALLOW ONE HANDICAP PARKING SPACE WHERE SEVEN ARE REQUIRED FOR AN EXISTING PARKING IMPAIRED DEVELOPMENT

Minutes:

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

Motion made by Trinity Haven Schlottman to Approve Items 22a and 22b subject to condition(s)

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

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

- 22b. ABEYANCE - 25-0209-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A MAJOR AMENDMENT TO AN APPROVED SITE DEVELOPMENT PLAN REVIEW (SDR-73305) FOR THE ADDITION OF VEHICLE GATES AND A PARKING LOT RECONFIGURATION

Minutes:

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

Motion made by Trinity Haven Schlottman to Approve Items 22a and 22b subject to condition(s)

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

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

23. ABEYANCE - 25-0222 - PUBLIC HEARING – APPLICANT/OWNER: JULIO CESAR ANGULO DIAZ, ET AL - For possible action on the following Land Use Entitlement project requests on 1.32 acres at the west side of Bradley Road, approximately 170 feet south of Alexander Road (APN 138-12-110-041), R-E (Residence Estates) Zone, Ward 5 (Summers-Armstrong). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

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

NICOLE EDDOWES, Community Development Coordinator, reported there was no hardship related to the site's physical characteristics and staff was unable to support the requested Variances.

On behalf of the applicant and property owner, LIZ OLSON displayed an aerial map on the overhead and stated the site was over 1.3 acres located south of Alexander Road along Bradley Road. She noted the site is zoned R-E (Residence Estates) and the owner desired splitting the property in half to build two custom homes, one for himself and one for his son. The width of a lot was required to be 100 feet, and the overall length of the site along Bradley Road was 195 feet; therefore, each lot was 2.5 feet short. However, the lots were each 28,000 square feet and significantly over the lot size requirement of 18,000 square feet for R-E.

For COMMISSIONER MUNFORD, MS. OLSON reiterated each lot was 2.5 feet short, which was rounded to

three feet. The Commissioner opined the lots were large, and he did not see an issue with approval. MS. OLSON confirmed with COMMISSIONER MUNFORD that she agreed to all conditions.

See Items 23a and 23b for related backup.

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

- 23a. ABEYANCE - 25-0222-VAR1 - VARIANCE - TO ALLOW A 97-FOOT LOT WIDTH WHERE 100 FEET IS REQUIRED [LOT 01]

Minutes:

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

Motion made by Stephen Munford to Approve Items 23a and 23b subject to condition(s)

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

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

- 23b. ABEYANCE - 25-0222-VAR2 - VARIANCE - TO ALLOW A 97-FOOT LOT WIDTH WHERE 100 FEET IS REQUIRED [LOT 02]

Minutes:

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

Motion made by Stephen Munford to Approve Items 23a and 23b subject to condition(s)

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

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

24. ABEYANCE - 25-0225 - PUBLIC HEARING - APPLICANT/OWNER: INTERNATIONAL CHURCH OF LAS VEGAS, INC., ET AL - For possible action on the following Land Use Entitlement project requests on 9.69 acres on the south side of Cliff Shadows Parkway, west of Reverence Parkway (APNs 137-12-401-010 and 011; and 137-12-410-003), PD (Planned Development) and U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] Zones, Ward 4 (Allen-Palenske). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

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

JONATHAN BOYLES, Senior Planner, reported the site is located near a freeway, away from existing single-family residential development and adjacent to open space, making the site an appropriate location for the proposed PD (Planned Development) zoning district. Staff emphasized that no development was proposed on the site at the time. Any future development within the PD zoning district would be subject to approval of a Site Development Plan Review (SDR), and a hillside review would be required on the site. Additionally, staff noted the easements to be vacated are no longer needed in their current configuration, and the right-of-way to be vacated is no longer needed to provide access to the adjacent parcels; therefore, staff recommended approval of the Rezoning and Petition of Vacation subject to conditions. He noted additional documents of protest and support were received after publication.

Representing the property owner, BOB GRONAUER explained Item 24a was a zone change to be placed in the Planned Development zoning category, so they could bring a project forward in the future. He said Item 24c was a Vacation application for government patent easements, which staff recommended approval since they were no longer required.

COMMISSIONER KASAMA believed the item was standard with the vacation of easements and she did not have any concerns. She looked forward to eventually seeing a developer come in.

CHAIR TAYLOR wondered if the developer would bring in a project that would include rental or ownership

opportunities. MR. GRONAUER responded that either option is possible, as the owner had conversations with developers for each side.

For CHAIR TAYLOR, MR. GRONAUER confirmed he agreed to all conditions.

See Items 24a-24c for related backup.

