

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

**March 10, 2026**

**6:00 PM**

### BUSINESS ITEMS:

1. Call to Order

Minutes:

CHAIR KASAMA called the meeting to order at 6:00 p.m.

2. Announcement: Compliance with Open Meeting Law

Minutes:

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

3. Roll Call

Minutes:

PRESENT: CHAIR KASAMA and COMMISSIONERS SCHLOTTMAN, ROGAN, TAYLOR (via teleconference), DE SALVIO, and LEBO

ALSO PRESENT: SETH FLOYD, Community Development Executive Director; FRED SOLIS, Planning Manager; NICOLE EDDOWES, Community Development Coordinator; STEVE SWANTON, Senior Planner; 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 SAMANTHA DINICOLA and NICK CRAWFORD, Deputy City Clerks

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

Minutes:

None.

5. For Possible Action to Approve the Final Minutes for the Planning Commission Workshop Meeting and Planning Commission Meeting of February 10, 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, stated that staff was requesting to strike Item 9a as the Variance was no longer necessary due to revised plans. The applicants were requesting to hold Items 11 and 25a-25m to the April 14th Planning Commission meeting and to Withdraw without Prejudice Item 12.

Motion made by Trinity Haven Schlottman to Strike Item 9a, Hold in Abeyance Items 11 and 25a-25m to 04/14/2026, and Withdraw without Prejudice Item 12

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. 26-0028-TMP1 - TENTATIVE MAP - RAVEN CREST - APPLICANT/OWNER: TOLL SOUTH LV, LLC - For possible action on a Land Use Entitlement project request FOR AN 81-LOT SINGLE-FAMILY ATTACHED RESIDENTIAL SUBDIVISION on 6.15 acres at the southeast corner of Fleet Wing Avenue and Kettle Ridge Drive (APNs Multiple), 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.

8. 26-0011-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: TAYLOR MORRISON OF NEVADA, LLC - OWNER: KL LB BUY 4, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED GOLF COURSES/CLUBHOUSES (PUBLIC & PRIVATE) [ALCOHOL ON-PREMISE FULL] USE at the southwest corner of Serene Haven Avenue and Indigo Oak Street (APN 137-21-514-048), P-C (Planned Community) Zone [SFSD (Single Family Special Lot Development) Summerlin Special Land Use Designation], Ward 2 (Kelley). Staff recommends APPROVAL.

Minutes:

CHAIR KASAMA declared the Public Hearing open for Item 8. There being no one present to speak, she declared the Public Hearing closed for Item 8.

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:**

9. 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:

This item was heard after Item 30.

CHAIR KASAMA declared the Public Hearing open for Items 9-9d.

STEVE SWANTON, Senior Planner, stated that as activities for the Salvage and Reclamation use would not be located within an enclosed structure, the site would not be adequately screened and Waivers of various landscaping requirements would not be met, staff recommended denial of the Variance, Special Use Permit and Site Development Plan Review, subject to conditions if approved.

JOHN VARGAS and JAVIER BURROLA appeared on behalf of the applicant to present the project, including the proposed perimeter walls, sidewalks, and landscape buffer. MR. VARGAS stated that the plans include the required parking spaces, architectural enhancements, and an on-site trash container. He provided a letter from Republic Services, a copy of which was submitted as backup, stating trash services were not required. He explained that the site is intended for the collection, storage, and sorting of wooden pallets, with two to three employees on-site Monday through Friday. The site will not be open to the public and is expected to receive two to four deliveries per day. He requested approval of the applications and submitted letters of support from neighboring properties.

JOY NELSON supported the project, felt the plans were well designed, and appreciated the support from neighbors.

COMMISSIONER SCHLOTTMAN acknowledged the revisions made since the previous meeting and expressed support for the project.

COMMISSIONER LEBO inquired about the trash enclosure referenced in the justification letter. MR. BURROLA explained that a trash enclosure may be added in the future. NICOLE EDDOWES, Community Development Coordinator, confirmed that the current plan is to utilize curbside pickup, which would not require a trash enclosure on-site.

COMMISSIONER ROGAN confirmed with MR. VARGAS that the perimeter fencing would not include barbed wire.

MS. EDDOWES clarified that, based on the property survey, the existing eastern wall is not located within the subject parcel. The requested Variance for the wall was due to the city's inability to enforce a neighboring property owner to modify their wall height when they were not a part of this application. She stated that the applicant and the neighboring property owner have reached a private agreement to increase the wall height; however, this agreement cannot be enforced or included as a condition of approval. COMMISSIONER SCHLOTTMAN concluded by confirming with MR. VARGAS that there was an understanding with the neighbor, but no condition would be added to the application.

See Items 9a-9d for related backup.

CHAIR KASAMA declared the Public Hearing closed for Items 9-9d.

Motion made by Trinity Haven Schlottman to Approve Items 9b-9d 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;

9a. 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 9-9d for related backup.

Motion made by Trinity Haven Schlottman to Strike Item 9a, Hold in Abeyance Items 11 and 25a-25m to 04/14/2026, and Withdraw without Prejudice Item 12

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;

- 9b. 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 9 for related discussion and Items 9-9d for related backup.

Motion made by Trinity Haven Schlottman to Approve Items 9b-9d 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;

- 9c. ABEYANCE - 25-0472-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED SALVAGE OR RECLAMATION OF PRODUCTS (OUTDOOR) USE

Minutes:

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

Motion made by Trinity Haven Schlottman to Approve Items 9b-9d 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;

- 9d. 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 9 for related discussion and Items 9-9d for related backup.

Motion made by Trinity Haven Schlottman to Approve Items 9b-9d 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;

10. 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:

CHAIR KASAMA declared the Public Hearing open for Items 10-10b

NICOLE EDDOWES, Community Development Coordinator, stated that while the subject site functions as a commercial subdivision with shared drive aisles and parking, the site was not mapped as such, and the enclosing of a patio area has intensified the parking need for that particular ownership lot resulting in a parking Variance that staff was not able to support.

Although the applicant was not present, COMMISSIONER LEBO stated that she could support the Variance, citing the anticipated changes to parking standards and the commercial nature of the subdivision.

See Items 10a and 10b for related backup.

CHAIR KASAMA declared the Public Hearing closed for Items 10-10b.

