

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
Commissioner Staci Walters

Planning Commission Minutes

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

**June 16, 2026
6:00 PM**

BUSINESS ITEMS:

1. Call to Order

Minutes:

VICE CHAIR SCHLOTTMAN 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; and the Nevada Public Notice website - notice.nv.gov.

3. Roll Call

Minutes:

PRESENT: VICE CHAIR SCHLOTTMAN and COMMISSIONERS ROGAN, TAYLOR, DE SALVIO, LEBO, and WALTERS

EXCUSED: COMMISSIONER KASAMA

ALSO PRESENT: SETH FLOYD, Community Development Executive Director; FRED SOLIS, Planning Manager; NICOLE EDDOWES, Community Development Coordinator; STEVE SWANTON, Senior Planner; LUCIEN PAET, Engineering Project Manager; OMAR QUASSANI, Senior Engineering Associate; DAVID CROSS, Fire Plans Review Section Manager; JOHN RIDILLA, Assistant City Attorney; GILLIAN BLOCK-SEGERBLOM, Deputy City Attorney II; BRIAN CARROLL, Senior Deputy City Clerk; and YVETT ELAURIA, Deputy City Clerk

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

Minutes:

None.

5. For Possible Action to Approve the Final Minutes for the Planning Commission Meeting of May 12, 2026.

Motion made by Jennifer Taylor to Approve

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

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

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

Minutes:

STEVE SWANTON, Senior Planner, announced requests by the applicant and staff respectively to hold in abeyance Items 19 and 34 to the July 14, 2026 Planning Commission meeting. Additionally, he said staff requested to hold in abeyance Item 21 to the August 11, 2026 Planning Commission meeting due to a notification error.

TONY CELESTE appeared on behalf of the applicant to request holding in abeyance Items 26a-26c to the July 14, 2026 Planning Commission meeting.

Motion made by Jennifer Taylor to Hold in Abeyance Items 19, 26a-26c, and 34 to 7/14/2026 and Item 21 to 8/11/2026

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

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

CONSENT ITEMS:

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

7. 26-0158-EOT1 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW (23-0643-SDR1) - APPLICANT: KFC - OWNER: STRR INVESTMENTS, LLC - For possible action on a Land Use Entitlement project request FOR THE FIRST EXTENSION OF TIME OF THE APPROVAL FOR A PROPOSED 2,650 SQUARE-FOOT RESTAURANT WITH DRIVE-THROUGH DEVELOPMENT WITH A 400 SQUARE-FOOT OUTDOOR PATIO AREA on a portion of 10.09 acres on the east side of Rancho Drive, approximately 620 feet south of Craig Road (APN 138-02-715-019), C-2 (General Commercial) Zone, Ward 5 (Summers-Armstrong). Staff recommends APPROVAL.

Motion made by Jennifer Taylor to Approve the Consent Agenda except Item(s) None

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

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

8. 26-0178 - APPLICANT/OWNER: STONE LAKE DEEC, LLC, ET AL - For possible action on the following Land Use Entitlement project requests on 8.38 acres on the east side of Rampart Boulevard, approximately 1,190 feet north of Alta Drive (APN 138-32-615-003), C-2 (General Commercial) Zone, Ward 2 (Kelley). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

See Items 8a and 8b for related backup.

Motion made by Jennifer Taylor to Approve the Consent Agenda except Item(s) None

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

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

- 8a. 26-0178-EOT1 - FIRST EXTENSION OF TIME - VARIANCE (24-0177-VAR1) - TO ALLOW 485 PARKING SPACES WHERE 498 SPACES ARE REQUIRED

Minutes:

See Items 8-8b for related backup.

Motion made by Jennifer Taylor to Approve the Consent Agenda except Item(s) None

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

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

- 8b. 26-0178-EOT2 - FIRST EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW (24-0177-SDR1) - FOR A PROPOSED FIVE-STORY, 300-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH A FOUR-STORY PARKING GARAGE

Minutes:

See Items 8-8b for related backup.

Motion made by Jennifer Taylor to Approve the Consent Agenda except Item(s) None

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

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

ONE MOTION - ONE VOTE

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

9. ABEYANCE - 26-0099-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CRISTIAN URIBE - OWNER: CCCN CENTENNIAL, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED BEER/WINE/COOLER ON-SALE ESTABLISHMENT [ALCOHOL, ON-PREMISE BEER/WINE] USE WITH A WAIVER OF DISTANCE SEPARATION REQUIREMENTS FROM A CHILD CARE FACILITY LICENSED FOR 12 OR MORE CHILDREN at 5770 Centennial Center Boulevard, Suite #145 (APN 125-27-411-007), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 4 (Allen-Palenske). Staff recommends APPROVAL.

Minutes:

VICE CHAIR SCHLOTTMAN declared the Public Hearing open for Items 9-11. There being no one present to speak, he declared the Public Hearing closed for Items 9-11.

Motion made by Jennifer Taylor 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: 1

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

10. 26-0052-VAC1 - VACATION - PUBLIC HEARING - APPLICANT: FORE PROPERTY - OWNER: ARIZONA CHARLIES, LLC - For possible action on a Land Use Entitlement project request for a Petition to Vacate U.S. Government Patent Easements generally located at the southwest corner of Evergreen Avenue and Decatur Boulevard (APNs Multiple), Ward 1 (Knudsen). Staff recommends APPROVAL.

Minutes:

See Item 9 for related discussion.