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

- 24a. ABEYANCE - 25-0225-ZON1 - REZONING - FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: PD (PLANNED DEVELOPMENT) [4.62 acres on APN 137-12-401-010]

Minutes:

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

Motion made by Serena Kasama to Approve Items 24a and 24c subject to condition(s)

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

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

- 24b. ABEYANCE - 25-0225-MOD1 - MAJOR MODIFICATION - TO AMEND THE LONE MOUNTAIN WEST MASTER DEVELOPMENT PLAN TO CHANGE LAND USE DESIGNATIONS FROM: L (LOW DENSITY) AND PF (PUBLIC FACILITIES) TO: MFM (MULTI-FAMILY MEDIUM)

Minutes:

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

Motion made by Serena Kasama to Hold in Abeyance Items 18a-18c, 19, 21a-21c, and 32a-32e to 9/9/2025 and Table Item 24b

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

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

- 24c. ABEYANCE - 25-0225-VAC1 - VACATION - PETITION TO VACATE U.S. GOVERNMENT PATENT EASEMENTS GENERALLY LOCATED SOUTH OF CLIFF SHADOWS PARKWAY AND WEST OF REVERENCE PARKWAY; AND PUBLIC RIGHT-OF-WAY WITHIN THE CHEYENNE AVENUE ALIGNMENT WEST OF CLARK COUNTY 215

Minutes:

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

Motion made by Serena Kasama to Approve Items 24a and 24c subject to condition(s)

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

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

25. 25-0107-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: NYC DEVELOPMENT, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED TWO-STORY, FOUR-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 0.17 acres at 213 Harrison Avenue (APN 139-27-111-007), T4-N (T4 Neighborhood) Zone, Ward 5 (Summers-Armstrong). Staff recommends APPROVAL.

Minutes:

CHAIR TAYLOR declared the Public Hearing open.

JONATHAN BOYLES, Senior Planner, reported the subject site is located in the Historic Westside District of

Downtown Las Vegas. The District is dominated by sparse low-rise residential neighborhoods and industrial zones. Two of the District's strengths are an abundance of open space and availability of parcels suitable for mid-to-large scale development easily accessible by all modes of transportation. For long-term success, the HUNDRED (Historic Urban Neighborhood Design Redevelopment) Plan, a visioning and strategic planning document prepared by the UNLV (University of Nevada, Las Vegas) Downtown Design Center, recommends promotion of contextual neighborhood infill and multifamily housing and appropriate amenities to stabilize the community. The proposed project is consistent with long term plans for the neighborhood. Staff found the proposed residential development is compatible with the adjacent development and redevelopment vision within the surrounding area of the subject site; therefore, staff recommended approval, subject to conditions. He noted additional documents of support were received after publication.

ADRIAN PLATA appeared alongside the applicant, JACINTO SANCHEZ. MR. PLATA displayed a site plan on the overhead, noting they worked with staff to comply with T4-N (T4 Neighborhood) zoning and meet the necessary requirements. He referred to the site plan to outline the steps leading up to the entry porch, a front landscaped area, the location of the two units, three rear parking spaces with one being ADA (Americans with Disabilities Act) compliant, and the space for two dumpsters in the rear. Additionally, he displayed a colored landscape site plan with the green depicting where landscaping would go, and he highlighted the common area, building footprint, parking, trash, and the covered walkway. The first and second floor plans were shown as MR. PLATA noted they were similar with two bedrooms and bathrooms for each unit. Lastly, he displayed flat elevations and renderings on the overhead.

COMMISSIONER MUNFORD stated he had no issues with the project and believed housing was needed in the area. He acknowledged staff's approval and felt the project aligned with other accomplishments in the Historic Westside. Moreover, the Commissioner said he had not received any calls or complaints regarding the project.

COMMISSIONER ROGAN noticed there were exterior stairs and wondered why not enclose the stairs. He thought projects were more compatible with existing residential areas when they resembled a home, and he felt the exterior stairs detracted from that. He asked if the stairs were a design choice or dictated by building code. MR. PLATA explained building code helped create the design and site. He displayed the second-floor plan, noting there needed to be an escape area, window and door access, and accessibility for the mechanical room. He opined enclosing the area would make the second floor dark. COMMISSIONER ROGAN confirmed with MR. PLATA that the plan was more of a design choice than a requirement by building code; however, MR. PLATA believed they could make it work if deeper analysis was encountered.

For COMMISSIONER MUNFORD, MR. PLATA agreed to all conditions.

CHAIR TAYLOR declared the Public Hearing closed.

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

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

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

26. 25-0144-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: PANTHER ACQUISITIONS, LLC - OWNER: CITY PARKWAY V, INC. - For possible action on a Land Use Entitlement project request FOR A PROPOSED FOUR-STORY, 103,200 SQUARE-FOOT MEDICAL OFFICE BUILDING INCLUDING 1,500 SQUARE FEET OF COMMERCIAL SPACE WITH WAIVERS OF THE SYMPHONY PARK DESIGN STANDARDS on 1.39 acres at the southeast corner of Robin Leach Lane and Promenade Place (APN 139-33-610-028), PD (Planned Development) Zone, Ward 5 (Summers-Armstrong). Staff recommends APPROVAL.

Minutes:

CHAIR TAYLOR declared the Public Hearing open.

CHRISTIAN GATES, Senior Planner, reported the proposed medical office development provided a unique opportunity to strengthen downtown's role as the major employment center and supported the goals envisioned in the Vision 2045 Downtown Las Vegas Master Plan in fostering healthcare to become one of the leading

industries that drives downtown's economy. Staff found the proposed development harmonious and compatible with the surrounding area and recommended approval of the Site Development Plan Review, subject to conditions. He noted a revised justification letter and staff report was provided to the Commissioners, copies of which were submitted for the record.