Motion made by Lindsey Lebo to Approve Items 10a and 10b 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;

- 10a. ABEYANCE - 25-0355-VAR1 - VARIANCE - TO ALLOW 28 PARKING SPACES WHERE 40 ARE REQUIRED

Minutes:

See Item 10 for related discussion and Items 10-10b for related backup.

Motion made by Lindsey Lebo to Approve Items 10a and 10b 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;

- 10b. 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 10 for related discussion and Items 10-10b for related backup.

Motion made by Lindsey Lebo to Approve Items 10a and 10b 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;

11. 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 Strike Item 9a, Hold in Abeyance Items 11 and 25a-25m to 04/14/2026, and Withdraw without Prejudice Item 12

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;

12. 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 Strike Item 9a, Hold in Abeyance Items 11 and 25a-25m to 04/14/2026, and Withdraw without Prejudice Item 12

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. 26-0040-GPA1 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to amend the City of Las Vegas Master Plan of Streets and Highways Map, Ward 1 (Knudsen). Staff recommends APPROVAL.

Minutes:

This item was heard after the One Motion One Vote Agenda.

CHAIR KASAMA declared the Public Hearing open.

NICOLE EDDOWES, Community Development Coordinator, stated that the City is proposing to amend the Master Plan of Streets and Highway and she introduced Department of Public Works staff to provide an overview.

NICOLE JOLLY, Engineering Project Manager, explained that the City is requesting an amendment to the City of Las Vegas Master Plan of Streets to reclassify certain roadways in order to better align with existing conditions. She outlined the proposed reclassifications, including portions of Wellness Way to a 60-foot collector, Shadow Lane to a 40-foot collector, and a portion of Harris Trail to be designated as an existing shared-use path.

CHAIR KASAMA declared the Public Hearing closed.

Motion made by Jeff Rogan 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;

14. ABEYANCE - 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:

CHAIR KASAMA declared the Public Hearing open.

STEVE SWANTON, Senior Planner, stated that staff found the proposed development to be harmonious and compatible with the surrounding area, given the irregular shape of the lot, the proposed Waivers of Form-Based Code were minor, and the development furthered the goals of the Las Vegas Medical District. Staff therefore recommended approval.

ATTORNEY JENNIFER LAZOVICH appeared on behalf of the applicant and displayed a rendering of the proposed medical office building, highlighting the parking garage located at the rear of the site. She added that the applicant appreciates staff's recommendation of approval.

COMMISSIONER ROGAN stated that he agreed with staff's findings and expressed support for the project.

COMMISSIONER TAYLOR inquired whether the top level of the parking garage would be covered to help mitigate the heat island effect. MS. LAZOVICH responded that it has not yet been determined whether the top level will be covered.

COMMISSIONER ROGAN confirmed that the applicant agreed to all conditions.

CHAIR KASAMA declared the Public Hearing closed.

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

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

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

15. ABEYANCE - 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:

This item was heard after Item 9.

CHAIR KASAMA declared the Public Hearing open.

HOLDEN WEISMAN, Planner II, stated that staff found no evidence of a unique or extraordinary circumstance had been presented to warrant the proposed front yard wall and gates that do not meet Title 19 development standards. As such, the hardship was self-imposed and staff recommended denial of the Variance, subject to conditions if approved.

J DAPPER displayed photographs on the overhead to illustrate the front wall he constructed, stating that the only portion not in compliance with code is a section where the property grade decreases. He explained that the upper half of the metal portion is transparent, with the exception of the wooden gate across the driveway. He requested approval of the Variance.

JOHN O'REILLY expressed support for the project, stating that it is harmonious and compatible with the surrounding area.

COMMISSIONER ROGAN agreed with the assessment of compatibility and stated that he could support the project.

CHAIR KASAMA declared the Public Hearing closed.

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

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

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

16. 25-0444 - PUBLIC HEARING - APPLICANT: NEIGHBORHOOD HOUSING SERVICES OF SOUTHERN NEVADA (NHSSN) - OWNER: CITY OF LAS VEGAS, ET AL - For possible action on the following Land Use Entitlement project requests on 0.63 acres at the northeast corner of Jefferson Avenue and E Street (APNs Multiple), Ward 5 (Summers-Armstrong). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

CHAIR KASAMA declared the Public Hearing open for Items 16-16j.

STEVE SWANTON, Senior Planner, stated that the proposed Rezoning is consistent with the zoning of other parcels in this area of the Historic Westside District and allows for the uniform application of form-based

development standards across the site. Staff therefore recommended approval of the Rezoning. Staff considered the proposed Waivers to meet the intent of the Form-Based Code, introducing diversity in housing types and encouraging a walkable urban area. He added that staff therefore recommended approval of the Waivers and Tentative Map, subject to conditions, and striking Condition 3 on each Waiver, as the submitted site plan shows conforming Common Yard frontages on each lot.

BEN MAHONEY, Senior Project Manager, Neighborhood Housing Services of Southern Nevada (NHSSN), and SUSAN FLORIAN, Taney Engineering, appeared on behalf of the applicant and introduced the proposed affordable housing project. MR. MAHONEY displayed a site plan on the overhead, highlighting the project location, lot sizes, and designs for the proposed two-story homes. MS. FLORIAN reviewed the requested waivers, setbacks, and zone amendments to ensure all parcels would be consistently zoned.

COMMISSIONER SCHLOTTMAN stated that he had met with the applicants and commended the effort invested in the project. He noted that various projects have been proposed for the area in the past, but this proposal appears to have strong neighborhood support. He added that he would like to see more development of this type in the area and expressed support for the proposed garage sizes, requested setbacks, and landscaping plans.

COMMISSIONER TAYLOR asked whether the units would be for sale or for rent, and MR. MAHONEY confirmed that they would be for sale.

See Items 16a-16j for related backup.

CHAIR KASAMA declared the Public Hearing closed for Items 16-16j.

Motion made by Trinity Haven Schlottman to Approve Items 16a-16j subject to condition(s) with amended conditions for Items 16b-16i

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;

- 16a. 25-0444-ZON1 - REZONING - FROM: T4-MS (T4 MAIN STREET) TO: T4-N (T4 NEIGHBORHOOD)  
[APNS 139-27-210-057 AND 139-27-210-058]

Minutes:

See Item 16 for related discussion and Items 16-16j for related backup.

