

Mayor Shelley Berkley (At-Large)
Mayor Pro Tem Brian Knudsen (Ward 1)
Councilwoman Kara Kelley (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 Serena Kasama, Chair
Commissioner Trinity Haven Schlottman, Vice
Chair
Commissioner Jeff Rogan
Commissioner Jennifer Taylor
Commissioner Louis De Salvio
Commissioner Lindsey Lebo
Ward 5 (Vacant)

Planning Commission Minutes

Council Chambers - 495 South Main Street - Phone 702-229-6011
City of Las Vegas Internet Address: www.lasvegasnevada.gov

February 10, 2026
6:00 PM

BUSINESS ITEMS:

1. Call to Order

Minutes:

CHAIR KASAMA called the meeting to order at 6:11 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 KASAMA and COMMISSIONERS SCHLOTTMAN, ROGAN, TAYLOR (excused until 6:12 p.m.), DE SALVIO and LEBO (NOTE: The Ward 5 seat representative is vacant until filled.)

ALSO PRESENT: PETER LOWENSTEIN, Deputy Community Development Director; FRED SOLIS, Planning Manager, NICOLE EDDOWES, Community Development Coordinator; CHRISTIAN GATES, Senior Planner; CASSANDRA SERNA, Planner II; HOLDEN WEISMAN, Planner II; LUCIEN PAET, Engineering Project Manager; DAVID CROSS, Fire Plans Review Section Manager; JOHN RIDILLA, Assistant City Attorney; GILLIAN BLOCK-SEGERBLOM, Deputy City Attorney II; and GABRIELA PORTILLO-BRENNER and YVETT LOZOYA, Deputy City Clerks

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

Minutes:

SEBASTIAN CRAWFORD spoke about the high cost of housing, which he felt the City of Las Vegas was not addressing. He urged action to help resolve the issue.

5. For Possible Action to Approve the Final Minutes for the Planning Commission Meeting of January 13, 2026.

Motion made by Trinity Haven Schlottman to Approve

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

For-Serena Kasama, Jeff Rogan, Trinity Haven Schlottman, Louis De Salvio, Lindsey Lebo, 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 13a-13d, 14a and 14b and 16 to March 10, 2026, and to withdraw without prejudice Item 17 and by staff to hold in abeyance Items 20 and 35 to the same date. Additionally, COMMISSIONER ROGAN and ROBERT CUNNINGHAM, Taney Engineering, respectively requested Items 33 and 18 be held in abeyance to March 10, 2026.

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 13a-13d, 14a and 14b, 16, 18, 20, 33 and 35 to 3/10/2026 and Withdraw without Prejudice Item 17

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

For-Serena Kasama, Jeff Rogan, Trinity Haven Schlottman, Louis De Salvio, Lindsey Lebo, 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. 25-0576-TMP1 - TENTATIVE MAP - SUMMERLIN VILLAGE 27 PARCEL C - APPLICANT: PN II, LLC - OWNER: THE HOWARD HUGHES COMPANY, LLC - For possible action on a Land Use Entitlement project request FOR A 71-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on the east side of Park Drift Trail, approximately 756 feet north of Sunset Run Drive (APN 137-15-410-001), P-C (Planned Community) Zone [SF2 (Single Family Detached - 6 Units per Acre) Summerlin Special Land Use Designation], Ward 2 (Kelley). Staff recommends APPROVAL.

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

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

For-Serena Kasama, Jeff Rogan, Trinity Haven Schlottman, Louis De Salvio, Lindsey Lebo, Jennifer Taylor;

8. 25-0601-TMP1 - TENTATIVE MAP - SUMMERLIN VILLAGE 27 PARCEL A - CANYON VISTA - APPLICANT: TRI POINTE HOMES - OWNER: THE HOWARD HUGHES COMPANY, LLC - For possible action on a Land Use Entitlement project request FOR A 74-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 19.64 acres on the south side of the Park Drift Trail alignment, approximately 1,015 feet west of Lake Mead Boulevard (APN 137-15-817-001), P-C (Planned Community) Zone [SFSD (Single Family Special Lot Development) Summerlin Special Land Use Designation], Ward 2 (Kelley). Staff recommends APPROVAL.

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

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

For-Serena Kasama, Jeff Rogan, Trinity Haven Schlottman, Louis De Salvio, Lindsey Lebo, Jennifer Taylor;

ONE MOTION - ONE VOTE

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

9. 25-0555-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MUSTAPHA RABBAJ - OWNER: VMC PROPERTIES, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED

MASSAGE ESTABLISHMENT USE WITH WAIVERS OF DISTANCE SEPARATION REQUIREMENTS FROM A CHURCH/HOUSE OF WORSHIP, SCHOOL, CITY PARK, INDIVIDUAL CHILD CARE CENTER LICENSED FOR MORE THAN 12 CHILDREN AND A MASSAGE ESTABLISHMENT at 2441 Tech Center Court, Suite #109 (APN 138-15-410-065), C-PB (Planned Business Park) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.

Minutes:

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

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

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

For-Serena Kasama, Jeff Rogan, Trinity Haven Schlottman, Louis De Salvio, Lindsey Lebo, Jennifer Taylor;

10. 25-0599-SUP1 - SPECIAL USE PERMIT - APPLICANT: TU CASA TRES, LLC - OWNER: SUNRISE INVESTMENT HOLDINGS, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED ALCOHOL, ON-PREMISE FULL USE WITH AN OUTDOOR PATIO AREA at 1401 South Commerce Street (APN 162-03-210-001), C-M (Commercial / Industrial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:

See Item 9 for related discussion.

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

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

For-Serena Kasama, Jeff Rogan, Trinity Haven Schlottman, Louis De Salvio, Lindsey Lebo, Jennifer Taylor;

PUBLIC HEARING ITEMS

11. 25-0304-VAR1 - REMANDED TO PLANNING COMMISSION - VARIANCE - PUBLIC HEARING - APPLICANT: YANCHAO FAN - OWNER: YONGQING YUAN AND SHUNDAN XIAO - For possible action on a Land Use Entitlement project request FOR A PROPOSED RESIDENTIAL ACCESSORY STRUCTURE [GYM] THAT DOES NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR SETBACKS on 0.48 acres at 1540 South Tenaya Way (APN 163-03-601-005), R-E (Residence Estates) Zone, Ward 1 (Knudsen). NOTE: This item was remanded back to the Planning Commission for the redesign and reconsideration. Staff recommends DENIAL.

Minutes:

This item was heard after Item 32.

CHAIR KASAMA declared the Public Hearing open.

NICOLE EDDOWES, Community Development Coordinator, reported this item was remanded back to the Planning Commission for reconsideration of a design change that is in the supplemental packet. While the setbacks were altered, they still did not meet Title 19 and staff recommended denial.

YONGQING YUAN, owner, stated the backyard is at a deep slope, which made it difficult to make any adjustments toward the front. Therefore, they proposed making an adjustment to the side yard and ordered the gym equipment nine months ago, which required specific measurements. She showed photos of the vacant side property and of the location of the proposed gym, noting that her neighbors were in support. She added that there would be no noise from the gym. MS. YUAN submitted photos for the record.

COMMISSIONER ROGAN said that he initially received a complaint from a neighbor; however, all the neighbors seemed to be in support. The problem was the location of the pool and the dimensional requirements for the gym, making it difficult to construct elsewhere in the rear yard. Additionally, construction started before pulling the permit. He commented that setback requirements were often necessitated by the eaves of the building, but if no one had an issue in this case, he would move forward.