On behalf of Panther Acquisitions, JOHN CURRAN stated the group entered a Disposition and Development Agreement with the City of Las Vegas last October to acquire the westernmost 1.4-acre site of Parcel JK within Symphony Park. MR. CURRAN said part of the agreement was to develop a minimum of 100,000 square-foot medical office building, which was being presented. The project consisted of a four-story, 103,200 square-foot medical office building. He said the proposed designs were well received by the market and had great interest from high-quality medical users. He noted parking in the staff report indicated zero spaces; however, the City would design and construct a temporary parking lot on the balance of Parcel JK, which they would use on a temporary basis. In addition, they would utilize existing parking infrastructure in the adjacent parking garages, providing ample parking for the project. The City issued an RFP (request for proposals) for development proposals to balance the site and would eventually integrate with the project and provide additional parking. MR. CURRAN was pleased to work with staff, noting this was his first with the Symphony Park Design Review Committee, though he had many projects in the downtown area.

COMMISSIONER MUNFORD believed the project complimented the Lou Ruvo Center for Brain Health and he wondered if some tenants would also be complementing brain services. MR. CURRAN expected the project would serve as an expansion for the Cleveland Clinic and bring other high-quality medical offerings with the multi-tenant medical office building. The Commissioner opined the project would be great and compliment the area.

COMMISSIONER ROGAN questioned if the Symphony Park Design Review Committee took issue with the sighting for the materials and if there was an intention to change anything moving forward. MR. CURRAN responded they were working on providing a materials board and samples for the Committee, and he felt confident the product would be of high quality. He would ensure they were in constant communication with the Symphony Park Design Review Committee and that their approval process continued through the building process. Lastly, MR. CURRAN reiterated the project was well received by high-quality tenants and would be a nice addition to the streetscape and landscape of the area.

For COMMISSIONER MUNFORD, MR. CURRAN agreed to all conditions.

CHAIR TAYLOR declared the Public Hearing closed.

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

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

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

27. 25-0169-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JORGE LUIS YANEZ JIMENEZ - For possible action on a Land Use Entitlement project request TO ALLOW TWO PROPOSED RESIDENTIAL ACCESSORY STRUCTURES [CASITA AND STORAGE] THAT DO NOT CONFORM WITH TITLE 19.06 DEVELOPMENT STANDARDS FOR SIZE, COVERAGE AND SEPARATION on 0.14 acres at 505 Holland Avenue (APN 139-22-310-064), R-1 (Single Family Residential) Zone, Ward 5 (Summers-Armstrong). Staff recommends DENIAL.

Minutes:

CHAIR TAYLOR declared the Public Hearing open.

NICOLE EDDOWES, Community Development Coordinator, said staff found the request to be a self-imposed hardship as the proposed structures could be redesigned to meet Title 19 standards. Therefore, staff recommended denial of the Variance. She noted a document of protest was received after publication.

JAIME DE LA VEGA, representing the owner, displayed a site plan on the overhead as he said the property is a 6,500 square-foot lot and the existing residence is 884 square feet. The patio cover plans were submitted to the Building Department for permitting, and the proposed addition was 624 square feet. The rear and side setbacks

were each five feet and there was a seven foot 10 inch separation from the patio cover. The floor plan was displayed on the overhead as MR. DE LA VEGA pointed out the layout of the living area, full bathroom and bedroom, and the remainder of the space was unfinished storage. He stated the owners did not desire to sell or rent the property and instead would be for their older son to live. The construction was started without permits, which Code Enforcement stopped, and the owners apologized and wished to comply with building codes and City regulations. Lastly, elevations were displayed on the overhead to show the project after construction is finished. MR. DE LA VEGA believed the project was a simple structure and compatible with the existing residence.

MR. DE LA VEGA confirmed for COMMISSIONER MUNFORD that the units were previously rented out and this would be the primary residence. The Commissioner explained the initial concern was multiple units being rented out, which the property was not zoned for; however, per MR. DE LA VEGA the owners understood and accepted the conditions. COMMISSIONER MUNFORD understood the storage area should have accessibility to the residential area, and MS. EDDOWES verified all interior rooms should have access due to fire safety concerns; therefore, the separation wall between the living unit and the storage unit would need to be fire rated. MR. DE LA VEGA agreed to an added condition to include a door from the unit to the storage area. COMMISSIONER MUNFORD acknowledged the cost of housing and believed family members living in the structure would be fine, so long as it did not become a multi-family unit.

MS. EDDOWES amended Condition 2 and added a condition, which she read for the record.

For COMMISSIONER MUNFORD, MR. DE LA VEGA agreed to all conditions.

See Item 6 for related discussion.

CHAIR TAYLOR declared the Public Hearing closed.

Motion made by Stephen Munford to Approve subject to condition(s), amending Condition 2, and adding the following condition as read for the record:

2. A Variance is hereby **denied**, to allow a zero-foot separation from another structure where six feet is required.

A. A doorway shall be provided between the living portion and the storage portion of the accessory structure.

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

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

28. 25-0182-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: PETERSEN MANAGEMENT, LLC - OWNER: MADISON CHURCH, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED PARKING FACILITY CONCURRENT WITH AN APPROVED MIXED-USE DEVELOPMENT WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 0.80 acres at 300 South 7th Street (APN 139-34-710-035), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

Minutes:

CHAIR TAYLOR declared the Public Hearing open.

JONATHAN BOYLES, Senior Planner, said staff supported efforts to meet the demand for additional parking in the downtown area. However, in this particular area development standards do not encourage temporary parking lots. As such, staff supported providing perimeter and interior landscaping as required by Title 19; therefore, staff recommended denial of the requested Site Development Plan Review. He noted additional documents of support were received after publication.