Motion made by Trinity Haven Schlottman to Approve Items 16a-16j subject to condition(s) with amended conditions for Items 16b-16i

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;

- 16b. 25-0444-WVR1 - WAIVER - TO ALLOW WAIVERS OF TITLE 19.09 FORM-BASED CODE  
DEVELOPMENT STANDARDS (LOT 1)

Minutes:

See Item 16 for related discussion and Items 16-16j for related backup.

Motion made by Trinity Haven Schlottman to Approve Items 16a-16j subject to condition(s) and striking Condition 3

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;

- 16c. 25-0444-WVR2 - WAIVER - TO ALLOW WAIVERS OF TITLE 19.09 FORM-BASED CODE DEVELOPMENT STANDARDS (LOT 2)
- Minutes:  
See Item 16 for related discussion and Items 16-16j for related backup.
- Motion made by Trinity Haven Schlottman to Approve Items 16a-16j subject to condition(s) and striking Condition 3
- 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;
- 16d. 25-0444-WVR3 - WAIVER - TO ALLOW WAIVERS OF TITLE 19.09 FORM-BASED CODE DEVELOPMENT STANDARDS (LOT 3)
- Minutes:  
See Item 16 for related discussion and Items 16-16j for related backup.
- Motion made by Trinity Haven Schlottman to Approve Items 16a-16j subject to condition(s) and striking Condition 3
- 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;
- 16e. 25-0444-WVR4 - WAIVER - TO ALLOW WAIVERS OF TITLE 19.09 FORM-BASED CODE DEVELOPMENT STANDARDS (LOT 4)
- Minutes:  
See Item 16 for related discussion and Items 16-16j for related backup.
- Motion made by Trinity Haven Schlottman to Approve Items 16a-16j subject to condition(s) and striking Condition 3
- 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;
- 16f. 25-0444-WVR5 - WAIVER - TO ALLOW WAIVERS OF TITLE 19.09 FORM-BASED CODE DEVELOPMENT STANDARDS (LOT 5)
- Minutes:  
See Item 16 for related discussion and Items 16-16j for related backup.
- Motion made by Trinity Haven Schlottman to Approve Items 16a-16j subject to condition(s) and striking Condition 3
- 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;
- 16g. 25-0444-WVR6 - WAIVER - TO ALLOW WAIVERS OF TITLE 19.09 FORM-BASED CODE DEVELOPMENT STANDARDS (LOT 6)
- Minutes:  
See Item 16 for related discussion and Items 16-16j for related backup.

Motion made by Trinity Haven Schlottman to Approve Items 16a-16j subject to condition(s) and striking Condition 3

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;

16h. 25-0444-WVR7 - WAIVER - TO ALLOW WAIVERS OF TITLE 19.09 FORM-BASED CODE DEVELOPMENT STANDARDS (LOT 7)

Minutes:

See Item 16 for related discussion and Items 16-16j for related backup.

Motion made by Trinity Haven Schlottman to Approve Items 16a-16j subject to condition(s) and striking Condition 3

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;

16i. 25-0444-WVR8 - WAIVER - TO ALLOW WAIVERS OF TITLE 19.09 FORM-BASED CODE DEVELOPMENT STANDARDS (LOT 8)

Minutes:

See Item 16 for related discussion and Items 16-16j for related backup.

Motion made by Trinity Haven Schlottman to Approve Items 16a-16j subject to condition(s) and striking Condition 3

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;

16j. 25-0444-TMP1 - TENTATIVE MAP - JEFFERSON & E - FOR AN EIGHT-LOT SINGLE-FAMILY ATTACHED RESIDENTIAL SUBDIVISION WITH WAIVERS OF TITLE 19.09 FORM-BASED CODE DEVELOPMENT STANDARDS

Minutes:

See Item 16 for related discussion and Items 16-16j for related backup.

Motion made by Trinity Haven Schlottman to Approve Items 16a-16j subject to condition(s) with amended conditions for Items 16b-16i

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. 25-0554-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: FBGM INVESTMENTS, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED ALCOHOL, ON-PREMISE FULL USE WITH WAIVERS OF DISTANCE SEPARATION REQUIREMENTS FROM A CHURCH/HOUSE OF WORSHIP AND SCHOOL AND APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS FOR PARKING [AREA 2] at 401 South 6th Street (APNs 139-34-710-007 and 139-34-710-008), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:

CHAIR KASAMA declared the Public Hearing open.

HOLDEN WEISMAN, Planner II, stated that the proposed Alcohol, On-Premise Full use is located on a site that has historically operated as an establishment which sells full alcohol for on-premise consumption and in an area characterized by office and commercial development. Despite the proposed waivers of distance separation and parking, staff found the proposed use will not negatively impact surrounding development and could be conducted in a manner that is harmonious and compatible with the existing surrounding uses. Staff recommends approval of the Special Use Permit, subject to conditions. He added that an additional letter of support was received after publication.

JORDAN DENISON appeared on behalf of the applicant and explained that the site had previously been approved for alcohol service; however, the building had remained vacant for approximately 15 years. He stated that the property has recently been leased to a restaurant tenant and expressed enthusiasm for the future of the location. He thanked staff and the Commissioners for their consideration.

COMMISSIONER SCHLOTTMAN stated that he was familiar with the history of the building and inquired about the timeline for the business. MR. DENISON advised that a lease agreement has been executed and that this approval represents the final step prior to the tenant opening, which is anticipated within the next 60 days.

CHAIR KASAMA declared the Public Hearing closed.

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

NOTE: The video does not display the vote accurately in that Commissioner Taylor voted in the affirmative.

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. 25-0608-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LAS VEGAS BILLBOARDS - OWNER: 2830 FREMONT, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN (NOT QUALIFYING AS A CITY COMMUNICATION SIGN) USE WITH DIGITAL (LED) ELECTRONIC MESSAGE ILLUMINATION at 2830 Fremont Street (APN 162-01-212-005), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:

CHAIR KASAMA declared the Public Hearing open.