CHAIR KASAMA declared the Public Hearing closed.

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

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

For-Serena Kasama, Jeff Rogan, Trinity Haven Schlottman, Louis De Salvio, Jennifer Taylor; Against-Lindsey Lebo;

12. RENOTIFICATION - 25-0466 - REMANDED BACK TO PLANNING COMMISSION - PUBLIC HEARING - APPLICANT: RHYTHM ROAST, INC. - OWNER: BJH PROPERTY, LLC - For possible action on the following Land Use Entitlement project requests on 0.97 acres at 2747 North Rainbow Boulevard (APN 138-15-701-002), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). NOTE: This item was remanded back to the Planning Commission for consideration DUE TO INCREASING AN INTENSIFICATION OF THE ORIGINAL REQUEST. THE CHANGES INCREASE THE PARKING REQUIREMENTS FOR THE PROPOSED ALCOHOL, ON-PREMISE FULL USE. Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

CHAIR KASAMA declared the Public Hearing open for Items 12-12b.

NICOLE EDDOWES, Community Development Coordinator, stated this item was remanded back to the Planning Commission for reconsideration as the square-footage of the proposed establishment increased from 2,962 square feet to 3,800 square feet, thus intensifying the parking variance from 39 where 43 was required to 39 where 76 is required. Staff's recommendation remained denial on both the Variance and Special Use Permit. Additional support documentation was received after publication.

GEORGE ROSS, representing the applicant, explained the business operator was looking to predominantly operate a coffee shop and serve alcohol in the evening at this location, which was vacant for many years.

COMMISSIONER ROGAN questioned the difference between the original proposal and the proposal to the City Council. MR. ROSS responded that the square footage of the back of the house was changed to provide more open area for the customers and the outdoor seating was eliminated. The Commissioner asked about changes to the parking standards for the area, and MS. EDDOWES replied that the current standard was one parking space per 50 square feet of public area and one space per 200 square feet of back of house. With this information, COMMISSIONER ROGAN determined that the applicant would meet the new parking standards. PETER LOWENSTEIN, Deputy Community Planning Director, reminded the Commissioner that the application was under the current parking standards. The Commissioner felt comfortable with the subject application, based on the proposed parking standards.

See Items 12a and 12b for related backup.

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

Motion made by Jeff Rogan to Approve Items 12a and 12b subject to condition(s)

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

For-Serena Kasama, Jeff Rogan, Trinity Haven Schlottman, Louis De Salvio, Lindsey Lebo, Jennifer Taylor;

- 12a. RENOTIFICATION - 25-0466-VAR1 - REMANDED BACK TO PLANNING COMMISSION - VARIANCE - TO ALLOW 39 PARKING SPACES WHERE 76 ARE REQUIRED

Minutes:

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

Motion made by Jeff Rogan to Approve Items 12a and 12b subject to condition(s)

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

For-Serena Kasama, Jeff Rogan, Trinity Haven Schlottman, Louis De Salvio, Lindsey Lebo, Jennifer Taylor;

- 12b. RENOTIFICATION - 25-0466-SUP1 - REMANDED BACK TO PLANNING COMMISSION - SPECIAL USE PERMIT - FOR A PROPOSED 3,800 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE

Minutes:

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

Motion made by Jeff Rogan to Approve Items 12a and 12b subject to condition(s)

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

For-Serena Kasama, Jeff Rogan, Trinity Haven Schlottman, Louis De Salvio, Lindsey Lebo, Jennifer Taylor;

13. ABEYANCE - 25-0472 - PUBLIC HEARING - APPLICANT/OWNER: ROSALIO MENDOZA NAVARRO - For possible action on the following Land Use Entitlement project requests on 0.84 acres at 1622 and 1630 Sunset Drive (APNs 139-19-812-012 and 013), M (Industrial) Zone, Ward 5 (Summers-Armstrong). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

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

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 13a-13d, 14a and 14b, 16, 18, 20, 33 and 35 to 3/10/2026 and Withdraw without Prejudice Item 17

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

For-Serena Kasama, Jeff Rogan, Trinity Haven Schlottman, Louis De Salvio, Lindsey Lebo, Jennifer Taylor;

- 13a. ABEYANCE - 25-0472-VAR1 - VARIANCE - TO ALLOW A TWO-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED

Minutes:

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

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 13a-13d, 14a and 14b, 16, 18, 20, 33 and 35 to 3/10/2026 and Withdraw without Prejudice Item 17

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

For-Serena Kasama, Jeff Rogan, Trinity Haven Schlottman, Louis De Salvio, Lindsey Lebo, Jennifer Taylor;

- 13b. ABEYANCE - 25-0472-VAR2 - VARIANCE - TO ALLOW EXISTING PERIMETER WALLS AND FENCES THAT DO NOT CONFORM TO TITLE 19.08 OUTDOOR STORAGE SCREENING REQUIREMENTS

Minutes:

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

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 13a-13d, 14a and 14b, 16, 18, 20, 33 and 35 to 3/10/2026 and Withdraw without Prejudice Item 17

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

For-Serena Kasama, Jeff Rogan, Trinity Haven Schlottman, Louis De Salvio, Lindsey Lebo, Jennifer Taylor;

13c. ABEYANCE - 25-0472-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED SALVAGE OR RECLAMATION OF PRODUCTS (OUTDOOR) USE

Minutes:

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

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 13a-13d, 14a and 14b, 16, 18, 20, 33 and 35 to 3/10/2026 and Withdraw without Prejudice Item 17

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

For-Serena Kasama, Jeff Rogan, Trinity Haven Schlottman, Louis De Salvio, Lindsey Lebo, Jennifer Taylor;

13d. ABEYANCE - 25-0472-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED SALVAGE OR RECLAMATION OF PRODUCTS (OUTDOOR) DEVELOPMENT WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS AND BUILDING FACADE DEVELOPMENT STANDARDS; AND TO ALLOW CHAIN LINK PERIMETER FENCING AND BARBED WIRE WHERE SUCH IS NOT ALLOWED

Minutes:

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

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 13a-13d, 14a and 14b, 16, 18, 20, 33 and 35 to 3/10/2026 and Withdraw without Prejudice Item 17

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

For-Serena Kasama, Jeff Rogan, Trinity Haven Schlottman, Louis De Salvio, Lindsey Lebo, Jennifer Taylor;

14. ABEYANCE - 25-0355 - PUBLIC HEARING - APPLICANT/OWNER: Y&B INVESTMENTS, LLC - For possible action on the following Land Use Entitlement project requests at 2521 South Fort Apache Road, Suite #101 (APN 163-07-501-012), C-1 (Limited Commercial) Zone, Ward 2 (Kelley). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

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

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 13a-13d, 14a and 14b, 16, 18, 20, 33 and 35 to 3/10/2026 and Withdraw without Prejudice Item 17

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

For-Serena Kasama, Jeff Rogan, Trinity Haven Schlottman, Louis De Salvio, Lindsey Lebo, Jennifer Taylor;

14a. ABEYANCE - 25-0355-VAR1 - VARIANCE - TO ALLOW 28 PARKING SPACES WHERE 40 ARE REQUIRED

Minutes:

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

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 13a-13d, 14a and 14b, 16, 18, 20, 33 and 35 to 3/10/2026 and Withdraw without Prejudice Item 17