On behalf of the applicant and property owner, LIZ OLSON displayed an aerial map of the .8 acre located on 7th Street and Bridger Avenue, across the street from Las Vegas Academy of the Arts. There is an existing building and parking lot on the north side, and the building was being operated by a church, which had since moved. The church was also operating the parking lot without the appropriate entitlements, and the property

was sold to MS. OLSON'S client. Prior to this application, there was a mixed-use development approved on the site. The owner wanted to continue using the paid parking lot, while he decides what to do with the property. In order to bring the parking lot up to code, the owner would restripe all of the internal lines and parking spaces. A photo was displayed depicting the three landscape diamonds along 7th Street. The applicant was proposing to provide landscaping with trees, and code would require them to provide all of the landscaping internally to the site, as well as more landscaping along the perimeter. This would require the concrete to be torn up and irrigation to be put in if mixed-use development would be moved forward. To ensure the trees would be mature, MS. OLSON suggested a proposed condition related to the trees in the diamond areas, which MS. EDDOWES read into the record.

COMMISSIONER SCHLOTTMAN remembered the parking lot prior to 2017 and knew there were other development plans on the property. Therefore, he felt fine with restriping the parking lot, since parking was needed in the area, and he supported the item.

CHAIR TAYLOR was thankful for the larger trees for the three planters and wished more could be done for the interior. She hoped for a project that could better expand the urban forestry for the area as part of the 2050 Master Plan.

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. Large, fast-growing trees as indicated in the Southern Nevada Regional Planning Coalition regional plant list. The size at planting would be a minimum of a 3-inch caliper measured 6 inches above ground at the time of planting.

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

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

29. 25-0262-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DWANE GLENN MARTINSON - For possible action on a Land Use Entitlement project request TO ALLOW EXISTING RESIDENTIAL ACCESSORY STRUCTURES [SHED AND STABLES], A PROPOSED RESIDENTIAL ACCESSORY STRUCTURE [DETACHED GARAGE], AND AN EXISTING FRONT YARD WALL THAT DO NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR SETBACKS, SEPARATION AND SOLID WALL HEIGHT on 0.47 acres at 5471 Florine Street (APN 138-01-406-004), R-E (Residence Estates) Zone, Ward 5 (Summers-Armstrong). Staff recommends DENIAL.

Minutes:

CHAIR TAYLOR declared the Public Hearing open.

CHRISTIAN GATES, Senior Planner, stated the Variance request was the result of an open code enforcement case. No unique or extraordinary circumstance related the physical characteristics of the property had been presented to warrant the requested Variance. As such, the hardship is self-imposed and staff recommended denial of the Variance request, subject to conditions if approved. He noted additional letters of support were received after publication.

TODD HARGROVE, Tuff Shed, appeared representing the owner who was also present, DWANE GLENN MARTINSON. MR. HARGROVE stated the project began as a detached garage project and escalated into other actions that needed to be addressed. They desired to have a 20-foot setback from the front, which required a 50-foot setback. The reason for the setback request was due to a septic leach field behind the 50-foot setback, and they were working with the Southern Nevada Health District. Another issue was the existing stable that had a zero setback at the rear property line. The other shed that was under 200 square feet is under 4.5 square feet from the house, and both sheds were stuccoed and tiled. The front fence was wrought iron and had wood panel slats. MR. HARGROVE explained the customer desired to go that route in order to mute the car lights on Bradley Road.

For COMMISSIONER MUNFORD, MR. HARGROVE confirmed the house was built in 1962 and displayed the

accessor's copy on the overhead, which showed the stable. MR. MARTINSON confirmed there were no horses on site, and MR. HARGROVE said the stable was being used as storage and craft space. Further, he explained they wanted a garage since there was none on the property, which would go next to the existing driveway. A photo was displayed to depict where the septic leach field was and where the garage would be located. COMMISSIONER MUNFORD verified with MR. MARTINSON that other properties in the area were similar single-family homes. MR. MARTINSON believed the garage was important to have for the aesthetics, to avoid heat for his vehicle, and due to people racing on Bradley Road. He also thought the garage would reduce noise going into his home. He submitted a copy of three direct neighbor signatures for the record, noting the neighbors supported the fence, pool house, stables, and garage. MR. MARTINSON added he had been in the neighborhood for three years and noted surrounding neighbors were building new homes. He worked on the project for over two years with MR. HARGROVE, and he expressed excitement to move forward with the project.

COMMISSIONER MUNFORD understood Tuff Shed triggered issues with code, however because of the community and age of the home he did not see an issue for approval. He was familiar with the area, stating that many of the properties had horses and sheds.

CHAIR TAYLOR declared the Public Hearing closed.

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

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

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

30. 25-0277 - PUBLIC HEARING - APPLICANT: PLATINUM MANAGEMENT GROUP 6, LLC - OWNER: MY CHARLESTON PLAZA, LLC - For possible action on the following Land Use Entitlement project requests on 0.87 acres at 5100 and 5104 West Charleston Boulevard (APNs 138-36-803-008 and 138-36-803-011), 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 30-30b.

JONATHAN BOYLES, Senior Planner, stated the proposed uses would operate within a commercial building designed to accommodate a variety of commercial uses and were consistent with the uses allowed in the C-1 (Limited Commercial) zoning district. The requested Special Use Permits met their respective minimum requirements; therefore, staff recommended approval of the requested Special Use Permits, subject to conditions. He noted additional documents of protest and support were received after publication.