HOLDEN WEISMAN, Planner II, advised that the proposed digital Off-Premise Sign was located on property containing an existing commercial shopping center. Staff found the proposed use would not negatively impact surrounding development and could be conducted in a manner that was harmonious and compatible with the existing surrounding land uses. Staff recommended approval of the Special use Permit, subject to conditions. He added that additional letters of protest and support were received after publication.

AMELIA HENRY and JARED ANDREWS appeared on behalf of the applicant, requested approval of the Special Permit, and stated that they believe the proposed sign would serve as an effective communication platform for businesses and organizations serving the community.

COMMISSIONER SCHLOTTMAN confirmed with MR. ANDREWS that the sign would be two-sided and back-to-back, with no advertising on the sides. MR. ANDREWS added that the ends would be enclosed and that the sign would utilize dual light sensors.

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. No signage shall be allowed on the third, northeastern elevation of the off-premise sign directly facing Fremont Street. Only the two sign facades depicted in the sign elevations date stamped 01/12/2026 that face northwest and southeast shall be allowed.

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. 25-0614 - PUBLIC HEARING - APPLICANT/OWNER: ANGEL DIAZ - For possible action on the following Land Use Entitlement project requests on 0.20 acres at 11 Prince Lane (APN 140-31-812-020), P-R (Professional Office and Parking) Zone, Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

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

NICOLE EDDOWES, Community Development Coordinator, stated that the proposed residential to office conversion failed to meet landscaping requirements and therefore did not support the City of Las Vegas 2050 Master Plan goals and vision for reducing the heat island effect. In addition, no evidence of a unique or extraordinary circumstance has been presented to warrant the requested Variance to allow a six-foot tall front yard fence, therefore staff did not support the request and recommended denial of both the Variance and Site Development Plan Review.

ANGEL DIAZ requested approval for his fence, explaining that it was constructed to deter homeless encampments in the area.

COMMISSIONER SCHLOTTMAN inquired about the applicant's landscape plan, noting that while he understood the need for parking, he wanted to see landscape buffers included. He suggested holding the item in abeyance for 30 days, and the applicant agreed.

See Items 19a and 19b for related backup.

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

Motion made by Trinity Haven Schlottman to Hold Items 19a and 19b in Abeyance to 04/14/2026

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;

- 19a. 25-0614-VAR1 - VARIANCE - TO ALLOW AN EXISTING FRONT YARD FENCE THAT DOES NOT CONFORM TO TITLE 19 DEVELOPMENT STANDARDS FOR HEIGHT

Minutes:

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

Motion made by Trinity Haven Schlottman to Hold Items 19a and 19b in Abeyance to 04/14/2026

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;

- 19b. 25-0614-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED CONVERSION OF AN EXISTING SINGLE FAMILY RESIDENTIAL DWELLING TO AN OFFICE WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS

Minutes:

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

Motion made by Trinity Haven Schlottman to Hold Items 19a and 19b in Abeyance to 04/14/2026

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;

20. 25-0617-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: MIGUEL GUTIERREZ - For possible action on a Land Use Entitlement project request FOR THE ADDITION OF A PROPOSED ONE-STORY, 9,000 SQUARE-FOOT BUILDING TO A SITE CONTAINING AN EXISTING COMMERCIAL BUILDING WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS AND OF TITLE 19.08 BUILDING FACADE DEVELOPMENT STANDARDS on 1.21 acres at 4485 North Rainbow Boulevard (APN 138-03-602-013), C-1 (Limited Commercial) Zone, Ward 5 (Summers-Armstrong). Staff recommends APPROVAL.

Minutes:

CHAIR KASAMA declared the Public Hearing open.

STEVE SWANTON, Senior Planner, stated that staff had determined that since the proposed Waivers and Exceptions concern landscaping located in the rear yard behind a gate and adjacent to the existing mini-storage development located west of the site, they would have minimal negative impact on the existing surrounding commercial developments. The proposed addition was compatible with the site and the adjacent development in this area; therefore, staff recommended approval, subject to conditions. He added that additional documents of support were received after publication.

MIGUEL and VICKY GUTIERREZ introduced themselves and stated that they agreed with all of staff's recommendations.

CHAIR KASAMA and COMMISSIONER SCHLOTTMAN expressed support for the project and concurred with staff's recommendation of approval.

COMMISSIONER TAYLOR raised concerns regarding the landscaping around the parking lot and its impact on the heat island effect. She suggested installing carports over the asphalt to provide shade. MR. GUTIERREZ responded that they hope to add solar-paneled shade covers over the parking in the future. COMMISSIONER SCHLOTTMAN noted that adding trees could be sufficient to mitigate the heat island effect. NICOLE EDDOWES, Community Development Coordinator, advised that the parking requirements were already met and did not recommend reducing the number of spaces to accommodate additional trees. MR. GUTIERREZ confirmed with COMMISSIONER SCHLOTTMAN that trees could be added without reducing the total number of parking spaces.

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;

21. 26-0012 - PUBLIC HEARING - APPLICANT/OWNER: LONE MOUNTAIN ESTATES, LLC - For possible action on the following Land Use Entitlement project requests on 3.10 acres at the southwest corner of Helena Avenue and North Grand Canyon Drive (APNs Multiple), R-E (Residence Estates) Zone, Ward 4 (Allen-Palenske). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

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

NICOLE EDDOWES, Community Development Coordinator, advised that no evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing walls and gates that exceed the maximum height allowed and contained pilasters spaced farther than the maximum allowed. In view of the absence of any hardships imposed by the site's physical characteristics, it was concluded that the applicant's hardship was preferential in nature, and staff recommended denial of the Variance requests. She added that additional documents of support were received after publication.

JEFF THOMPSON, Taney Engineering, displayed a site location map and proposed wall renderings on the overhead to highlight the lots, wall heights, and designs. He explained that the project was originally approved in

2020, but the developer required more time than anticipated to complete it. He noted that the homes will be estate-style and that similar perimeter walls exist throughout the neighborhood.

CHAIR KASAMA stated that the homes are harmonious and compatible with the area and confirmed that the applicant agreed to all conditions.

See Items 21a-21d for related backup.