Motion made by Jennifer Taylor 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: 1

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

11. 26-0226-VAC1 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: GSI OSO BLANCA LAS VEGAS OWNER, LLC - For possible action on a Land Use Entitlement project request for a Petition to Vacate a portion of Right-of-Way (Doe Brook Trail) generally located on the west side of Oso Blanca Road, approximately 1,106 feet south of Elkhorn Road, Ward 4 (Allen-Palenske). Staff recommends APPROVAL.

Minutes:

See Item 9 for related discussion.

Motion made by Jennifer Taylor 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: 1

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

PUBLIC HEARING ITEMS:

12. ABEYANCE - 26-0048 - PUBLIC HEARING - APPLICANT/OWNER: UMBRA HOLDINGS, LLC - For possible action on the following Land Use Entitlement project requests on 0.17 acres at the southeast corner of Harrison Avenue and H Street (APN 139-27-110-031), T4-N (T4 Neighborhood) Zone, Ward 5 (Summers-Armstrong). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

VICE CHAIR SCHLOTTMAN declared the Public Hearing open for Items 12-12c.

STEVE SWANTON, Senior Planner, stated that staff found the proposed development would not be compatible and harmonious with the surrounding area, as evidenced by the requests for a Variance and multiple Waivers. The development could be redesigned to fully accommodate parking facilities onsite; therefore, staff recommended denial of all requested entitlements, subject to conditions if approved.

The applicant was not present.

COMMISSIONER WALTERS advised that the applicant had experienced hardship during the planning process, and she confirmed that the applicant sent her an e-mail requesting a third abeyance to the July 14th Planning Commission meeting.

See Items 12a-12c for related backup.

VICE CHAIR SCHLOTTMAN declared the Public Hearing closed for Items 12-12c.

Motion made by Staci Walters to Hold in Abeyance Items 12a-12c to 7/14/2026

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

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

- 12a. ABEYANCE - 26-0048-VAR1 - VARIANCE - TO ALLOW VEHICLES TO BACK OUT ONTO RIGHT-OF-WAY (HARRISON AVENUE) WHERE SUCH IS NOT ALLOWED

Minutes:

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

Motion made by Staci Walters to Hold in Abeyance Items 12a-12c to 7/14/2026

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

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

- 12b. ABEYANCE - 26-0048-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED THREE-STORY, SIX-UNIT MULTI-FAMILY RESIDENTIAL (CONDOMINIUM) DEVELOPMENT WITH WAIVERS OF TITLE 19.09 FORM-BASED CODE DEVELOPMENT STANDARDS

Minutes:

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

Motion made by Staci Walters to Hold in Abeyance Items 12a-12c to 7/14/2026

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

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

- 12c. ABEYANCE - 26-0048-TMP1 - TENTATIVE MAP - RESIDENCE AT HARRISON - FOR A PROPOSED SIX-UNIT CONDOMINIUM SUBDIVISION

Minutes:

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

Motion made by Staci Walters to Hold in Abeyance Items 12a-12c to 7/14/2026

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

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

13. ABEYANCE - 26-0051 - PUBLIC HEARING - APPLICANT: SILVER STATE CONTRACTING AND DEVELOPMENT, LLC - OWNER: AD & NI, LLC - For possible action of the following Land Use Entitlement project requests on 0.46 acres at 2167 North Decatur Boulevard (APN 138-24-611-013), C-1 (Limited Commercial) Zone, Ward 5 (Summers-Armstrong). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

Items 13-13b were heard subsequent to Items 31.

VICE CHAIR SCHLOTTMAN declared the Public Hearing open for Items 13-13b.

NICOLE EDDOWES, Community Development Coordinator, reported that staff found the lack of sufficient onsite parking may lead to onsite vehicular circulation conflicts, and the lack of landscape materials would only contribute to the heat island effect, which was in direct conflict with the 2050 Master Plan. Therefore, staff recommended denial of the Variance and Site Development Plan Review.

TONY GILLERSON explained they would convert the existing auto parts store into a convenience store with four gas pumps and possibly two charging stations. He said he worked with City staff regarding landscaping and did as much as possible to receive approval.

COMMISSIONER WALTERS wondered if he had considered removing the fuel pumps as they had previously discussed, as she felt the site was overdesigned. MR. GILLERSON cited meeting with COUNCILWOMAN SHONDRA SUMMERS-ARMSTRONG, whom he said liked the plan. In response to the Commissioner, MR. GILLERSON clarified they had not revised the landscaping from the initial application. He displayed the site plan on the overhead to show landscaping behind the convenience store with six total trees next to the bus shelter and each island coming into the parking lot. COMMISSIONER WALTERS asked if they considered how delivery drivers would back out of the location, and MR. GILLERSON advised that the location would not be open 24 hours and deliveries would take place in the morning.

COMMISSIONER TAYLOR confirmed with MR. GILLERSON that a shade canopy would be provided over the gas pumps, no parking lot islands with trees would be provided, and six trees were proposed where 25 were

required. The Commissioner believed additional trees needed to be added near the bus stop to help with shade and mitigate the surrounding asphalt. She said the area was highly affected by the urban heat island effect, and she could not support the project without a commitment to work on more trees.

COMMISSIONER LEBO noted the 12-foot egress points would only allow one-way traffic, and she opined that a fuel tanker would block many of the parking spaces, which she felt would cause a roadblock and pedestrian congestion. She noticed the site plan did not identify a vehicle near the fuel pump closest to Decatur Boulevard, and she believed another vehicle would not be able to pass through if the fuel pump was occupied.

See Items 13a and 13b for related backup.

VICE CHAIR SCHLOTTMAN declared the Public Hearing closed for Items 13-13b.