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

For-Serena Kasama, Jeff Rogan, Trinity Haven Schlottman, Louis De Salvio, Lindsey Lebo, Jennifer Taylor;

14b. ABEYANCE - 25-0355-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED ONE-STORY 337 SQUARE-FOOT ADDITION TO AN EXISTING 4,987 SQUARE-FOOT COMMERCIAL DEVELOPMENT

Minutes:

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

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 13a-13d, 14a and 14b, 16, 18, 20, 33 and 35 to 3/10/2026 and Withdraw without Prejudice Item 17

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

For-Serena Kasama, Jeff Rogan, Trinity Haven Schlottman, Louis De Salvio, Lindsey Lebo, Jennifer Taylor;

15. ABEYANCE - 25-0502-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CHERIE R. TONKIN - For possible action on a Land Use Entitlement project request TO ALLOW AN EXISTING SIDE YARD FENCE, EXISTING REAR YARD FENCE AND EXISTING RESIDENTIAL ACCESSORY STRUCTURE [SHED] THAT DO NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR HEIGHT AND SETBACKS on 0.16 acres at 5881 Wildhorse Ledge Avenue (APN 125-13-110-044), R-PD3 (Residential Planned Development - 3 Units per Acre) Zone, Ward 6 (Brune). Staff recommends DENIAL.

Minutes:

CHAIR KASAMA declared the Public Hearing open.

CASSANDRA SERNA, Planner II, stated that no evidence of a unique or extraordinary circumstance was presented, in that the applicant created a self-imposed hardship by constructing the fences and shed without permits that did not meet Title 19 height and setback requirements. Therefore, staff recommended denial of the request. She noted there was a revised staff report in the supplemental packet.

JESSICA LANE, Proficient Patios, representing the applicant, stated the request was for zero setback reduction for building privacy lattice walls on existing rear and side walls to shield the property from the backyard neighbor's huge storage shed, as well as either side yard neighbors. The lattice addition matched the paint color of the home. MS. LANE noted there was no homeowners association for this neighborhood.

COMMISSIONER TAYLOR saw the site from a neighbors' viewpoint and after confirming with NICOLE EDDOWES, Community Development Coordinator, that the neighbor's large shed was legally constructed with the required building permits, the Commissioner felt the addition was not compatible with the surrounding properties despite privacy concerns. Therefore, she could not support the request.

COMMISSIONER SCHLOTTMAN agreed with COMMISSIONER TAYLOR and suggested planting shrubs for privacy.

MS. LANE asked if a height reduction would be acceptable. PETER LOWENSTEIN, Deputy Community Planning Director, and MS. EDDOWES advised that the maximum height allowed for a wall was eight feet; therefore, the applicant could add height with permissible materials, such as concrete preferably, depending on the grade between the backyards. COMMISSIONER TAYLOR said that such a change to the wall would require a different application. MR. LOWENSTEIN clarified that the height of the wall would be measured on the side with the greater vertical exposure.

CHAIR KASAMA declared the Public Hearing closed.

Motion made by Jennifer Taylor to Deny

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

For-Serena Kasama, Jeff Rogan, Trinity Haven Schlottman, Louis De Salvio, Lindsey Lebo, Jennifer Taylor;

16. ABEYANCE - 25-0530-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: LIVCO - OWNER: CITY OF LAS VEGAS - For possible action on a Land Use Entitlement project request FOR A PROPOSED SEVEN-STORY, 152-UNIT MIXED-USE DEVELOPMENT WITH 5,000 SQUARE FEET OF COMMERCIAL SPACE WITH WAIVERS OF TITLE 19.09 FORM-BASED CODE DEVELOPMENT STANDARDS on 0.70 acres on the southwest corner of Alta Drive and Tonopah Drive (APNs 139-32-704-002 through 004), T5-N (T5 Neighborhood) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.

Minutes:

See Item 6 for related discussion.

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 13a-13d, 14a and 14b, 16, 18, 20, 33 and 35 to 3/10/2026 and Withdraw without Prejudice Item 17

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

For-Serena Kasama, Jeff Rogan, Trinity Haven Schlottman, Louis De Salvio, Lindsey Lebo, Jennifer Taylor;

17. ABEYANCE - 25-0536-GPA1 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: PANTHER ACQUISITIONS, LLC - OWNER: MARGEL, LLC - For possible action on a Land Use Entitlement project request FROM: TOD-2 (TRANSIT ORIENTED DEVELOPMENT - LOW) TO: TOC-1 (TRANSIT ORIENTED CORRIDOR - HIGH) on 8.67 acres at the northeast corner of Lake East Drive and Lake Sahara Drive (APNs 163-08-513-003 and 004), Ward 2 (Kelley). Staff recommends APPROVAL.

Minutes:

See Item 6 for related discussion.

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 13a-13d, 14a and 14b, 16, 18, 20, 33 and 35 to 3/10/2026 and Withdraw without Prejudice Item 17

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

For-Serena Kasama, Jeff Rogan, Trinity Haven Schlottman, Louis De Salvio, Lindsey Lebo, Jennifer Taylor;

18. ABEYANCE - 25-0557-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT: ADAVEN HOMES/SUMMIT HOMES OF NEVADA, LLC - OWNER: DONALD 8, LLC - For possible action on a Land Use Entitlement project request TO REDUCE THE REQUIRED 50 PERCENT FEE CONTRIBUTION FOR DEFERRED IMPROVEMENTS ALONG DONALD ROAD TO ZERO PERCENT AS OUTLINED IN APPROVED TENTATIVE MAP (25-0027-TMP1) CONDITION OF APPROVAL NUMBER EIGHT (#8) on 2.08 acres at the northeast corner of Donald Road and Leon Avenue (APN 125-24-102-002), R-1 (Single Family Residential) Zone, Ward 6 (Brune). Staff recommends APPROVAL.

Minutes:

See Item 6 for related discussion.

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 13a-13d, 14a and 14b, 16, 18, 20, 33 and 35 to 3/10/2026 and Withdraw without Prejudice Item 17

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

For-Serena Kasama, Jeff Rogan, Trinity Haven Schlottman, Louis De Salvio, Lindsey Lebo, Jennifer Taylor;

19. 25-0463-WVR1 - WAIVER - PUBLIC HEARING - APPLICANT: ALL-STAR FENCE CO. - OWNER: BOYD VEGAS GSA, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED PERIMETER WALL THAT DOES NOT CONFORM TO TITLE 19 REQUIREMENTS FOR MATERIAL on 1.95 acres at 550 South Main Street (APN 139-34-201-018), C-M (Commercial / Industrial) and M (Industrial) Zones, Ward 3 (Diaz). Staff recommends DENIAL.

Minutes:

CHAIR KASAMA declared the Public Hearing open.

CASSANDRA SERNA, Planner II, stated staff found the proposed razor wire material added to an existing perimeter wall did not support the vision for Redevelopment Plan Area 1 for achieving an environment reflecting a high level of concern for architectural and urban design principles. Therefore, staff recommended denial of the requested Waiver, subject to conditions if approved.

NORMA MYLES, All American Builders, appeared representing the application and explained that they were requesting eight inches of barbed wire on the interior of the wall.

After verifying that the request was for installation of razor wire, COMMISSIONER SCHLOTTMAN said he could not support the application because he felt razor wire was inappropriate in a city. He suggested considering wrought iron instead.

CHAIR KASAMA declared the Public Hearing closed.