DAVID BROWN appeared on behalf of the applicant and requested to have a liquor store with four gaming machines. He appreciated staff's recommendation for approval and was in agreement with all conditions.

COMMISSIONER ROGAN reiterated staff's recommendation for approval and did not have any issues with the project.

See Items 30a and 30b for related backup.

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

- 30a. 25-0277-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED GAMING ESTABLISHMENT, RESTRICTED USE (1 TO 5 MACHINES)

Minutes:

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

Motion made by Jeff Rogan to Approve Items 30a and 30b subject to condition(s)

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

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

30b. 25-0277-SUP2 - SPECIAL USE PERMIT - FOR A PROPOSED 2,800 SQUARE-FOOT ALCOHOL, OFF-PREMISE FULL USE

Minutes:

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

Motion made by Jeff Rogan to Approve Items 30a and 30b subject to condition(s)

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

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

31. 25-0278 - PUBLIC HEARING - APPLICANT/OWNER: GMD PROPERTIES, LLC - For possible action on the following Land Use Entitlement project requests on 0.69 acres on the west side of 10th Street, approximately 205 feet north of Stewart Avenue (APNs 139-35-112-005 and 139-35-211-008), T5-N (T5 Neighborhood) Zone, Ward 5 (Summers-Armstrong). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

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

CHRISTIAN GATES, Senior Planner, said regarding the Vacation request, staff had no objection to the Petition to Vacate. Overall, the proposed multi-family residential development generally provided the desired form of development in the Fremont East District and zoning district, despite minor Waivers for design adjustments. Therefore, staff found the infill development would be compatible with the surrounding area and recommended approval of all entitlements, subject to conditions. He noted additional letters of support were received after publication.

KEN SMALL, SSA Architecture, appeared alongside JONATHAN ADAME, SSA Architecture, and stated the project received a notice of final action three years prior that had expired, and they requested reinstatement. MR. SMALL displayed a site plan on the overhead, showing minor modifications that were made, including pool removal at the suggestion of staff. The white exterior was changed to a colored version to break up the massing of the building and appear more hospitable to the area. He believed the project would be a good credit to the area, provide financially attainable housing, and enhance the local economy. He explained the four-story building had landscaping modified to meet landscaping requirements. Additionally, a floor plan was displayed as MR. SMALL said there would be accessible units available for persons with disabilities. Another change included the staircase being enclosed on the exterior; however, everything else remained the same as before for the project, and MR. SMALL considered the changes to be enhancements.

COMMISSIONER MUNFORD believed this was a good project, and MR. SMALL reiterated the pool was removed at the suggestion of staff and would be replaced with landscaping. For the Commissioner, MR. SMALL noted there was an elevator, and the project consisted of 24 one-bedroom units and 12 two-bedroom units. In addition, the elevator would be accessible to the upper-level tenants. Regarding the street landscaping, MR. SMALL displayed a landscape plan on the overhead, with landscaping on the Southern Nevada Water Authority's recommended list. COMMISSIONER MUNFORD wondered about the timeline and if the project was going to be an extension. MR. SMALL clarified the construction documents had expired. He believed there would be a one-year process to create new construction documents, do civil engineering, and prepare the bids, and he opined it would take about two years to start construction.

For COMMISSIONER DE SALVIO, MR. SMALL confirmed the upper levels had ADA (Americans with Disabilities Act) compliant rooms as they were required to be dispersed according to federal regulations. The Commissioner wondered how ADA individuals would be able to access the upper floors with one elevator. MR. SMALL believed the maintenance issues would be less likely for the new elevator and building, since modern elevators were fairly dependable. He explained this would be a hydraulic elevator.

COMMISSIONER MUNFORD asked if there would be a property management plan to ensure the property is well-maintained, and MR. SMALL confirmed there would be on-site management on the property.

For COMMISSIONER ROGAN, MR. SMALL said the facade was articulated and the patios and overhangs were protruding.

MR. SMALL agreed to all conditions for COMMISSIONER MUNFORD.

See Item 4 for related discussion and Items 31a and 31b for related backup.

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

- 31a. 25-0278-VAC1 - VACATION - PETITION TO VACATE A PORTION OF A PUBLIC ALLEY SOUTH OF MESQUITE AVENUE BETWEEN 9TH STREET AND 10TH STREET

Minutes:

See Items 4 and 31 for related discussion and Items 31-31b for related backup.

Motion made by Stephen Munford to Approve Items 31a and 31b subject to condition(s)

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

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

- 31b. 25-0278-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED FOUR-STORY, 36-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF TITLE 19.09 FORM-BASED CODE DEVELOPMENT STANDARDS

Minutes:

See Items 4 and 31 for related discussion and Items 31-31b for related backup.

Motion made by Stephen Munford to Approve Items 31a and 31b subject to condition(s)

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

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

32. 25-0286 - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: UNITED STATES OF AMERICA - For possible action on Land Use Entitlement project requests on approximately 940 acres on the north side of Moccasin Road, approximately 1,600 feet east of US Highway 95 (APNs: Multiple), Ward 6 (Brune). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

See Items 6 and 35 for related discussion and Items 32a-32e for related backup.

- 32a. 25-0286-ZON1 - REZONING - FROM: U (UNDEVELOPED) [TND (TRADITIONAL NEIGHBORHOOD DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: T-D (TRADITIONAL DEVELOPMENT)

Minutes:

See Items 6 and 35 for related discussion and Items 32-32e for related backup.