Motion made by Staci Walters to Deny Items 13a and 13b

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

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

13a. ABEYANCE - 26-0051-VAR1 - VARIANCE - TO ALLOW A PROPOSED COMMERCIAL DEVELOPMENT THAT DOES NOT CONFORM TO TITLE 19 DEVELOPMENT STANDARDS FOR ON-SITE MINIMUM PARKING REQUIREMENTS

Minutes:

See Item 13 for related discussion and Items 13-13b for related backup.

Motion made by Staci Walters to Deny Items 13a and 13b

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

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

13b. ABEYANCE - 26-0051-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR THE PROPOSED CONVERSION OF AN EXISTING 3,224 SQUARE-FOOT MOTOR VEHICLE PARTS AND SALES DEVELOPMENT INTO A CONVENIENCE STORE WITH FUEL PUMPS AND PARKING LOT RECONFIGURATION WITH WAIVERS OF TITLE 19.08 PERIMETER LANDSCAPE BUFFER REQUIREMENTS

Minutes:

See Item 13 for related discussion and Items 13-13b for related backup.

Motion made by Staci Walters to Deny Items 13a and 13b

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

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

14. ABEYANCE - 26-0116-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: ZILBERBERG TOWERS 1, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED SEVEN-STORY, 71-UNIT MIXED-USE DEVELOPMENT WITH 1,800 SQUARE FEET OF COMMERCIAL SPACE WITH WAIVERS OF TITLE 19.09 FORM-BASED CODE DEVELOPMENT STANDARDS on 0.36 acres at 1801 Fremont Street (APN 139-35-810-001), T4-C (T4 Corridor) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:

VICE CHAIR SCHLOTTMAN declared the Public Hearing open.

STEVE SWANTON, Senior Planner, stated that the proposed development was consistent with Vision 2045

Downtown Master Plan goals for this location in the Fremont East District, which calls for additional multi-family housing, including live/work and mid-rise workforce housing. Given the irregular shape of the lot, staff supported the requested Waivers and Exceptions. Staff recommended approval of the Site Development Plan Review, subject to conditions.

SERGIO COMPARAN, SCA Design, appeared with BARAK ZILBERBERG and thanked City staff for the recommendation for approval. MR. ZILBERBERG explained that they proposed a seven-story (sic) building with 71 units, 32 parking spaces, and 1,400 square feet of retail space on the triangle-shaped property.

VICE CHAIR SCHLOTTMAN knew the site well and often noticed people camping, stating that an RV (recreational vehicle) had recently caught fire. He did not believe there was much traffic or pedestrian activity on Sunrise Avenue, and he wanted to see the project built. He noted there was not enough right-of-way available for trees on Sunrise Avenue, but he said plenty of trees would be installed along Fremont Street.

VICE CHAIR SCHLOTTMAN declared the Public Hearing closed.

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

NOTE: Vice-Chair Schlottman disclosed he resides within the notification area, but as this does not affect him any greater or lesser than anyone else, he would vote on the item.

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

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

15. 26-0013 - PUBLIC HEARING - APPLICANT/OWNER: 2331 MLK INVESTMENT, LLC - For possible action on the following Land Use Entitlement project requests on 0.42 acres at 2333 North Martin L King Boulevard (APN 139-21-102-005), C-1 (Limited Commercial) Zone, Ward 5 (Summers-Armstrong). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

VICE CHAIR SCHLOTTMAN declared the Public Hearing open for Items 15-15c.

NICOLE EDDOWES, Community Development Coordinator, reported that staff found the proposed use to be too intense for the subject site, as evidenced by the requested parking Variance, Waiver to allow service bay doors to face the right-of-way, and Exception to allow zero parking lot trees where six were required. Therefore, staff recommended denial of the Variance, Special Use Permit and Site Development Plan Review.

DENNIS LARA appeared representing ERIC PENA and explained that the indoor shop offers tire repair and window tint services. He did not understand the recommendation for denial, as he felt the shop was low-impact and provided practical and needed neighborhood services for the area. He offered to add trees to the front of the property and requested approval.

COMMISSIONER WALTERS stated there had been several Code Enforcement cases at the property involving an unlicensed tire shop and frequent food trucks. MR. LARA responded he was not familiar as that occurred prior to his involvement. He noted Code Enforcement had discussed the front door facing MLK (Martin L King Boulevard), which he opined was the only direction the door could face, and he said the door could be retrofitted with engineer approval. The Commissioner could not approve the application without a landscaping plan, which she had not seen. MR. LARA offered to add trees along MLK, and he promised that any food trucks would be properly licensed. He clarified that unlicensed food trucks could be shut down by Code Enforcement.

COMMISSIONER TAYLOR agreed with comments made regarding landscaping, since this was a hot area, and she was not willing to support the project without a condition of approval requiring landscaping. MS. EDDOWES noted that adding trees along MLK would impact the parking spaces and possibly increase the parking Variance, and she recommended holding the items in abeyance. The Commissioner understood that MR. LARA wanted the shop to be open, but she agreed with the abeyance recommendation to allow time to work with staff. Additionally, she noticed lettering missing on the building, and she believed improvements could be made to improve aesthetics on the property. MR. LARA opined they could add up to five feet of landscaping by having

parked cars face MLK, and he was willing to accept conditions to paint and add lettering to the building in order to move the project forward. COMMISSIONER TAYLOR thought they should hold the matter out of an abundance of caution, and COMMISSIONER WALTERS agreed.

See Items 15a-15c for related backup.