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

Motion made by Trinity Haven Schlottman to Approve Items 21a-21d 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;

- 21a. 26-0012-VAR1 - VARIANCE - TO ALLOW A PROPOSED FRONT YARD WALL THAT DOES NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR HEIGHT AND PILASTER DISTANCE (LOT 1) [APN 138-06-313-001]

Minutes:

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

Motion made by Trinity Haven Schlottman to Approve Items 21a-21d 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;

- 21b. 26-0012-VAR2 - VARIANCE - TO ALLOW A PROPOSED FRONT YARD WALL THAT DOES NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR HEIGHT AND PILASTER DISTANCE (LOT 3) [APN 138-06-313-003]

Minutes:

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

Motion made by Trinity Haven Schlottman to Approve Items 21a-21d 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;

- 21c. 26-0012-VAR3 - VARIANCE - TO ALLOW A PROPOSED FRONT YARD WALL THAT DOES NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR HEIGHT AND PILASTER DISTANCE (LOT 4) [APN 138-06-313-004]

Minutes:

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

Motion made by Trinity Haven Schlottman to Approve Items 21a-21d 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;

- 21d. 26-0012-VAR4 - VARIANCE - TO ALLOW A PROPOSED FRONT YARD WALL THAT DOES NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR HEIGHT AND PILASTER DISTANCE (LOT 5) [APN 138-06-313-005]

Minutes:

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

Motion made by Trinity Haven Schlottman to Approve Items 21a-21d 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;

22. 26-0020-WVR1 - WAIVER - PUBLIC HEARING - APPLICANT/OWNER: HOWARD A. KEYES TRUST - For possible action on a Land Use Entitlement project request TO ALLOW A PROPOSED 80-FOOT TALL FLAGPOLE WHERE 40 FEET IS THE MAXIMUM ALLOWED on 8.30 acres at 6551 Centennial Center Boulevard (APN 125-28-110-004), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Town Center Special Land Use Designation], Ward 4 (Allen-Palenske). Staff recommends DENIAL.

Minutes:

CHAIR KASAMA declared the Public Hearing open.

HOLDEN WEISMAN, Planner II, stated that staff found no evidence of a special circumstance had been presented to warrant the proposed flagpole that was inconsistent with the intent of the Town Center Development Standards. As such, the request was preferential in nature and staff recommended denial of the Waiver, subject to conditions if approved. He added that an additional document of support was received after publication.

Although the applicant was not present, CHAIR KASAMA expressed her support for the project, stating that she felt the flagpole is harmonious and compatible with the surrounding area.

COMMISSIONER DE SALVIO recalled a similar project that was previously approved but had resulted in noise issues due to the size of the displayed flag. While he agreed that the flagpole is harmonious and compatible, he questioned whether a condition could be imposed requiring removal of the flag when winds reach a certain level.

COMMISSIONER TAYLOR confirmed with MR. WEISMAN that there is an existing 80-foot flagpole across the street that was approved via a waiver. She inquired whether any noise complaints had been received regarding that flagpole. NICOLE EDDOWES, Community Development Coordinator, stated there was no record of complaints, noting that the closest residences are located north of the freeway. She added that this item will move forward to City Council, and the applicant could be contacted regarding limiting the size of the flag if desired. COMMISSIONER TAYLOR expressed concern about the enforceability of a condition tied to wind speed.

COMMISSIONER SCHLOTTMAN stated that he could support the project given its proximity to the freeway and surrounding commercial businesses.

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;

23. 26-0022 - PUBLIC HEARING - APPLICANT: EXTRA SPACE STORAGE - OWNER: SONV 9770 W. CHEYENNE AVE., LLC - For possible action of the following Land Use Entitlement project requests on 4.22 acres at 9770 West Cheyenne Avenue (APNs 138-07-401-012 and 013), C-1 (Limited Commercial) Zone, Ward 4 (Allen-Palenske). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

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

STEVE SWANTON, Senior Planner, stated that the proposed amendments were consistent with Title 19 minimum use requirements and previous conditions of approval, and the mini-storage development would remain compatible with adjacent development. Staff therefore recommended approval of the requested amendments, subject to conditions. He added that additional documents of protest were received after publication.

THERESA WOLF (phonetic) appeared on behalf of the applicant and explained that the requested permits are amended permits for an existing storage facility. She displayed a site plan on the overhead to highlight the proposed changes, including the removal of trailer parking to accommodate an additional two-story storage building. She clarified that the entrances and landscaping will remain unchanged and that the aesthetics of the new building will be consistent with the existing structures.

CHAIR KASAMA concurred with staff's recommendation for approval and stated that she believes the project is harmonious and compatible with the surrounding area.

See Items 23a-23c for related backup.

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

Motion made by Trinity Haven Schlottman to Approve Items 23a-23c 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;

- 23a. 26-0022-SUP1 - SPECIAL USE PERMIT - FOR A MAJOR AMENDMENT TO AN APPROVED SPECIAL USE PERMIT (SUP-1105) FOR THE PROPOSED ADDITION OF UNITS TO AN EXISTING MINI-WAREHOUSE FACILITY USE

Minutes:

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

Motion made by Trinity Haven Schlottman to Approve Items 23a-23c 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;

- 23b. 26-0022-SUP2 - SPECIAL USE PERMIT - FOR A MAJOR AMENDMENT TO AN APPROVED SPECIAL USE PERMIT (SUP-1107) FOR THE PROPOSED REMOVAL OF STORAGE SPACES FROM AN EXISTING RECREATIONAL VEHICLE STORAGE AND BOAT STORAGE USE

Minutes:

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

Motion made by Trinity Haven Schlottman to Approve Items 23a-23c 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;

- 23c. 26-0022-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A MAJOR AMENDMENT TO AN APPROVED SITE DEVELOPMENT PLAN REVIEW (SDR-1020) FOR A PROPOSED TWO-STORY, BUILDING ADDITION AND PARKING LOT RECONFIGURATION TO AN EXISTING MINI-STORAGE AND RECREATIONAL VEHICLE AND BOAT STORAGE DEVELOPMENT WITH A WAIVER OF TITLE 19.08 BUILDING FACADE DEVELOPMENT STANDARDS

Minutes:

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

Motion made by Trinity Haven Schlottman to Approve Items 23a-23c 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;

24. 26-0025 - PUBLIC HEARING - APPLICANT: LAS VEGAS BILLBOARDS - OWNER: SOUTH MAIN, LLC - For possible action on the following Land Use Entitlement project requests on 9.88 acres at 4500 North Tenaya Way (APN 138-03-601-003), C-1 (Limited Commercial) Zone, Ward 4 (Allen-Palenske). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

CHAIR KASAMA declared the Public Hearing open for Items 24-24b.