Motion made by Trinity Haven Schlottman to Deny

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

For-Serena Kasama, Jeff Rogan, Trinity Haven Schlottman, Louis De Salvio, Lindsey Lebo; Did Not Vote- Jennifer Taylor;

20. 25-0494-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: PARTING SEAS INVESTMENTS - OWNER: CITY OF LAS VEGAS - For possible action on a Land Use Entitlement project request FOR A PROPOSED FOUR-STORY, 87,600 SQUARE-FOOT MEDICAL OFFICE AND COMMERCIAL DEVELOPMENT WITH A FIVE-STORY PARKING GARAGE WITH WAIVERS OF TITLE 19.09 FORM-BASED CODE DEVELOPMENT STANDARDS on 1.55 acres at the northeast corner of Wellness Way and Shadow Lane (APNs Multiple), T6-UG (T6 Urban General) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.

Minutes:

See Item 6 for related discussion.

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 13a-13d, 14a and 14b, 16, 18, 20, 33 and 35 to 3/10/2026 and Withdraw without Prejudice Item 17

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

For-Serena Kasama, Jeff Rogan, Trinity Haven Schlottman, Louis De Salvio, Lindsey Lebo, Jennifer Taylor;

21. 25-0509-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT: CONCEPT AUTO BODY REPAIR, LLC - OWNER: HIGHLAND DRIVE INVESTMENTS, LLC - For possible action on a Land Use Entitlement project request TO ALLOW 23 PARKING SPACES WHERE 65 ARE REQUIRED on 1.00 acre at 2908 Highland Drive, Suite #140 (APN 162-09-202-010), M (Industrial) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

Minutes:

CHAIR KASAMA declared the Public Hearing open.

CHRISTIAN GATES, Senior Planner, stated that while the proposed land use was permitted conditionally in this zoning district and satisfied Title 19.12 conditional use regulations, the site did not provide sufficient parking spaces for all the uses within the building. As staff found no evidence of a unique or extraordinary circumstance to warrant the requested Variance, staff recommended denial of the Variance, subject to conditions if approved. Additional protest documentation was received after publication.

JENNIFER GAINER, Jay Gainer Law, was present alongside the applicant and explained that the request for less parking was due to the nature of the business, which will be a high-end shop where automobile repairs will

be made by appointment only. She estimated scheduling a maximum of 50 vehicles monthly and allowing four walk-ins monthly for the six-employee shop. There would be limited vehicles on site due to the specialized nature of the work. She noted that they were amenable to the conditions discussed with COMMISSIONER SCHLOTTMAN and COUNCILWOMAN OLIVIA DIAZ.

NICOLE EDDOWES, Community Development Coordinator, read the added conditions at the request of COMMISSIONER SCHLOTTMAN, who supported the application with the additional conditions and verified that the hours of operation would be Monday through Friday. The applicant agreed with the conditions.

CHAIR KASAMA declared the Public Hearing closed.

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

A. The hours of operation are limited to Monday through Friday, 8:00 a.m. to 5:00 p.m.

B. No work shall occur outside of the enclosed structure.

C. No inoperable vehicles shall be kept overnight in the parking lot. All inoperable vehicles shall be stored within an enclosed structure.

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

For-Serena Kasama, Jeff Rogan, Trinity Haven Schlottman, Louis De Salvio, Lindsey Lebo, Jennifer Taylor;

22. 25-0520-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JONATHAN G. BELLEW - For possible action on a Land Use Entitlement project request TO ALLOW AN EXISTING FRONT YARD WALL/FENCE THAT DOES NOT CONFORM WITH TITLE 19 DEVELOPMENT STANDARDS FOR HEIGHT AND VISIBILITY on 1.00 acre at 410 South Rancho Drive (APN 139-32-601-057), R-A (Ranch Acres) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.

Minutes:

CHAIR KASAMA declared the Public Hearing open.

CASSANDRA SERNA, Planner II, stated that no evidence of a unique or extraordinary circumstance was presented, in that the applicant created a self-imposed hardship by constructing a wall that exceeded Title 19 development standards. Therefore, staff recommended denial of the Variance request, subject to conditions if approved. She noted that additional support and protest documentation was received after publication.

JESUS ALBETRIZ, representing the applicant, indicated the property owner wanted to maintain the fence height to deter trespassing by unhoused individuals.

JEFF BROOKS, neighbor, felt the variance was not warranted and the massive structure did not fit the zoning for the area. He mentioned that he submitted a letter outlining other concerns and urged the Commissioners to investigate those.

DOUG HUGHES, neighbor, stressed that he met all the requirements for his development to avoid this type of development. He noted that the wall was a problem because the meter had to be accessible to the fire department for emergency situations.

MR. ALBETRIZ thought the neighbor's fence was taller, and he insisted that they were seeking safety.

COMMISSIONER ROGAN sympathized with the safety concerns of the applicant, but he pointed out that the only issue the Commissioners had to consider was the compatibility of the wall within the code. He commented that although the wall was aesthetically nice, he did not like the wire on the top; therefore, he could not support the request.

CHAIR KASAMA declared the Public Hearing closed.

Motion made by Jeff Rogan to Deny

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

For-Serena Kasama, Jeff Rogan, Trinity Haven Schlottman, Louis De Salvio, Lindsey Lebo, Jennifer Taylor;

23. 25-0537 - PUBLIC HEARING - APPLICANT: LAS VEGAS BILLBOARDS - OWNER: STEWART PLAZA, LLC - For possible action on the following Land Use Entitlement project requests on 2.78 acres at 321 North Mojave Road (APN 139-36-603-001), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

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

CHRISTIAN GATES, Senior Planner, reported that the proposed off-premise signs would be located on property with an approved multi-family residential development and would be perpendicular to the approved mixed-use development, which would have the highest light and glare impact on the residential units closest to the sign. Additionally, the applicant's justification for raising the height of the proposed sign was premised on the height of the adjacent land, and there was no unique condition of the subject property that warrants a Variance. As such, the hardship was self-imposed and staff recommended denial of all requested entitlements, subject to conditions if approved.

GREG ESPOSITO, representing the applicant, introduced the item and noted the property was located near a prison (detention center), plans were submitted for mixed-use development and multi-family units were located further to the west. He felt the billboard would help the property remain viable. MR. ESPOSITO displayed photos of the billboard location, indicating that the height was necessary due to visibility issues created by the sound walls. A photo of the nearest residences was shown, and MR. ESPOSITO pointed out that there was one window per unit facing the billboard, and he did not believe the sign would add a significant amount of light in the area to disturb the residents. He added that when they met with COMMISSIONER SCHLOTTMAN, one of the concerns was distracting light for the drivers. However, the sign company, Formetco used modern technology with sensors to automatically reduce the brightness as needed, as well as louvers directing light horizontally and toward the freeway instead of vertically. Although staff reported a self-imposed hardship, he urged the Commissioners' consideration given the freeway and soundwalls.

COMMISSIONER SCHLOTTMAN stated that his biggest concern was the impact on the planned multi-family development, although there was no progress on it, and his concern about light hitting the residents was addressed with the use of louvers, despite the higher cost. He applauded the technology used and enjoyed the pamphlet he read about it. MR. GATES read an added condition at the request of the Commissioner. MR. ESPOSITO felt the use of the terms "prevent" and "ensure" in the condition were restrictive and asked that "prevent" be replaced with the term "limit." COMMISSIONER SCHLOTTMAN had no issue with using the word "limit" and kept the word "ensure." MR. ESPOSITO agreed with the conditions.

See Items 23a and 23b for related backup.