VICE CHAIR SCHLOTTMAN declared the Public Hearing closed for Items 15-15c.

Motion made by Staci Walters to Hold in Abeyance Items 15a-15c to 7/14/2026

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

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

15a. 26-0013-VAR1 - VARIANCE - TO ALLOW 15 PARKING SPACES WHERE 20 ARE REQUIRED

Minutes:

See Item 15 for related discussion and Items 15-15c for related backup.

Motion made by Staci Walters to Hold in Abeyance Items 15a-15c to 7/14/2026

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

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

15b. 26-0013-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED MOTOR VEHICLE PARTS SALES, INSTALLATION AND REPAIR [MOTOR VEHICLE REPAIR, MINOR] USE

Minutes:

See Item 15 for related discussion and Items 15-15c for related backup.

Motion made by Staci Walters to Hold in Abeyance Items 15a-15c to 7/14/2026

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

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

15c. 26-0013-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED ONE-STORY, 2,921 SQUARE-FOOT AUTO REPAIR GARAGE DEVELOPMENT AND PARKING LOT RECONFIGURATION WITH A WAIVER OF TITLE 19.08 DEVELOPMENT STANDARDS TO ALLOW BAY DOORS TO FACE THE RIGHT-OF-WAY WHERE SUCH IS NOT ALLOWED

Minutes:

See Item 15 for related discussion and Items 15-15c for related backup.

Motion made by Staci Walters to Hold in Abeyance Items 15a-15c to 7/14/2026

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

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

16. 26-0059 - PUBLIC HEARING - APPLICANT: MURPHY USA - OWNER: CHARLESTON CORNER, LLC - For possible action on the following Land Use Entitlement project requests on 0.85 acres at 2035 East Charleston Boulevard (APN 139-35-803-027), T5-MS (T5 Main Street) Zone, Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

VICE CHAIR SCHLOTTMAN declared the Public Hearing open for Items 16-16b.

STEVE SWANTON, Senior Planner, reported that the numerous Waivers of Form-Based development standards requested indicated that the overall development did not meet the urban design intent of the T5-MS (T5 Main Street) zoning district to create a compact, walkable environment with active street frontages. Staff therefore recommended denial of the Special Use Permit and the Site Development Plan Review, subject to conditions if approved. He noted that additional documents of protest and support were received after publication.

JENNIFER LAZOVICH appeared on behalf of the applicant and displayed a photo on the overhead to show the property contained a vacant Carl's Jr. with dead landscaping. She proposed redeveloping the site into a convenience store with a fuel pump. She displayed the landscape plan on the overhead to explain that bushes would be added along the north property line, noting no direct pedestrian access was available to the abutting commercial use, and she pointed out trees that would be planted behind the convenience store and along Charleston Boulevard and Eastern Avenue. MS. LAZOVICH advised that the proposed landscaping met or exceeded code requirements, though she said the Waiver request for one-foot landscaping involved a pinch point that touched a bus turnout. Two trees would be provided near the six parking spaces, and all trees planted would be 36-inch box trees. She requested an additional condition of approval regarding trees, which MR. SWANTON read into the record, and she stated that many Waivers involved the placement of the building, which she felt created a cleaner look from the street frontage. MS. LAZOVICH confirmed that the overlay plan for the area required two-story buildings, and she displayed the elevation plan to show the proposed building would have a faux second story with lighting that pointed up and down around the building to lighten the area.

JASON MAKRIS advised that he was involved with a Facebook group that had many people opposed to the project. He expressed concerns regarding traffic congestion, pollution, and the proposed liquor license. He worried this business would detract from the area and create environmental and public safety hazards.

MS. LAZOVICH noted that this location would sell beer and wine and not liquor. She did not believe the project would attract more traffic, and would instead serve existing traffic at the convenience store and fuel pump.

COMMISSIONER LEBO confirmed with MS. LAZOVICH that the bus turnout was already established.

VICE CHAIR SCHLOTTMAN explained that he had asked MS. LAZOVICH to make several revisions to the plan since last year before revisiting the initial layout. He referenced the Facebook group and said he could not support liquor at this location, which he clarified would only sell beer and wine. He believed a gas station near the proposed project could become overcrowded and was not designed well. The Vice Chair stated that the existing building was old and dilapidated, and he felt the proposal was close to what they were looking for in the area.

COMMISSIONER ROGAN understood they did not want car washes on Saraha Avenue, and he felt the same restriction should apply to gas pumps. He appreciated the redesign efforts made by MS. LAZOVICH, but he believed the Planning Commission needed to decide whether or not they should be following Form-Based Code, citing this project as being too far from code and unable to receive his support.

VICE CHAIR SCHLOTTMAN asked for staff to provide a presentation at a future meeting on how gas stations and pumps should be positioned according to code, and COMMISSIONER ROGAN requested to know if the City was keeping track of how often they approved applications that deviated from code.

See Items 16a and 16b for related backup.

VICE CHAIR SCHLOTTMAN declared the Public Hearing closed for Items 16-16b.

Motion made by Jennifer Taylor to Approve Items 16a and 16b subject to condition(s) with amended conditions for Item 16b

NOTE: Vice-Chair Schlottman disclosed he resides within the notification area, but as this does not affect him any greater or lesser than anyone else, he would vote on these items.

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

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

16a. 26-0059-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED ALCOHOL OFF-PREMISE, BEER/WINE USE

Minutes:

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

Motion made by Jennifer Taylor to Approve Items 16a and 16b subject to condition(s) with amended conditions for Item 16b

NOTE: Vice-Chair Schlottman disclosed he resides within the notification area, but as this does not affect him any greater or lesser than anyone else, he would vote on these items.