Motion made by Serena Kasama to Hold in Abeyance Items 18a-18c, 19, 21a-21c, and 32a-32e to 9/9/2025 and Table Item 24b

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

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

- 32b. 25-0286-VAC1 – VACATION – PETITION TO VACATE PORTIONS OF BLM RIGHT-OF-WAY GRANT EASEMENTS ON THE NORTH SIDE OF MOCCASIN ROAD NEAR THE N SKYE CANYON PARK DRIVE ALIGNMENT

Minutes:

See Items 6 and 35 for related discussion and Items 32-32e for related backup.

Motion made by Serena Kasama to Hold in Abeyance Items 18a-18c, 19, 21a-21c, and 32a-32e to 9/9/2025 and Table Item 24b

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

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

- 32c. 25-0286-TMP1 - TENTATIVE MAP - BLM 940 - FOR A PROPOSED 29-LOT SUBDIVISION [PARENT TENTATIVE MAP]

Minutes:

See Items 6 and 35 for related discussion and Items 32-32e for related backup.

Motion made by Serena Kasama to Hold in Abeyance Items 18a-18c, 19, 21a-21c, and 32a-32e to 9/9/2025 and Table Item 24b

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

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

- 32d. 25-0286-DIR1 - DIRECTOR'S BUSINESS - REGARDING THE ADOPTION OF THE MONUMENT HILLS DEVELOPMENT AGREEMENT BETWEEN THE CITY OF LAS VEGAS AND MONUMENT HILLS PARTNERS, LLC

Minutes:

See Items 6 and 35 for related discussion and Items 32-32e for related backup.

Motion made by Serena Kasama to Hold in Abeyance Items 18a-18c, 19, 21a-21c, and 32a-32e to 9/9/2025 and Table Item 24b

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

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

- 32e. 25-0286-DIR2 - DIRECTOR'S BUSINESS - REGARDING THE ADOPTION OF THE MONUMENT HILLS PARKS AGREEMENT BETWEEN THE CITY OF LAS VEGAS AND MONUMENT HILLS PARTNERS, LLC

Minutes:

See Items 6 and 35 for related discussion and Items 32-32e for related backup.

Motion made by Serena Kasama to Hold in Abeyance Items 18a-18c, 19, 21a-21c, and 32a-32e to 9/9/2025 and Table Item 24b

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

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

DIRECTOR'S BUSINESS:

33. 25-0179-DIR1 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion for possible action on adopting the Charleston Special Area Plan for the Charleston Area, Ward 1 (Knudsen) and Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:

This item was heard subsequent to Item 16.

CHAIR TAYLOR declared the Public Hearing open.

MARCO VELOTTA, Planning Project Manager, utilized a PowerPoint presentation, a copy of which was submitted for the record, to present the Charleston 2050 Special Area Plan, which he advised was prepared by Happy Cities and was focused on infill and redevelopment. He said special area plans allow the community to provide input and help implement the 2050 Master Plan. MR. VELOTTA stated that this plan includes Downtown Las Vegas and infrastructure within the Las Vegas Medical District, and he displayed a map from the presentation showing additional comprising neighborhoods, including the Meadows, Charleston Heights, and Rainbow Park. He listed community challenges as the lack of parks and public space, diverse housing types, safety for pedestrians and bicyclists, and inaccessibility to schools. He clarified that the special area plan would repurpose commercial land uses and add residential uses and transit-oriented development. Regarding public outreach, he explained that Happy Cities held several stakeholder sessions and events with involvement from COUNCILMAN BRIAN KNUDSEN to show the vision for the community. MR. VELOTTA advised that community responses included a desire for safer streets, more trees and shade, and additional public gathering spaces, which were divided into four areas of action: safer streets, better public space and amenities, diverse housing choices, and redevelopment and infill.

Safer streets involved supporting active transportation, since rates of automobile ownership in the area is lower than the citywide average. Further, MR. VELOTTA explained that RTC's (Regional Transportation Commission of Southern Nevada) Let's Go Charleston initiative was an alternatives analysis funded by the Federal Transit Administration to consider creating high-capacity transit on Charleston Boulevard to link Summerlin with Downtown Las Vegas and East Las Vegas. He conceded that the Let's Go Charleston initiative was in the early phase and compared the process to bus rapid transit under construction on Maryland Parkway corridor. He said there were opportunities to make the streets near Charleston Boulevard more pedestrian friendly, which included infrastructure improvements to slow traffic. MR. VELOTTA noted that Alta Drive and Oakey Boulevard were major collector streets with bike infrastructure that could be improved with buffering. In terms of recreation, there was a gap along the south end of Sahara Avenue, and he stated that neighborhoods were underserved by City facilities and recreational opportunities. Policies and recommendations included acquisitions of land and new parks, creating pocket parks, and looking for ways that parks and open space could be put in different needed areas. Another recommendation was to bring a civic amenity to Charleston Boulevard. Regarding housing, MR. VELOTTA said legislation in the past session acknowledged commercial land use and how residential can fit into commercial zoning. In addition, there were opportunities within Charleston Boulevard for additional infill and development on some of the arterial strips to fit more dwelling units while not disrupting established neighborhoods. New development would be focused on the major corridors increasing density, bringing buildings up to the street to make them more pedestrian friendly, providing attainable housing, and increasing incentive levels to provide building permit fees offset. Diverse housing looked at opportunities to address Title 19 for zoning standards set in place for inner ring suburbs. Legislation pushed all municipalities in Nevada to review their zoning codes to limit impediments to building new housing or see how zoning could make more housing. More dwelling units could be inserted with affordable housing options and incentives. RDA (Redevelopment Area) 2 was within the Charleston Boulevard area and had an overlay with existing transit-oriented development (TOD) land uses, which provided the opportunity to focus on better using underutilized sites and making land use more efficient.