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

Motion made by Trinity Haven Schlottman to Approve Items 23a and 23b subject to condition(s) with an amended condition for Item 23b

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

For-Serena Kasama, Jeff Rogan, Trinity Haven Schlottman, Louis De Salvio, Lindsey Lebo, Jennifer Taylor;

- 23a. 25-0537-VAR1 - VARIANCE - TO ALLOW A PROPOSED OFF-PREMISE SIGN TO BE CONSTRUCTED TO A HEIGHT OF 65 FEET WHERE 55 FEET IS THE MAXIMUM ALLOWED AND 42 FEET ABOVE THE

ELEVATION OF THE ROADWAY SURFACE OF AN ELEVATED FREEWAY WHERE 30 FEET IS THE MAXIMUM ALLOWED

Minutes:

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

Motion made by Trinity Haven Schlottman to Approve Items 23a and 23b subject to condition(s) with an amended condition for Item 23b

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

For-Serena Kasama, Jeff Rogan, Trinity Haven Schlottman, Louis De Salvio, Lindsey Lebo, Jennifer Taylor;

- 23b. 25-0537-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 65-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN (NOT QUALIFYING AS A CITY COMMUNICATION SIGN) USE WITH DIGITAL (LED) DISPLAY ON BOTH FACES

Minutes:

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

Motion made by Trinity Haven Schlottman to Approve Items 23a and 23b subject to condition(s) and adding the following condition as read for the record:

A. Louvers shall be added to the off-premise sign to limit errant lighting from becoming a nuisance to adjacent properties and to ensure the lighting is directed toward I-11 traffic.

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

For-Serena Kasama, Jeff Rogan, Trinity Haven Schlottman, Louis De Salvio, Lindsey Lebo, Jennifer Taylor;

24. 25-0561-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: MARIA GONZALEZ AND ULISES JOSE GONZALEZ GOMEZ - For possible action on a Land Use Entitlement project request TO ALLOW AN EXISTING FRONT YARD WALL THAT DOES NOT CONFORM TO TITLE 19 DEVELOPMENT STANDARDS FOR HEIGHT AND VISIBILITY on 0.21 acres at 4363 Mountain View Boulevard (APN 162-06-610-044), R-E (Residence Estates) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.

Minutes:

CHAIR KASAMA declared the Public Hearing open.

CASSANDRA SERNA, Planner II, reported that no evidence of a unique or extraordinary circumstance was presented, in that the applicant created a self-imposed hardship by constructing a front-yard wall that exceeded Title 19 development standards for height. Therefore, staff recommended denial of the Variance request, subject to conditions if approved. She noted that additional support and protest documentation was received after publication.

MARIA GONZALEZ said that at the request of staff, she made a 20 percent contrast, and she submitted that plan via e-mail.

COMMISSIONER ROGAN could not support the request because of the wall height. He suggested planting shrubs for privacy and meeting with staff for clarification on the front and side yards.

CHAIR KASAMA declared the Public Hearing closed.

Motion made by Jeff Rogan to Deny

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

For-Serena Kasama, Jeff Rogan, Trinity Haven Schlottman, Louis De Salvio, Lindsey Lebo, Jennifer Taylor;

25. 25-0579-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: KORI C WENDEL - For possible action on a Land Use Entitlement project request TO ALLOW EXISTING RESIDENTIAL ACCESSORY STRUCTURES [CARPORT AND SHED] THAT DO NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR SETBACKS, SEPARATION AND AESTHETIC COMPATIBILITY on 0.21 acres at 6509 Echo Crest Avenue (APN 125-35-215-031), R-1 (Single Family Residential) Zone, Ward 6 (Brune). Staff recommends DENIAL.

Minutes:

CHAIR KASAMA declared the Public Hearing open.

CHRISTIAN GATES, Senior Planner, stated the requested Variance was the result of an open Code Enforcement Division case that cited an unpermitted carport that did not meet setbacks. No evidence of a unique or extraordinary circumstance related to the physical characteristics of the property was presented to warrant the requested Variance. As such, the hardship was self-imposed and staff recommended denial of the Variance request, subject to conditions if approved. Additional support documentation was received after publication.

KORI WENDEL appeared with DAVID SHOEMAKER, house resident, to speak on her behalf. MR. SHOEMAKER said he obtained support letters from various residents and read a support letter from TAMARA BADGER at 5220 Sun Gem Court, who felt the RV (recreational vehicle) cover did not pose safety concerns and was an added benefit to the neighborhood. MR. SHOEMAKER added that the structure was in place when the house was purchased, and they found 33 other properties with similar structures within walking distance, yet only about five of those property owners received notice. He felt that part of the appeal of a ranch-style home is having space to build an RV shade structure.

COMMISSIONER TAYLOR appreciated the map of the various properties throughout the neighborhood in the same situation, including the neighbor to the right. She had no concern and felt the structure was compatible given that so many neighbors have RV structures. MR. SHOEMAKER concurred with all conditions.

CHAIR KASAMA declared the Public Hearing closed.

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

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

For-Serena Kasama, Trinity Haven Schlottman, Louis De Salvio, Lindsey Lebo, Jennifer Taylor; Against-Jeff Rogan;

26. 25-0581-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: EVGO SERVICES, LLC - OWNER: SS&D NEVADA PROPERTIES, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED PARKING FACILITY WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN DEVELOPMENT STANDARDS (AREA 1) on 0.68 acres on the east side of Las Vegas Boulevard, approximately 470 feet south of Oakey Boulevard (APN 162-03-310-006), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:

CHAIR KASAMA declared the Public Hearing open.

CASSANDRA SERNA, Planner II, reported that the proposed parking facility was compatible with adjacent development and met the need for infill development in the Gateway District. The requested Waivers of Interim Downtown Las Vegas Area 1 Development Standards were minor in nature. Therefore, staff recommended approval of the request, subject to conditions.

BOB GRONAUER, representing the applicant, appreciated staff's recommendation for approval of this application for a parking lot with 36 EV (electrical vehicle) charging spaces on property located near Las Vegas

Boulevard, and he showed a site plan of the overall parking lot, which would have adequate vehicular circulation. He noted that the parking lot will have a stucco guard shack, and he accepted an added condition regarding this. NICOLE EDDOWES, Community Development Coordinator, read the added condition, and MR. GRONAUER agreed with all conditions.

COMMISSIONER SCHLOTTMAN said his only concern was the structure initially resembling a tough shed, and he appreciated the change to stucco.

CHAIR KASAMA 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. Revised elevations shall be submitted to and approved by the Department of Community Development prior to the time application is made for a building permit. The guard shack exterior shall incorporate finished materials consistent with the character of surrounding development along Las Vegas Boulevard, such as stucco, stucco-like composite panels, or other materials approved by the Department. The color scheme shall incorporate the branding colors of the vehicle charging station operator.

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

For-Serena Kasama, Jeff Rogan, Trinity Haven Schlottman, Louis De Salvio, Lindsey Lebo, Jennifer Taylor;

27. 25-0590 - PUBLIC HEARING - APPLICANT/OWNER: GABRIELA ARIAS SOTO TRUST - For possible action on the following Land Use Entitlement project requests on 0.18 acres at 913 Artesia Way (APN 139-29-213-016), R-1 (Single Family Residential) Zone, Ward 5 (Summers-Armstrong). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

CHAIR KASAMA declared the Public Hearing open for Items 27-27b.