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

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

16b. 26-0059-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED ONE-STORY, 2,824 SQUARE-FOOT CONVENIENCE STORE DEVELOPMENT WITH FUEL PUMPS WITH WAIVERS OF TITLE 19.09 FORM-BASED CODE DEVELOPMENT STANDARDS

Minutes:

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

Motion made by Jennifer Taylor to Approve Items 16a and 16b subject to condition(s) and adding the following condition as read for the record:

A. All trees shall be a minimum three-inch trunk caliper measured six inches from the base of the trunk.

NOTE: Vice-Chair Schlottman disclosed he resides within the notification area, but as this does not affect him any greater or lesser than anyone else, he would vote on these items.

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

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

17. 26-0143-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: PROVIEW SERIES 36, LLC - For possible action on a Land Use Entitlement project request TO ALLOW A PROPOSED FRONT YARD WALL/FENCE THAT DOES NOT CONFORM TO TITLE 19.08 DEVELOPMENT STANDARDS FOR HEIGHT on 0.93 acres at 1701 South Las Vegas Boulevard (APN 162-03-310-002), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

Minutes:

VICE CHAIR SCHLOTTMAN declared the Public Hearing open for Items 17 and 18, which were heard together.

NICOLE EDDOWES, Community Development Coordinator, stated that no evidence of a unique or extraordinary circumstance had been presented, in that the applicant created self-imposed hardships by proposing a fence taller than what Title 19 allows for Item 17 and a new freestanding sign that would remain within the setback area and exceeded the maximum allowed sign area for Item 18. Therefore, staff recommended denial of both requests.

ADAM FOULAD advised that he had heavily invested in this and other properties within the Arts District, and he expressed concern regarding the homeless population near the development, which he felt made the oversized fence necessary to secure the property. Regarding Item 18, he displayed the sign plan on the overhead to show how they would modernize the existing sign to attract new tenants. MR. FOULAD confirmed the new sign would be 38 feet larger than the allowed size, and he showed several signs near the site that were larger than the proposed sign.

VICE CHAIR SCHLOTTMAN understood the investment made into the property, and he expressed excitement towards upcoming nearby projects he expected within the next five years. He believed the fence would match the steel that had been added to the building, and he did not have a problem with the sign. He confirmed with MR. FOULAD that the new double-facing sign would be LED (light-emitting diode). The Vice Chair worried about the sign's brightness for the portion facing the neighborhood, and he requested an added condition regarding a one-year administrative review, which MS. EDDOWES read into the record for Item 18. MR. FOULAD clarified that the side facing the property was primarily blocked by the building, and he agreed to keep the brightness down, as they only intended to attract visitors.

In response to COMMISSIONER TAYLOR, MR. FOULAD used an aerial map to point out access points to the property, showing the main access would be on Oakey Boulevard and they had an agreement with 7-Eleven if an additional access point was needed. The Commissioner questioned if public access would be available on the east side of the property, and MR. FOULAD responded no, stating the tenants had business access to the public alley to enter the trash enclosure. VICE CHAIR SCHLOTTMAN noted that no parking was available onsite and would instead be available across Las Vegas Boulevard.

COMMISSIONER TAYLOR confirmed with MR. FOULAD that he agreed to all conditions.

VICE CHAIR SCHLOTTMAN declared the Public Hearing closed for Items 17 and 18.

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

NOTE: Commissioner Lebo abstained from discussion and voting on this item, as she previously had a business conflict with the applicant that she felt would materially affect a reasonable person in her position.

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

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

18. 26-0198-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: PROVIEW SERIES 36, LLC - For possible action on a Land Use Entitlement project request TO ALLOW A PROPOSED FREESTANDING SIGN THAT DOES NOT CONFORM TO TITLE 19.08 DEVELOPMENT STANDARDS FOR SIGN AREA AND SETBACKS on 0.93 acres at 1701 South Las Vegas Boulevard (APN 162-03-310-002), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

Minutes:

See Item 17 for related discussion.

Motion made by Jennifer Taylor to Approve subject to condition(s) and adding the following condition as read for the record:

A. A one-year administrative review shall be performed from the date of final inspection of the building permit.

NOTE: Commissioner Lebo abstained from discussion and voting on this item, as she previously had a business conflict with the applicant that she felt would materially affect a reasonable person in her position.

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

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

19. 26-0162-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT: SHIRLEY HUGHES - OWNER: HUGHES FAMILY TRUST - For possible action on a Land Use Entitlement project request TO ALLOW AN EXISTING PATIO COVER [CARPORT] THAT DOES NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR SETBACKS on 0.14 acres at 4329 Eugene Avenue (APN 139-19-112-046), R-1 (Single Family Residential) Zone, Ward 5 (Summers-Armstrong). Staff recommends DENIAL.

Minutes:

See Item 6 for related discussion.

Motion made by Jennifer Taylor to Hold in Abeyance Items 19, 26a-26c, and 34 to 7/14/2026 and Item 21 to 8/11/2026

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

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

20. 26-0165 - PUBLIC HEARING - APPLICANT/OWNER: SANTA GOLD REALTY, LLC - For possible action on the following Land Use Entitlement project requests on 0.45 acres at 1712 Santa Paula Drive (APN 162-03-301-017), Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

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

STEVE SWANTON, Senior Planner, stated that the existing building previously converted from a multi-family use to an office in 2015, where it conformed to the rear yard setback requirement. Staff did not support creation of a nonconforming setback, and there was no physical characteristic of the lot that warranted approval of the Variance. Therefore, staff recommended denial of the Variance and Rezoning requests.