MR. VELOTTA acknowledged the tabling of TOD-O (Overlay) zoning standards at the previous Commission meeting and said they would come back with revised dimensional standards and more thought on mixed-use dimensions and parking. That would be a key feature of both the Alternatives Analysis and implementing the Special Area Plan. Additionally, changes would occur to Title 19's parking standards, including minimums for different uses, changing specific standards for parking, and a tax amendment to review how parking standards intersect with the implementation of the plan. The goal was to reduce the need for providing additional parking or trying to fit parking in areas that would result in a Variance application. Further, two bills from the Legislative session could be incorporated into code for the incentivization of TOD. Tax increment areas was City-sponsored and allowed for TIF (Tax Increment Financing) to occur outside of a redevelopment district and expand incentives for attainable housing. Finally, an Urban Forestry Management Plan and Tree Ordinance to address the heat island effect would be completed by the end of the year.

COMMISSIONER ROGAN complimented staff and Happy Cities for their outreach, and he believed the conclusions reached were reflective of people's changing philosophy regarding development in the Charleston Boulevard area. He thought people were less opposed to redevelopment since realizing the benefits. However, he had concerns regarding implementation and thought they needed to be more proactive with special area

plans and slow down the streets to ensure safety, noting this applied to parks as well. He felt the City should search for parcels that could be purchased and developed into parks as opposed to waiting for a developer to include parks. He was unsure how City staff would accomplish this, but he looked forward to future updates.

COMMISSIONER SCHLOTTMAN had similar concerns as COMMISSIONER ROGAN with the Nuestro Futuro East Las Vegas Plan, however he expressed exciting things that were coming to fruition. He appreciated the RDA (Redevelopment Agency) and staff for reviewing the plans and pushing neighborhood plans forward. Lastly, he thanked MR. VELOTTA for his efforts and looked forward to seeing items in the plan come to life.

COMMISSIONER WALSH asked if there was a tentative date or if the project would start in phases. He noted Valley View Boulevard and Charleston Boulevard were under construction with box sewer systems going into the street. He did not appreciate when streets were torn out after new sewers were placed and the capital projects were completed, as he felt it was not cost efficient. Additionally, he questioned if the focus groups were all online. MR. VELOTTA responded that most of the outreach was completed in person and there were several meetings held in City Hall, the Mirabelli Community Center, and in the community. There were online focus groups targeted to a subset of developers from across the country. He noted this was the second plan, which was also available in Spanish and could be found on the City's website. The Commissioner believed there was lack of sufficient outreach to the communities west of Buffalo Drive, and he questioned the validity of the surveys. Lastly, he stated he could not support the project. SETH FLOYD, Community Development Director, clarified the project ended at Buffalo Drive, noting he lived in the furthest west neighborhood and the boundary was at Ward 1. For COMMISSIONER WALSH, he confirmed the Let's Go Charleston RTC project was related but a separate outreach was run through RTC from Summerlin to the east end of Charleston Boulevard. The Commissioner emphasized how this would impact other communities that were not put into the fold. He opined that bus systems on Charleston Boulevard were hardly used and wondered if time and resources were being wasted. MR. VELOTTA advised that this was through a separate consultant team, NELSON\NYGAARD, and they were looking at ridership and different opportunities for public outreach were still available. COMMISSIONER WALSH expressed interest in seeing the traffic study for Charleston Boulevard, since it gets congested, opining that a split rail system would cause more issues, since it was a widely used road into Red Rock Canyon. He recommended establishing a focus group from Buffalo Drive and people within the area.

For COMMISSIONER DE SALVIO, MR. VELOTTA clarified a light rail system was one of several considerations that would be discussed further. He advised engineering and right-of-way acquisition would still be required, stating there was no funding for the infrastructure or operations. He used Maryland Parkway as an example of taking more than 10 years to be planned and built, noting it could take more than five years before center running BRT (bus rapid transit), a light rail system, or standard bus service is constructed.

COMMISSIONER MUNFORD acknowledged PRESIDENT DONALD TRUMP'S BBB (One Big Beautiful Bill Act) that was passed and included OZ (Opportunity Zones) zones 2.0. The Commissioner referred to the Opportunity Zone map, stating many of the areas along the Charleston corridor and older parts of Las Vegas were left out. He felt it was critical to let the Governor know that the areas needed to be included with OZ 2.0. He worked for a company that worked on Hylo Park Arena and the Gateway Project for the City of North Las Vegas, which was funded by the OZ zones. MR. VELOTTA stated that census data was sent into the first round of Opportunity Zones, and the process would be similar to the Under the Jobs Act in 2017. He assured the elected officials and City management were aware and would ensure tracks are identified.