CHRISTIAN GATES, Senior Planner, indicated that the requested Special Use Permit and Variance requests were the result of an open Code Enforcement Division case that cited multiple living structures at the subject property. No evidence of a unique or extraordinary circumstance related to the physical characteristics of the property was presented to warrant the requested Variance or Special Use Permit. As such, the hardship was self-imposed and staff recommended denial of all requested entitlements, subject to conditions if approved. He noted that additional support documentation was received after publication.

GABRIELA ARIAS SOTO was present alongside her husband, WILSON VARGAS, who translated for MS. SOTO and said that they built a metal patio in the backyard bigger than allowed and made a garage conversation to accommodate his father. He noted that a representative was supposed to be present to assist, but no one showed up.

COMMISSIONER SCHLOTTMAN did not have a problem with the outdoor bathroom or the garage conversion. He was concerned with the patio structure, but most of the homes in the neighborhood had a patio structure against the wall, making this patio structure compatible with the neighborhood. For this reason, he supported the application. MR. VARGAS agreed with the conditions.

See Items 27a and 27b for related backup.

CHAIR KASAMA declared the Public Hearing closed for Items 27-27b.

Motion made by Trinity Haven Schlottman to Approve Items 27a and 27b subject to condition(s)

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

For-Serena Kasama, Jeff Rogan, Trinity Haven Schlottman, Louis De Salvio, Lindsey Lebo, Jennifer Taylor;

- 27a. 25-0590-VAR1 - VARIANCE - TO ALLOW AN EXISTING RESIDENTIAL, ACCESSORY DWELLING UNIT, RESIDENTIAL ACCESSORY STRUCTURE [POOL BATHROOM], AND A PATIO COVER THAT DO NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR SEPARATION AND SETBACKS

Minutes:

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

Motion made by Trinity Haven Schlottman to Approve Items 27a and 27b subject to condition(s)

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

For-Serena Kasama, Jeff Rogan, Trinity Haven Schlottman, Louis De Salvio, Lindsey Lebo, Jennifer Taylor;

- 27b. 25-0590-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED RESIDENTIAL, ACCESSORY DWELLING UNIT USE

Minutes:

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

Motion made by Trinity Haven Schlottman to Approve Items 27a and 27b subject to condition(s)

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

For-Serena Kasama, Jeff Rogan, Trinity Haven Schlottman, Louis De Salvio, Lindsey Lebo, Jennifer Taylor;

28. 25-0596-ZON1 - REZONING - PUBLIC HEARING - APPLICANT: ABRAHAM GABBAY - OWNER: A & Z MANAGEMENT, LLC - For possible action on a Land Use Entitlement project request FROM: R-E (RESIDENCE ESTATES) TO: R-1 (SINGLE FAMILY RESIDENTIAL) on 0.47 acres on the north side of Del Rey Avenue, approximately 330 feet east of Arville Street (APN 162-06-510-012), Ward 1 (Knudsen). Staff recommends DENIAL.

Minutes:

CHAIR KASAMA declared the Public Hearing open.

CASSANDRA SERNA, Planner II, reported that staff found the proposed R-1 (Single Family Residential) zoning district was inconsistent with the surrounding R-E (Residence Estates) zoning districts which were intended to provide low density residential units on large lots to convey a rural environment, and would result in spot zoning. Therefore, staff recommended denial. She noted that additional protest documentation was received after publication.

ABRAHAM GABBAY appeared alongside YEFET JOSEPH, who assisted MR. GABBAY. MR. JOSEPH paraphrased the six points in the Justification Letter attached as backup documentation for the meeting and added that the lots would be the same size as for R-E (Residence Estates), despite a rezoning to R-1 (Single Family Residential). He felt the proposed rezoning would match the surrounding development.

COMMISSIONER ROGAN appreciated what the applicant was trying to accomplish; however, with the property being in the Rural Preservation Overlay District, which is protected by code, he could not support the request for rezoning, as it would create spot zoning.

CHAIR KASAMA declared the Public Hearing closed.

Motion made by Jeff Rogan to Deny

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

For-Serena Kasama, Jeff Rogan, Trinity Haven Schlottman, Louis De Salvio, Lindsey Lebo, Jennifer Taylor;

29. 25-0597-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RICHARD NYE AND PHILLIP A. SMITH - For possible action on a Land Use Entitlement project request TO ALLOW A PROPOSED HOME ADDITION THAT DOES NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR BUILDING SETBACKS AND TO ALLOW A FRONT YARD WALL/FENCE THAT DOES NOT CONFORM WITH TITLE 19.06 DEVELOPMENT STANDARDS FOR HEIGHT AND VISIBILITY on 0.46 acres at 1801 Silver Avenue (APN 162-04-210-080), R-E (Residence Estates) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.

Minutes:

CHAIR KASAMA declared the Public Hearing open.

CHRISTIAN GATES, Senior Planner, stated no unique or extraordinary evidence was presented to warrant the requested Variance. As such, the hardship was self-imposed and staff recommended denial of the Variance, subject to conditions if approved. Additional support documentation was received after publication.

PHILLIP SMITH and RICHARD NYE were present. MR. SMITH stated they were seeking a variance to build a wall with an iron gate around the perimeter of the property and a variance from the setback to build an addition to the primary structure near the rear wall. They consulted with an architect for the project to ensure compatibility.

MR. NYE displayed renderings of the proposed wall with an iron gate, noting their intent to maintain the architectural character of the home, given its location in the Scotch 80s subdivision. They obtained support letters from five neighbors that were submitted for the record. They felt that raising the wall height up to eight feet would help deter crime, as their home was previously broken into, and they would like to add a garage eventually. Photos of other fences erected in the neighborhood were shown to demonstrate compatibility. MR. NYE displayed a site plan and explained that repositioning some rooms would help keep direct light and noise pollution from their bedroom and provide a different view than that of the neighbor's large structure in the rear yard.

COMMISSIONER ROGAN commended the architect on the renderings and understood the desire to reposition the home. However, he could not support the wall as proposed because the code allowed a six-foot wall with 50 percent visibility from the street view. MR. GATES read amended Condition 2 for a six-foot wall. However, MR. NYE questioned the type of wall they could erect and proposed a wall with 50 percent vertical visibility. The Commissioner asked for a sidebar to discuss the wall and trailed this matter. After Items 30-30b, this matter was brought back and FRED SOLIS, Planning Manager, read revised amended Condition 2.

CHAIR KASAMA declared the Public Hearing closed.

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

2. A Variance is approved to allow a six-foot-tall, solid front-yard wall with a minimum of 50 percent of the total wall area being open to allow full visibility when viewed perpendicularly from the public right-of-way.

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

For-Serena Kasama, Jeff Rogan, Trinity Haven Schlottman, Louis De Salvio, Lindsey Lebo, Jennifer Taylor;

30. 25-0600 - PUBLIC HEARING - APPLICANT/OWNER: ALFONSO ARELLANO LOPEZ, ET AL - For possible action on the following Land Use Entitlement requests on 0.68 acres at the northeast corner of Peyton Drive and Eastern Avenue (APNs Multiple), Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

CHAIR KASAMA declared the Public Hearing open for Items 30-30b.

CHRISTIAN GATES, Senior Planner, indicated that while the subject site had a land use designation of TOC-2 (Transit Oriented Corridor - Low), which temporarily allowed the proposed C-1 (Limited Commercial) zoning district, staff could not support the request as the requested Variance of setback requirements was considered a

self-imposed hardship and an attempt to spot zone the four parcels, which would not be compatible with existing surrounding zoning districts. Therefore, staff recommended denial of the requests, subject to conditions of the Variance if approved. Additional support documentation was received after publication.