The applicant was not present.

VICE CHAIR SCHLOTTMAN understood the project would not meet current code, but he did not have a problem with the application, considering the property had once been a multi-family use.

See Items 20a and 20b for related backup.

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

Motion made by Jennifer Taylor to Approve Items 20a and 20b subject to condition(s)

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

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

- 20a. 26-0165-VAR1 - VARIANCE - TO ALLOW A 16-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED FOR AN EXISTING BUILDING

Minutes:

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

Motion made by Jennifer Taylor to Approve Items 20a and 20b subject to condition(s)

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

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

- 20b. 26-0165-ZON1 - REZONING - FROM: P-R (PROFESSIONAL OFFICE AND PARKING) TO: R-4 (HIGH DENSITY RESIDENTIAL)

Minutes:

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

Motion made by Jennifer Taylor to Approve Items 20a and 20b subject to condition(s)

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

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

21. 26-0173-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CONSTANCIO BELTRAN - For possible action on a Land Use Entitlement project request TO ALLOW AN EXISTING HOME ADDITION THAT DOES NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR SETBACKS on 0.16 acres at 2620 Las Verdes Street (APN 162-07-515-004), R-1 (Single Family Residential) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

Minutes:

See Item 6 for related discussion.

Motion made by Jennifer Taylor to Hold in Abeyance Items 19, 26a-26c, and 34 to 7/14/2026 and Item 21 to 8/11/2026

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

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

22. 26-0175-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ALI ORTIZ AND HUMBERTO ORTIZ, JR. - For possible action on a Land Use Entitlement project request TO ALLOW AN EXISTING RESIDENTIAL ACCESSORY STRUCTURE [GARAGE] THAT DOES NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR SEPARATION, SETBACKS AND AESTHETIC COMPATIBILITY on 0.19 acres at 5329 Dana Springs Way (APN 125-35-215-023), R-1 (Single Family Residential) Zone, Ward 6 (Brune). Staff recommends DENIAL.

Minutes:

VICE CHAIR SCHLOTTMAN declared the Public Hearing open.

NICOLE EDDOWES, Community Development Coordinator, reported that no evidence of a unique or extraordinary circumstance related to the physical characteristics of the property had been presented to warrant the requested Variance. As such, the hardship was self-imposed and therefore, staff recommended denial of this request. She noted that additional documentation of support had been received since publication.

HUMBERTO ORTIZ advised that he purchased the property in 2021, noting his neighbor stated that the structure had been there through three different owners.

COMMISSIONER TAYLOR felt the structure was harmonious and compatible with the neighborhood, since there were several similar structures nearby. She confirmed with MR. ORTIZ that no neighbors had expressed opposition to the structure. Additionally, MR. ORTIZ said he had received support letters from the abutting neighbors, which were submitted for the record. The Commissioner understood other variance requests could be coming from the neighborhood, and she questioned the process after a variance is approved. MS. EDDOWES clarified that the applicant would have two years to obtain a building permit and receive final inspection, otherwise the variance expires and the applicant may have to repeat the process. In response to COMMISSIONER TAYLOR, MS. EDDOWES explained that applicants receive a final action letter outlining conditions of approval, including the requirement to obtain a building permit. MR. ORTIZ cited a conversation with a Code Enforcement officer involving not having two years to complete the process, since he was already in violation. MS. EDDOWES noted that timelines provided by Code Enforcement were separate from the conditions of approval, as their concern was ensuring the structure was safe. COMMISSIONER TAYLOR believed the process should be more aligned with Code Enforcement. MS. EDDOWES advised that obtaining structural drawings could take up to nine months, and she said Code Enforcement ensures that applicants continually make progress. MR. ORTIZ wondered if he would still receive fines from Code Enforcement for failed inspections, and COMMUNITY DEVELOPMENT EXECUTIVE DIRECTOR SETH FLOYD stated that Code Enforcement cases were typically paused as long as progress was being made.

VICE CHAIR SCHLOTTMAN declared the Public Hearing closed.

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

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

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

23. 26-0179-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: THE CALIDA GROUP - OWNER: 116 10TH STREET, LLC - For possible action on a Land Use Entitlement project request FOR AN EXISTING PARKING FACILITY WITH WAIVERS OF TITLE 19.09 FORM-BASED CODE DEVELOPMENT STANDARDS on 0.69 acres at 946 East Carson Avenue (APN 139-34-701-014), T5-MS (T5 Main Street) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

Minutes:

VICE CHAIR SCHLOTTMAN declared the Public Hearing open.

STEVE SWANTON, Senior Planner, stated that staff recommended denial of all requested Waivers, as the development that was previously considered temporary and built to temporary standards should be redesigned to meet Form-Based Code standards to continue operation as a permanent parking lot. The addition of landscaping would enhance the aesthetic appeal of the parking lot and provide shading benefits. Staff therefore recommended denial of the Site Development Plan Review.

ROBERT CUNNINGHAM, Taney Engineering, appeared representing the applicant and confirmed that the site was permitted as a temporary parking lot around 2018. They wanted to make the parking lot permanent. He displayed a map of the site on the overhead to show where the required landscaping could be provided in the public right-of-way along 10th Street, specifically 24-inch box trees and shrubs. MR. CUNNINGHAM believed shrubs could be planted along Carson Avenue, and he offered to paint or stucco their wall to improve the view.