CHAIR TAYLOR thanked MR. VELOTTA for his work and another wonderful special area plan. She referred to the Housing PowerPoint slide that addressed diverse housing options and wondered if there was any consideration of what was needed from the perspective of owned versus rented. MR. VELOTTA responded there was a 60-40 split in terms of renters versus owners, which fluctuated over time. For the surrounding areas of Downtown Las Vegas, there were more rentals than owners. However, the idea was to have a range of housing types. The TOD Ordinance had several zoning districts included, such as R-3 (Medium Density Residential), R-4 (High Density Residential), and R-TH (Single Family Attached) for townhouse zoning. He wanted to see more of an integration of ownership options with rental options, noting affordable housing incentives were set up so it would be agnostic. CHAIR TAYLOR looked forward to the Urban Forestry and Tree Ordinance. She wondered if the intent was for the Ordinance to get overlaid into the Special Area Plan to ensure walkability on the streets, which MR. VELOTTA confirmed.

CHAIR TAYLOR declared the Public Hearing closed.

Motion made by Jeff Rogan to Approve

NOTE: The video does not reflect the vote accurately, in that Commissioner Rogan requested his vote be reflected in the affirmative.

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

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

34. 25-0285-DIR1 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS REDEVELOPMENT AGENCY - For possible action on a request for a Review OF A PRELIMINARY PLAN FOR CONSIDERATION OF REDEVELOPMENT AREA 3, Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:

CHAIR TAYLOR declared the Public Hearing open.

TRACY REICH, Redevelopment Manager, appeared to discuss the first steps in creating a new redevelopment area for the East Las Vegas area and requested approval for the proposed study area. She thanked the Citizens Advisory Committee to the Redevelopment Agency (CAC) and ALEX STRAWSER, Senior Economic Development Specialist, for their work. MS. REICH utilized a PowerPoint presentation, a copy of which was submitted for the record, as she noted the Nuestro Futuro Special Area Plan was adopted in June 2023 for East Las Vegas with a core idea of creating a sense of place with mixed-use hubs through redevelopment of aging commercial areas. The plan highlighted the benefits of redevelopment with the recommendation of expanding redevelopment area boundaries to include East Las Vegas. Redevelopment areas had tools that could be used to create specific outcomes within an area, which included purchasing land, working with land owners, infrastructure upgrades, and incentives for private investment. Further, redevelopment is also used to eliminate blight and strengthen neighborhoods through residential, retail, and commercial projects. The plan called for expanding Redevelopment Area 1, which sunsets in 2045; however, it was determined that creating a new redevelopment area would be more beneficial.

MS. REICH read the steps to creating a new redevelopment area from the PowerPoint presentation, noting they were similar to expanding an existing one. The proposed designated study area was based on the recommendations within the East Las Vegas Plan. CAC reviewed, discussed, and made recommendations on the proposed area. City staff drove the East Last Vegas area, noting conditions of property and potential redevelopment sites and corridors; thereupon, the study area was created from the process. A colored City Limit map was displayed showing Redevelopment Areas 1 and 2 as MS. REICH advised the yellow area was the far east boundary of Redevelopment Area 1. Another City Limit map depicted the City of Las Vegas jurisdictional boundaries in yellow lines around the map, and the light blue was the new proposed study area for Redevelopment Area 3. The next steps to create Redevelopment Area 3 include the proposed study being submitted to the Redevelopment Agency for approval, which then would be submitted to City Council for approval on September 17th. If approved, staff would begin the blight study and public outreach, and MS. REICH anticipated a significant amount of bilingual outreach. Lastly, a redevelopment plan would be drafted per NRS (Nevada Revised Statutes) 279.578, and the proposed plan would be brought to the Commission by spring of next year. MS. REICH requested approval of the proposed study area for Redevelopment Area 3 in East Las Vegas.

COMMISSIONER SCHLOTTMAN stated he served on CAC and worked with MS. REICH and MR. STRAWSER. He acknowledged the confusion received from people about creating a new redevelopment area, noting oftentimes people thought of entertainment districts, medical districts, and restaurants. However, when he and SAM CHERRY drove the neighborhood they saw many CVS Pharmacies and older buildings, and he thought there were many neighborhood services that could go into the buildings. In addition, the CAC members did not believe this could be an expansion to an existing redevelopment area due to the incremental dollars being collected in taxes potentially being used in other areas. They desired every dollar generated to be reinvested into the neighborhood and developments, and the only way to guarantee that was to create a new redevelopment area.

CHAIR TAYLOR declared the Public Hearing closed.

Motion made by Trinity Haven Schlottman to Approve

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

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

Citizens Participation:

35. 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:

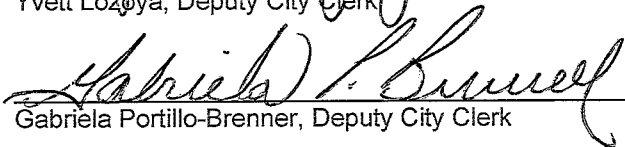
PAUL HINSHAW stated he lived in the cul-de-sac across the development for Items 32-32e, and he was saddened about the development. He wondered how far down the development would reach, which he hoped would stop at Skye Canyon Drive. He worried the development would go towards Four Views Street and be against the Tule Springs Conservation area near the fossil beds. MR. HINSHAW requested clarification, since he could not read the roads listed from the postcards. SETH FLOYD, Community Development Director, directed MR. HINSHAW to the City's meeting website so he could zoom in on the backup documentation as opposed to reading the small postcards. He said the applicant would return to present, and he offered to provide MR. HINSHAW information to reach out to the applicant prior to the next meeting.

The meeting was adjourned at 8:53 p.m.

Respectfully submitted:



Yvett Lozoya, Deputy City Clerk



Gabriela Portillo-Brenner, 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