STEVE SWANTON, Senior Planner, stated that as there was no unique or extraordinary circumstance related to the physical characteristics of the subject property that warranted the requested height Variance, the hardship was deemed to be self-imposed and staff recommended denial of the Variance and Special Use Permit, subject to conditions if approved. He advised that there was a revised staff report that included comments and conditions from the Clark County Department of Aviation submitted for the record. He added that there were additional documents of protest and support received after publication.

LUCY STEWART and GREG ESPOSITO appeared on behalf of the applicant and explained that the project meets all separation requirements, with commercial businesses located to the south and residences to the north. MS. STEWART displayed photographs on the overhead to highlight the proposed height differences and visibility from the freeway. MR. ESPOSITO stated that the billboard will utilize technology similar to previously approved billboards, including dual sensors and automatic dimming. He explained that light emissions are measured in foot-candles and noted that a taller billboard would have a lesser impact on neighboring properties. MS. STEWART added that the billboard will be V-shaped and oriented toward the highway. MR. ESPOSITO further noted that non-louvered technology will be used on the side facing residential properties, while louvered technology will be used on the side facing commercial businesses.

CHAIR KASAMA stated that, although she does not typically support lighted billboards adjacent to residential neighborhoods, given the sign's proximity to the freeway and the presence of other lighting in the area, she could support the project.

COMMISSIONER DE SALVIO confirmed with MR. ESPOSITO that the billboard will display advertising for businesses at ten-second intervals. He expressed concern regarding the height of the billboard, noting the absence of a nearby sound wall to justify its elevation.

See Items 24a and 24b for related backup.

CHAIR KASAMA declared the Public Hearing closed for Items 24-24b.

Motion made by Trinity Haven Schlottman to Approve Items 24a and 24b subject to condition(s)

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;

- 24a. 26-0025-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

Minutes:

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

Motion made by Trinity Haven Schlottman to Approve Items 24a and 24b subject to condition(s)

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;

- 24b. 26-0025-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) ELECTRONIC MESSAGE ILLUMINATION

Minutes:

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

Motion made by Trinity Haven Schlottman to Approve Items 24a and 24b subject to condition(s)

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;

25. 26-0027 - PUBLIC HEARING - APPLICANT: BLUE HERON DEVELOPMENT, LLC - OWNER: ANDREW MOLASKY REVOCABLE FAMILY TRUST - For possible action on the following Land Use Entitlement project requests on 5.17 acres at the southeast corner of Palomino Lane and Shetland Road (APNs Multiple), R-E (Residence Estates) Zone, Ward 1 (Knudsen). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

See Item 6 for related discussion and Items 25a-25m for related backup.

Motion made by Trinity Haven Schlottman to Strike Item 9a, Hold in Abeyance Items 11 and 25a-25m to 04/14/2026, and Withdraw without Prejudice Item 12

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;

- 25a. 26-0027-VAR1 - VARIANCE - TO ALLOW A PROPOSED RESIDENTIAL LOT AND PERIMETER/RETAINING WALLS THAT DO NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR LOT WIDTH AND HEIGHT (LOT 1)

Minutes:

See Item 6 for related discussion and Items 25-25m for related backup.

Motion made by Trinity Haven Schlottman to Strike Item 9a, Hold in Abeyance Items 11 and 25a-25m to 04/14/2026, and Withdraw without Prejudice Item 12

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;

- 25b. 26-0027-VAR2 - VARIANCE - TO ALLOW A PROPOSED RESIDENTIAL LOT THAT DOES NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR LOT WIDTH (LOT 2)

Minutes:

See Item 6 for related discussion and Items 25-25m for related backup.

Motion made by Trinity Haven Schlottman to Strike Item 9a, Hold in Abeyance Items 11 and 25a-25m to 04/14/2026, and Withdraw without Prejudice Item 12

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;

- 25c. 26-0027-VAR3 - VARIANCE - TO ALLOW A PROPOSED RESIDENTIAL LOT THAT DOES NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR LOT WIDTH (LOT 3)

Minutes:

See Item 6 for related discussion and Items 25-25m for related backup.

Motion made by Trinity Haven Schlottman to Strike Item 9a, Hold in Abeyance Items 11 and 25a-25m to 04/14/2026, and Withdraw without Prejudice Item 12

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;

- 25d. 26-0027-VAR4 - VARIANCE - TO ALLOW A PROPOSED RESIDENTIAL LOT THAT DOES NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR LOT WIDTH (LOT 4)

Minutes:

See Item 6 for related discussion and Items 25-25m for related backup.

Motion made by Trinity Haven Schlottman to Strike Item 9a, Hold in Abeyance Items 11 and 25a-25m to 04/14/2026, and Withdraw without Prejudice Item 12

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;

- 25e. 26-0027-VAR5 - VARIANCE - TO ALLOW A PROPOSED RESIDENTIAL LOT THAT DOES NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR LOT WIDTH (LOT 5)

Minutes:

See Item 6 for related discussion and Items 25-25m for related backup.

Motion made by Trinity Haven Schlottman to Strike Item 9a, Hold in Abeyance Items 11 and 25a-25m to 04/14/2026, and Withdraw without Prejudice Item 12

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;

- 25f. 26-0027-VAR6 - VARIANCE - TO ALLOW A PROPOSED RESIDENTIAL LOT THAT DOES NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR LOT WIDTH (LOT 6)

Minutes:

See Item 6 for related discussion and Items 25-25m for related backup.

Motion made by Trinity Haven Schlottman to Strike Item 9a, Hold in Abeyance Items 11 and 25a-25m to 04/14/2026, and Withdraw without Prejudice Item 12

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;

- 25g. 26-0027-VAR7 - VARIANCE - TO ALLOW A PROPOSED RESIDENTIAL LOT THAT DOES NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR LOT SIZE AND LOT WIDTH (LOT 7)

Minutes:

See Item 6 for related discussion and Items 25-25m for related backup.