VICE CHAIR SCHLOTTMAN appreciated that they were willing to add trees, shrubs, and decorative stucco, and he opined that The Calida Group did a great job with their parking lots around town.

In response to COMMISSIONER TAYLOR, MR. CUNNINGHAM agreed to an amended condition regarding tree selection and size, which MR. SWANTON read into the record.

VICE CHAIR SCHLOTTMAN declared the Public Hearing closed.

Motion made by Jennifer Taylor to Approve subject to condition(s) and amending Condition 5 as read for the record:

5. Upon approval of a License Agreement, fast-growing, large shade trees with a minimum three-inch trunk caliper measured six inches from the base of the trunk shall be planted every 15 feet on center along 10th Street with four, five-gallon shrubs for every required tree and five-gallon shrubs planted along Carson Avenue.

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

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

24. 26-0180-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: FIRST WATCH RESTAURANTS, INC. - OWNER: 2001 N. RAINBOW, 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 2001 North Rainbow Boulevard (APN 138-22-612-001), C-1 (Limited Commercial) Zone, Ward 5 (Summers-Armstrong). Staff recommends APPROVAL.

Minutes:

VICE CHAIR SCHLOTTMAN declared the Public Hearing open.

NICOLE EDDOWES, Community Development Coordinator, stated that the proposed use was consistent with uses allowed in the C-1 (Limited Commercial) zoning district and could be conducted in a harmonious and compatible manner with the surrounding land uses. Therefore, staff recommended approval of the Special Use Permit request. She noted that additional documentation of protest had been received since publication.

RYAN CHAPELL appeared representing First Watch Restaurants, whom he said had 630 locations across 31 states, entering Nevada in 2025. He advised that this request would allow the sale of alcoholic beverages, and the menu would include four to six alcoholic cocktails served with a food item. Additionally, MR. CHAPELL noted they would be making significant renovations to the former Romano's Macaroni Grill.

COMMISSIONER WALTERS was familiar with the site and looked forward to the new restaurant.

VICE CHAIR SCHLOTTMAN declared the Public Hearing closed.

Motion made by Staci Walters to Approve subject to condition(s)

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

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

25. 26-0183-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JOSE FRANCISCO SOLIS DE LEON AND PAOLA E. SOTO CHAVEZ - For possible action on a Land Use Entitlement project request TO ALLOW AN EXISTING FRONT YARD WALL/FENCE THAT DOES NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR HEIGHT AND VISIBILITY on 0.14 acres at 1420 Ingraham Street (APN 139-25-512-077), R-1 (Single Family Residential) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

Minutes:

VICE CHAIR SCHLOTTMAN declared the Public Hearing open.

STEVE SWANTON, Senior Planner, stated that this item was the subject of an open Code Enforcement case. As there was no unique or extraordinary circumstance related to the physical characteristics of the subject property that warranted the requested height and visibility Variance, the hardship was deemed to be self-imposed. Staff recommended denial, subject to conditions if approved.

PAOLA SOTO advised that she purchased the property in 2022, noting that the wall had been built more than 20 years ago and the fence was added on top. She did not believe the fence affected the privacy of her neighbors, and she said many neighbors had similar walls. She felt the wall protected the property.

VICE CHAIR SCHLOTTMAN did not like approving fences built to the right-of-way, however he could support fences with visibility. He clarified that the neighbor's wall was solid concrete and just as tall, though that wall was along the side yard, and another neighbor had a fence nearly as tall. He confirmed with MS. SOTO that she agreed to all conditions.

VICE CHAIR SCHLOTTMAN declared the Public Hearing closed.

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

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

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

26. 26-0184 - PUBLIC HEARING - APPLICANT: BLAK DEVELOPMENT, LLC - OWNER: BISMI SERIES HOLDINGS, SERIES 2, LLC - For possible action on the following Land Use Entitlement project requests on 1.03 acres on the south side of Sky Pointe Drive, approximately 315 feet west of Tenaya Way (APN 125-27-410-008), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Brune). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

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

Motion made by Jennifer Taylor to Hold in Abeyance Items 19, 26a-26c, and 34 to 7/14/2026 and Item 21 to 8/11/2026

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

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

26a. 26-0184-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED AUTO REPAIR GARAGE (MINOR) USE

Minutes:

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

Motion made by Jennifer Taylor to Hold in Abeyance Items 19, 26a-26c, and 34 to 7/14/2026 and Item 21 to 8/11/2026

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

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

26b. 26-0184-SUP2 - SPECIAL USE PERMIT - FOR A PROPOSED RESTAURANT WITH DRIVE-THROUGH USE

Minutes:

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

Motion made by Jennifer Taylor to Hold in Abeyance Items 19, 26a-26c, and 34 to 7/14/2026 and Item 21 to 8/11/2026

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

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

26c. 26-0184-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED ONE-STORY, 1,872 SQUARE-FOOT RESTAURANT WITH DRIVE-THROUGH AND A ONE-STORY, 3,285 SQUARE-FOOT AUTO REPAIR DEVELOPMENT WITH WAIVERS OF TOWN CENTER DEVELOPMENT STANDARDS MANUAL

Minutes:

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

Motion made by Jennifer Taylor to Hold in Abeyance Items 19, 26a-26c, and 34 to 7/14/2026 and Item 21 to 8/11/2026

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

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

27. 26-0195-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: VOA 7650, LLC - For possible action on a Land Use Entitlement project request TO ALLOW A PROPOSED FRONT YARD WALL/FENCE THAT DOES NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR HEIGHT AND VISIBILITY on 2.24 acres at 7650 Via Olivero Avenue (APN 163-03-401-005), R-E (Residence Estates) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.