BLAYNE SOULE, Dwyer Engineering, appeared representing the owner, who was seeking to rezone the three lots to C-1 (Limited Commercial) for uniformity. He did not feel the C-1 zoning would be too intense nor spot zoning, as the plan was for a use that would bring a maximum of two customers at a time to view items purchased and sold online. MR. SOULE pointed out that 1,500 feet away was a property zoned C-1 on a minor arterial. He countered that the zero-foot setback was not a self-imposed hardship because the widening of Eastern Avenue due to development forced the sidewalk against the building.

COMMISSIONER SCHLOTTMAN confirmed with NICOLE EDDOWES, Community Development Coordinator, that the corner side-yard setback was required due to the proposed rezoning. The Commissioner could not support the proposed C-1 zoning because of the many more intrusive uses that could be allowed under that zoning designation, which would run with the land. He felt the professional offices in the area blended well with the surrounding residential, but commercial uses would cause issues for the adjacent neighborhoods. MR. SOULE asked if they could come back with a new design; however, COMMISSIONER SCHLOTTMAN explained that the problem was the C-1 zoning because it would be permanent.

See Items 30a and 30b for related backup.

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

Motion made by Trinity Haven Schlottman to Deny Items 30a and 30b

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

For-Serena Kasama, Jeff Rogan, Trinity Haven Schlottman, Louis De Salvio, Lindsey Lebo, Jennifer Taylor;

- 30a. 25-0600-VAR1 - VARIANCE - TO ALLOW A ZERO-FOOT CORNER SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED [APN 162-01-110-040]

Minutes:

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

Motion made by Trinity Haven Schlottman to Deny Items 30a and 30b

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

For-Serena Kasama, Jeff Rogan, Trinity Haven Schlottman, Louis De Salvio, Lindsey Lebo, Jennifer Taylor;

- 30b. 25-0600-ZON1 - REZONING - FROM: P-R (PROFESSIONAL OFFICE AND PARKING) AND R-1 (SINGLE FAMILY RESIDENTIAL) TO: C-1 (LIMITED COMMERCIAL) [APNS 162-01-110-040, 041 AND 162-01-110-052 AND 053]

Minutes:

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

Motion made by Trinity Haven Schlottman to Deny Items 30a and 30b

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

For-Serena Kasama, Jeff Rogan, Trinity Haven Schlottman, Louis De Salvio, Lindsey Lebo, Jennifer Taylor;

31. 25-0602-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: ST. JOSEPH CATHOLIC CHURCH, INC. - For possible action on a Land Use Entitlement request FOR A TWO-STORY ADDITION TO AN EXISTING ONE-STORY CHURCH/HOUSE OF WORSHIP WITH WAIVERS OF

TITLE 19.09 FORM BASED CODE DEVELOPMENT STANDARDS on 0.48 acres at the southwest corner of Ogden Avenue and 9th Street (APNs 139-34-612-035 and 139-34-612-088), T5-MS (T5 Main Street) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:

CHAIR KASAMA declared the Public Hearing open.

CASSANDRA SERNA, Planner II, stated that staff found the proposed addition to the existing church development compatible with the surrounding development. The requested Waivers for building placement and building form standards were minor in nature. Therefore, staff recommended approval, subject to conditions. She noted that additional support documentation was received after publication.

ANDREW ZIMMERMAN, church parishioner representing the applicant, and JUSTIN KITTRELL, General Contractor, were present. MR. ZIMMERMAN offered to answer any questions.

COMMISSIONER SCHLOTTMAN explained that the Extension of Time (EOT) deadline on this project was missed and asked for the construction start date. MR. KITTRELL anticipated starting within approximately six weeks after obtaining permits. MR. ZIMMERMAN concurred with all conditions.

CHAIR KASAMA declared the Public Hearing closed.

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

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

For-Serena Kasama, Jeff Rogan, Trinity Haven Schlottman, Louis De Salvio, Lindsey Lebo, Jennifer Taylor;

32. 25-0604-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a Land Use Entitlement project request FOR THE PROPOSED ADDITION OF A SKATE PARK AND SHADE STRUCTURES TO AN EXISTING PARK on 1.25 acres at 1800 Wildwood Drive (APN 138-24-413-001), C-V (Civic) Zone, Ward 5 (Summers-Armstrong). Staff recommends APPROVAL.

Minutes:

This item was pulled forward and heard subsequent to Items 36-36b.

CHAIR KASAMA declared the Public Hearing open.

CHRISTIAN GATES, Senior Planner, reported that the proposed development complied with all applicable requirements of Title 19 and was compatible with the surrounding area. Therefore, staff recommended approval of the requested Site Development Plan Review, subject to conditions. He noted that additional support documentation was received after publication.

GINA VENGLASS, City Engineer and Deputy Public Works Director; SHELLY HAYDEN, Public Works Department Architectural Project Manager; and CARY BAIRD, Stantec Consulting Services, were present. MS. VENGLASS introduced the item and reviewed a PowerPoint presentation, a copy of which was submitted for the record, that displayed photos of Wildwood Park, which was built in 1975, and its amenities. The proposed renovation would resurface the basketball court and add a skate park at the southwest corner of the park, a fitness court at the northwest corner, three steel-fabricated shade structures, picnic tables, barbecues 18 trees, 10 of which will be adjacent to Wildwood Drive. The existing playground shade structure will remain as is. Renderings of the skate park, tennis court and new pavilions were displayed. Depending on funding, the fitness court would include a shade cover.

CHELSEA HARRISON, area resident, was concerned about the potential removal of the protective barriers along the slopes because her property adjoins a park wall barrier. She wondered how the residents would be protected with the existing skateboard park, noting that she supported the addition of trees and shade structures. MR. BAIRD explained that only the bollards in the skate park area would be removed, and the skate park wall will be designed to keep kids off.

COMMISSIONER TAYLOR was excited about the park renovations; however, she was concerned about the proximity of the basketball court to the residential backyards and the noise that might create. She wondered if concerns were registered by any of the neighbors. MS. VENGLASS advised that some residents expressed a desire for the skate park, which staff researched for noise and found such parks have the same decibel rating as a playground. The Commissioner asked if a barrier would be installed between the wall and skate park. MS. HAYDEN stated that bollards would be installed to prevent kids from using the wall as a skate ramp and to protect the wall, noting there was a grade difference between the rear of the houses and the park.

COMMISSIONER SCHLOTTMAN wondered if restricted hours would be imposed for the basketball court and skate park because of the adjacent residential neighborhood, to which MS. VENGLASS replied that the standard park hours of 7:00 a.m. to 11:00 p.m. would be imposed.

Given the potential for noise pollution from the congregation of skate parks, COMMISSIONER DE SALVIO questioned if the park could be redesigned to centrally locate the skate park. MS. VENGLASS did not think that would be possible due to funding concerns, as they tried to fit everything on the available surface.

COMMISSIONER ROGAN asked if any outreach was made to the nearby neighbors. MS. VENGLASS indicated that staff received feedback in support through an e-mail survey, but she did not have a response rate.

COMMISSIONER SCHLOTTMAN requested a six-month review in case the hours of operation needed adjustment. MS. VENGLASS felt a review was reasonable and suggested the six months start after construction completion. NICOLE EDDOWES, Community Development Coordinator, read the added condition.