Motion made by Trinity Haven Schlottman to Strike Item 9a, Hold in Abeyance Items 11 and 25a-25m to 04/14/2026, and Withdraw without Prejudice Item 12

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;

- 25h. 26-0027-VAR8 - VARIANCE - TO ALLOW A PROPOSED RESIDENTIAL LOT THAT DOES NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR LOT SIZE AND LOT WIDTH (LOT 8)

Minutes:

See Item 6 for related discussion and Items 25-25m for related backup.

Motion made by Trinity Haven Schlottman to Strike Item 9a, Hold in Abeyance Items 11 and 25a-25m to 04/14/2026, and Withdraw without Prejudice Item 12

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;

- 25i. 26-0027-VAR9 - VARIANCE - TO ALLOW A PROPOSED RESIDENTIAL LOT THAT DOES NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR LOT SIZE AND LOT WIDTH (LOT 9)

Minutes:

See Item 6 for related discussion and Items 25-25m for related backup.

Motion made by Trinity Haven Schlottman to Strike Item 9a, Hold in Abeyance Items 11 and 25a-25m to 04/14/2026, and Withdraw without Prejudice Item 12

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;

- 25j. 26-0027-VAR10 - VARIANCE - TO ALLOW A PROPOSED RESIDENTIAL LOT THAT DOES NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR LOT WIDTH (LOT 10)

Minutes:

See Item 6 for related discussion and Items 25-25m for related backup.

Motion made by Trinity Haven Schlottman to Strike Item 9a, Hold in Abeyance Items 11 and 25a-25m to 04/14/2026, and Withdraw without Prejudice Item 12

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;

- 25k. 26-0027-VAR11 - VARIANCE - TO ALLOW NO OFFSITE IMPROVEMENTS WHERE SUCH ARE REQUIRED

Minutes:

See Item 6 for related discussion and Items 25-25m for related backup.

Motion made by Trinity Haven Schlottman to Strike Item 9a, Hold in Abeyance Items 11 and 25a-25m to 04/14/2026, and Withdraw without Prejudice Item 12

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;

- 25l. 26-0027-VAR12 - VARIANCE - TO ALLOW PROPOSED PERIMETER AND RETAINING WALLS THAT DO NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR HEIGHT

Minutes:

See Item 6 for related discussion and Items 25-25m for related backup.

Motion made by Trinity Haven Schlottman to Strike Item 9a, Hold in Abeyance Items 11 and 25a-25m to 04/14/2026, and Withdraw without Prejudice Item 12

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;

25m. 26-0027-TMP1 - TENTATIVE MAP - PALOMINO AND SHETLAND - FOR A 10-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

Minutes:

See Item 6 for related discussion and Items 25-25m for related backup.

Motion made by Trinity Haven Schlottman to Strike Item 9a, Hold in Abeyance Items 11 and 25a-25m to 04/14/2026, and Withdraw without Prejudice Item 12

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;

26. 26-0030-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: 321 BEAUMONT REVOCABLE TRUST - For possible action on a Land Use Entitlement project request TO ALLOW AN EXISTING RESIDENTIAL ACCESSORY STRUCTURE [CASITA] THAT DOES NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR SETBACKS on 0.14 acres at 321 Beaumont Street (APN 139-33-210-021), R-1 (Single Family Residential) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.

Minutes:

CHAIR KASAMA declared the Public Hearing open.

HOLDEN WEISMAN, Planner II, stated that the requested Variance was the result of an open code enforcement case that cited an unpermitted accessory structure that did not meet setbacks. Staff found that no evidence of a unique or extraordinary circumstance had been presented to warrant the requested Variance. As such, the hardship was self-imposed and staff recommended denial of the Variance, subject to conditions if approved. He added that additional documents of protest were received after publication.

MELISSA EURE appeared on behalf of the applicant and displayed a map and elevations exhibit on the overhead to highlight the site plan. She stated that the house was built in 1955 and that the Clark County Assessor's Office has records indicating the shed has been located in the backyard. She explained the layout of the structure, noting that some architectural details extend into the easement.

COMMISSIONER ROGAN asked whether the neighbors had been contacted. MS. EURE responded that a certified letter was sent to the neighbor to the north, but no response was received. The Commissioner noted that, because the structure is aesthetically compatible and neighboring properties have similar structures, he could support the Variance. He confirmed that the applicant agreed to all conditions.

CHAIR KASAMA declared the Public Hearing closed.

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

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

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

**DIRECTOR'S BUSINESS:**

27. 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:

This item was heard after Item 14.

CHAIR KASAMA declared the Public Hearing open.

MARCO VELOTTA, Planning Project Manager, presented a PowerPoint, a copy of which was submitted for the record, to highlight the updated attainable housing standards. The proposed amendment would revise Title 19.17 incentives to better align with changes implemented under Assembly Bill (AB) 540. Housing Tiers 3, 4, and 5 now reflect increased area median incomes, and the term affordable has been updated to attainable. As part of AB 540, the fee reduction table was revised to allow for greater fee reimbursements and increased support for attainable housing. MR. VELOTTA displayed the updated fee reduction table and noted that staff is working toward providing greater incentives for permit fees and taxes.

COMMISSIONER TAYLOR asked how funding from the Nevada Attainable Housing Account would be distributed to ensure equitable opportunities. MR. VELOTTA stated that funding is currently being allocated across different ranges of housing. He added that they will partner with the Neighborhood Services Department to develop a long-term solution. The Commissioner emphasized the importance of allocating funds to both for-rent and for-sale developments.

CHAIR KASAMA acknowledged the significant effort that went into AB 540 during the last Legislative Session and declared the Public Hearing closed.

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;

28. 25-0532-TXT1 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to amend LVMC 19.16 and 19.18 regarding Cottage Food Operations being conducted as a Home Occupation and to provide for other related matters. Staff recommends APPROVAL.

Minutes:

This item was heard after Item 26.

CHAIR KASAMA declared the Public Hearing open.

NICOLE EDDOWES, Community Development Coordinator, stated that Las Vegas Municipal Code Title 19.16.180 includes a category for those who prepare and sell food items as a home occupation, but not for those who prepare and sell cosmetic type items such as soaps and lotions as a home occupation. This proposed amendment would add a Cottage Cosmetic operation to the existing Cottage Food operation as part of the Home Occupation permitted uses. She added that this text amendment would bring the Las Vegas Municipal Code into alignment with AB (Assembly Bill) 352 which was passed during this last legislative session in 2025.

CHAIR KASAMA supported the amendment as it would align with legislation at the state level and declared the Public Hearing closed.

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;

29. 25-0562-TXT1 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to amend LVMC 19.12, making changes related to parking requirements, providing for bicycle parking requirements and standards, and to provide for other related matters. Staff recommends APPROVAL.

Minutes:

This item was heard after Item 27.

CHAIR KASAMA declared the Public Hearing open.

MARCO VELOTTA, Planning Project Manager, and IAN RYNEX, Planner II, introduced themselves and presented a PowerPoint, a copy of which was submitted for the record, to provide an update on parking standards within the City. MR. RYNEX stated that a parking study was conducted, revealing that 112 parking variances were granted between 2020 and 2025. The study examined peak occupancy rates in parking lots at shopping centers, medical offices, and office sites, including peak holiday periods. On Slide 3, the negative effects of over-parking were highlighted, including: increased urban heat island effect, higher development and operational costs, underutilized land, and reduced walkability with weakened transit, bicycle, and pedestrian access. Proposed solutions, aligned with the City of Las Vegas 2050 Master Plan, included reducing the visual and physical dominance of parking, implementing parking management and reduction strategies, and improving affordability through more efficient land use. MR. RYNEX noted that over 2,000 North American cities have reduced parking requirements and more than 1,000 have implemented parking maximums. He concluded by summarizing proposed vehicle and bicycle parking modifications, including reducing minimum and maximum parking requirements, adding parking demand studies for flexibility, and allocating five percent of vehicle parking spaces for bicycles.

COMMISSIONER TAYLOR asked whether the reduction in parking requirements would affect landscape requirements, citing concerns regarding the urban heat island effect. MR. VELOTTA responded that an urban forestry and landscaping text amendment will address parking lot landscaping for both residential and commercial developments.

COMMISSIONER SCHLOTTMAN expressed appreciation for staff's consideration of underutilized parking lots in major supercenters, noting that he has observed the issue more frequently.

CHAIR KASAMA declared the Public Hearing closed.

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;

30. 26-0003-TXT1 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to amend LVMC 19.12 and 19.18, making changes related to residential uses within commercial zoning districts conforming with Assembly Bill 241 of the 83rd (2025) session of the Nevada Legislature, and to provide for other related matters. Staff recommends APPROVAL.

Minutes:

CHAIR KASAMA declared the Public Hearing open.

MARCO VELOTTA, Planning Project Manager, and HOLDEN WEISMAN, Planner II, introduced themselves and presented a PowerPoint, a copy of which was submitted for the record, to provide a comprehensive review of strategies to address housing and related issues. Assembly Bill (AB) 241, passed during the 2025 Legislative Session, amended permissions for mixed-use developments in commercial zones. MR. WEISMAN displayed a table of permitted uses and highlighted changes affecting mixed-use, residential, and multi-family developments. The definition of mixed-use development was updated to include horizontal integration, aligning with AB 241, the City of Las Vegas 2050 Master Plan, and broader land-use and housing goals. MR. VELOTTA concluded by stating that all jurisdictions have been collaborating to identify the best path toward conformance.

CHAIR KASAMA acknowledged the significant effort that went into the amendment and stated that partnering with other municipalities demonstrates progress in the right direction.

COMMISSIONER SCHLOTTMAN expressed appreciation for the work accomplished and noted that the amendment would create opportunities for new developments.

CHAIR KASAMA declared the Public Hearing closed.

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;

31. 26-0077-DIR1 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion for possible action on a request for the First Amendment of the Cashman Development Agreement, Ward 5 (Summers-Armstrong). Staff recommends APPROVAL.

Minutes:

This item was heard after Item 28.

CHAIR KASAMA declared the Public Hearing open.

FRED SOLIS, Planning Manager, stated that on February 4th, 2026, the City Council adopted the Development Agreement between the City of Las Vegas and Greystone Nevada, LLC for the Property Formally Known as Cashman. This proposed first amendment would add a new Section Four to the agreement and an Exhibit D, which would outline the off-site improvement obligations for both parties. The proposed amendment complies with all NRS (Nevada Revised Statute) 278 and Title 19 standards, and as such, staff recommended approval of the request.

ATTORNEY STEPHANIE GRONAUER appeared on behalf of Lennar Homes and thanked staff for their time, negotiations, and recommendation of approval.

CHAIR KASAMA declared the Public Hearing closed.

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;

32. 26-0079-DIR1 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: STATE OF NEVADA DIVISION OF STATE LANDS - Discussion for possible action on a request for the First Amendment of the Grant Sawyer Development Agreement, Ward 5 (Summers-Armstrong). Staff recommends APPROVAL.

Minutes:

CHAIR KASAMA declared the Public Hearing open.

FRED SOLIS, Planning Manager, stated that on February 4th, 2026, the City Council adopted the Development Agreement between the City of Las Vegas and Greystone Nevada, LLC for the Property Formally Known as Grant Sawyer. This proposed first amendment would add a new Section Four and an Exhibit C to the agreement, which would outline the off-site improvement obligations for both parties. The proposed amendment complies with all NRS (Nevada Revised Statute) 278 and Title 19 standards, and as such, staff recommended approval of the request.

ATTORNEY STEPHANIE GRONAUER appeared on behalf of Lennar Homes and thanked staff for their time, negotiations, and recommendation of approval.

CHAIR KASAMA declared the Public Hearing closed.

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;

**Citizens Participation:**

33. Citizens Participation: Public comment during this portion of the agenda must be limited to matters within the jurisdiction of the Planning Commission. No subject may be acted upon by the Planning Commission unless that subject is on the agenda and is scheduled for action. If you wish to be heard, come to the podium and give your name for the record. The amount of discussion on any single subject, as well as the amount of time any single speaker is allowed, may be limited.

Minutes:

The meeting was adjourned at 8:03 p.m.

Respectfully submitted:

  
\_\_\_\_\_  
Samantha DiNicola, Deputy City Clerk

  
\_\_\_\_\_  
Nick Crawford, Deputy City Clerk

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

The City of Las Vegas website – [www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)

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

City Hall, 495 South Main Street, 1st Floor