CHAIR KASAMA 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. A six-month administrative review shall be performed from date of completion.

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

For-Serena Kasama, Trinity Haven Schlottman, Lindsey Lebo, Jennifer Taylor; Against-Jeff Rogan, Louis De Salvio;

33. 25-0605-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: J CHRISTOPHER DAPPER AND JAIME M. DAPPER - For possible action on a Land Use Entitlement project request TO ALLOW A PROPOSED FRONT YARD WALL THAT DOES NOT CONFORM TO TITLE 19 DEVELOPMENT STANDARDS FOR HEIGHT AND VISIBILITY on 0.99 acres at 2500 Pinto Lane (APN 139-32-702-008), R-A (Ranch Acres) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.

Minutes:

See Item 6 for related discussion.

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 13a-13d, 14a and 14b, 16, 18, 20, 33 and 35 to 3/10/2026 and Withdraw without Prejudice Item 17

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

For-Serena Kasama, Jeff Rogan, Trinity Haven Schlottman, Louis De Salvio, Lindsey Lebo, Jennifer Taylor;

34. 25-0610-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ANTONIO AND SONIA HURTADO - For possible action on a Land Use Entitlement project request TO ALLOW A PROPOSED RESIDENTIAL, ACCESSORY STRUCTURE [CASITA] THAT DOES NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR SIZE on 0.14 acres at 2121 Elm Avenue (APN 139-35-611-044), R-1 (Single Family Residential) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

Minutes:

This item was heard after Item 31.

CHAIR KASAMA declared the Public Hearing open.

NICOLE EDDOWES, Community Development Coordinator, reported that the proposed accessory structure was 60 percent of the main home's floor area where Title 19 allowed a maximum of 50 percent. Therefore, staff recommended denial of the Variance request.

FRANCISCO SALINAS, appeared representing the applicant, who was present. MR. SALINAS stated the structure was slightly smaller than the size allowed and all setback requirements were met. He urged approval as the applicant already invested a significant amount of money on the plans and the permitting process. He concurred with all conditions.

COMMISSIONER SCHLOTTMAN viewed the property and felt the structure was compatible with the neighborhood, especially since the setback requirements were met and approval was sought before construction.

CHAIR KASAMA declared the Public Hearing closed.

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

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

For-Serena Kasama, Jeff Rogan, Trinity Haven Schlottman, Louis De Salvio, Lindsey Lebo, Jennifer Taylor;

DIRECTOR'S BUSINESS:

35. ABEYANCE - 25-0563-TXT1 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to amend LVMC 19.17 AND 19.18 regarding the attainable housing incentives and definitions conforming with Assembly Bill 540 of the 83rd (2025) session of the Nevada Legislature, and to provide for other related matters. Staff recommends APPROVAL.

Minutes:

See Item 6 for related discussion.

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 13a-13d, 14a and 14b, 16, 18, 20, 33 and 35 to 3/10/2026 and Withdraw without Prejudice Item 17

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

For-Serena Kasama, Jeff Rogan, Trinity Haven Schlottman, Louis De Salvio, Lindsey Lebo, Jennifer Taylor;

36. ABEYANCE - 25-0594 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to amend the City of Las Vegas 2050 Master Plan to modify certain general plan categories and corresponding compatible zoning districts, to amend LVMC 19.10 creating a new Transit-Oriented Development Overlay (TOD-O), amending other applicable chapters of LVMC Title 19, and to provide for other related matters. Staff recommends APPROVAL.

Minutes:

After CHAIR KASAMA pulled forward Items 36-36b for discussion subsequent to the One Motion One Vote (Items 9 and 10) section of the agenda, she declared the Public Hearing open for Items 36-36b.

MARCO VELOTTA, Planning Project Manager, said a few concerns raised during the Planning Commission Workshop that could be discussed if the Commissioners desired, and he was present to answer questions on the General Plan and Text Amendments.

COMMISSIONER TAYLOR requested striking Prohibited Use 1 - Animal Hospital Clinic or Shelter, based on her conversation with MR. VELOTTA and FRED SOLIS, Planning Manager, who indicated the use would be

stricken from the Prohibited Use Table before the City Council meeting. The Commissioner noted that she remained concerned about the exceptions for perimeter landscaping.

See Items 36a and 36b for related backup.

CHAIR KASAMA declared the Public Hearing closed for Items 36-36b.

Motion made by Jeff Rogan to Approve Items 36a and 36b with an amendment for Items 36a and 36b

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

For-Serena Kasama, Jeff Rogan, Trinity Haven Schlottman, Louis De Salvio, Lindsey Lebo, Jennifer Taylor;

- 36a. ABEYANCE - 25-0594-GPA1 - GENERAL PLAN AMENDMENT - TO AMEND THE CITY OF LAS VEGAS 2050 MASTER PLAN TO MODIFY CERTAIN GENERAL PLAN CATEGORIES AND CORRESPONDING COMPATIBLE ZONING DISTRICTS CONSISTENT WITH THE CREATION OF THE TRANSIT ORIENTED DEVELOPMENT OVERLAY DISTRICT (TOD-O)

Minutes:

See Item 36 for related discussion and Items 36-36b for related backup.

Motion made by Jeff Rogan to Approve Items 36a and 36b, striking Prohibited Use 1 (Animal Hospital, Clinic or Shelter)

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

For-Serena Kasama, Jeff Rogan, Trinity Haven Schlottman, Louis De Salvio, Lindsey Lebo, Jennifer Taylor;

- 36b. ABEYANCE - 25-0594-TXT1 - TEXT AMENDMENT - TO AMEND LVMC TITLE 19.10, CREATING THE TRANSIT ORIENTED DEVELOPMENT OVERLAY DISTRICT (TOD-O) AND AMENDING OTHER APPLICABLE CHAPTERS OF LVMC TITLE 19

Minutes:

See Item 36 for related discussion and Items 36-36b for related backup.

Motion made by Jeff Rogan to Approve Items 36a and 36b, striking Prohibited Use 1 (Animal Hospital, Clinic or Shelter)

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

For-Serena Kasama, Jeff Rogan, Trinity Haven Schlottman, Louis De Salvio, Lindsey Lebo, Jennifer Taylor;

Citizens Participation:

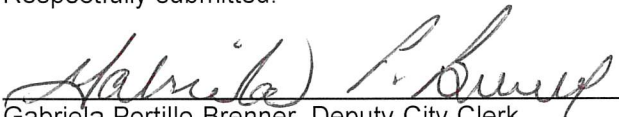
37. Citizens Participation: Public comment during this portion of the agenda must be limited to matters within the jurisdiction of the Planning Commission. No subject may be acted upon by the Planning Commission unless that subject is on the agenda and is scheduled for action. If you wish to be heard,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

SEBASTIAN CRAWFORD said Las Vegas was facing a severe housing crisis due to the high cost of housing, low density and low wages. He felt this should have been addressed in the 2050 Master Plan, as too many people were struggling while others were benefiting. SUNNI WESTBROOK, real estate agent, added that a solution may be to incentivize owners of multiple homes to sell, thus creating inventory.

The meeting was adjourned at 8:33 p.m.

Respectfully submitted:



Gabriela Portillo-Brenner, Deputy City Clerk



Yvett Lozoya, Deputy City Clerk

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

The City of Las Vegas website – www.lasvegasnevada.gov

The Nevada Public Notice website – notice.nv.gov

City Hall, 495 South Main Street, 1st Floor