Minutes:

VICE CHAIR SCHLOTTMAN declared the Public Hearing open.

STEVE SWANTON, Senior Planner, reported as there was no unique or extraordinary circumstance related to the physical characteristics of the subject property that warranted the requested height and visibility Variance, the hardship was deemed to be self-imposed. Staff recommended denial, subject to conditions if approved. He noted that additional documents of protest were received since publication.

TOM McCLEISTER appeared on behalf of the homeowner and explained that the eight-foot wall would have

front landscaping and would be 15 feet from the sidewalk. He felt the request was harmonious since there were mostly block walls along Via Olivera Avenue, noting that the neighbor to the west had an 11-foot wall.

COMMISSIONER ROGAN was normally inclined to deny these requests to avoid everyone building taller walls, but he agreed that most cul-de-sacs in the area had eight-foot walls. He believed the request was appropriate, since the property faced a major street. He confirmed with MR. McCLEISTER that he agreed to all conditions.

VICE CHAIR SCHLOTTMAN declared the Public Hearing closed.

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

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

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

28. 26-0202-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JEFFREY IVERSON - OWNER: BOULEVARD MOTEL GROUP, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED SINGLE ROOM OCCUPANCY RESIDENCE USE at 2500 Fremont Street (APNs 162-01-111-006 and 039), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:

VICE CHAIR SCHLOTTMAN declared the Public Hearing open.

NICOLE EDDOWES, Community Development Coordinator, stated that this request met all minimum Special Use Permit requirements as outlined by Title 19.12, and staff determined that this use could be conducted in a compatible and harmonious manner within the existing structure. Therefore, staff recommended approval of the request.

LUCY STEWART appeared alongside JEFF IVERSON, CEO (Chief Executive Officer) of Crossroads of Southern Nevada, and explained that the property was built in 1954 and was often visited by Metro (Las Vegas Metropolitan Police Department). MS. STEWART advised that the property was purchased in January and had been remodeled and brought to code. She stated that this sober-living facility assisted people with counseling and locating permanent housing. MR. IVERSON confirmed they developed a continuum of care to address the unhoused experiencing substance abuse and mental health issues, and he said their primary location is a crisis intervention and detox center located near UMC (University Medical Center). He described the continuum of care as beginning with treatment from a medically licensed detox facility, providing residential treatment, housing people while they use outpatient care, and finding permanent housing and employment at the subject property. MR. IVERSON advised that the property was licensed as a motel, stating that the request to become a residence hotel would allow people to stay up to 90 days while they find permanent housing.

VICE CHAIR SCHLOTTMAN noted there had been concern that transitional housing would negatively affect a neighborhood, while they instead had the opposite effect, and he enjoyed having transitional housing near his home. He had visited the facility, which he felt was well run, and he confirmed with MR. IVERSON that he agreed to all conditions.

VICE CHAIR SCHLOTTMAN declared the Public Hearing closed.

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

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

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

29. 26-0206-EOT1 - EXTENSION OF TIME - SPECIAL USE PERMIT (SUP-78660) - APPLICANT/OWNER: PACIFIC CLASSIC, LLC - For possible action on a Land Use Entitlement project request FOR THE THIRD EXTENSION OF TIME OF THE APPROVAL FOR A PROPOSED CAR WASH, FULL SERVICE OR AUTO DETAILING USE at the northwest corner of Iron Mountain Road and Skye Village Road (APNs 126-01-801-009, 018 and 019), C-1 (Limited Commercial) Zone, Ward 6 (Brune). Staff recommends DENIAL.

Minutes:

VICE CHAIR SCHLOTTMAN declared the Public Hearing open.

STEVE SWANTON, Senior Planner, reported that this was the third Extension of Time for this Special Use Permit (SUP) approval, which had remained active for six years even though the Site Development Plan Review for the site that included the car wash expired three years ago. Staff recommended denial and suggested that a new Special Use Permit be sought when the developer was ready to obtain a new Site Development Plan Review entitlement.

BOB GRONAUER appeared on behalf of the property owner and confirmed the location had been zoned for a commercial shopping center, specifically for Costco to become an anchor tenant. He stated they were moving forward with another anchor tenant, noting that the City Council approved the convenience store (C-store) SUP that expires December 4, 2026, and he asked that this application have a condition with the same expiration, which MR. SWANTON read into the record. MR. GRONAUER intended to bring forward a Site Development Plan Review with the anchor tenant, and then they could move forward with entitlements.

COMMISSIONER TAYLOR understood staff recommended providing a new SUP, and she questioned what would happen if this request was denied. MR. GRONAUER said they had a Purchase and Sale Agreement (PSA) with the anchor tenant, who was dictating what uses would be on the property, and he hoped to present a Site Development Plan Review of the entire site to the Planning Commission by October. The Commissioner confirmed with MR. GRONAUER that they only had an SUP for alcohol use and not for the C-store and the site plan as shown was not in existence. In response to COMMISSIONER TAYLOR, MR. GRONAUER confirmed that they intended to provide the completed PSA and Site Development Plan Review for the anchor tenant by December. VICE CHAIR SCHLOTTMAN confirmed with MR. GRONAUER that he agreed to all conditions.

VICE CHAIR SCHLOTTMAN declared the Public Hearing closed.

Motion made by Jennifer Taylor to Approve subject to condition(s) and amending Condition 1 as read for the record:

1. This approval shall expire on December 4, 2026 unless another Extension of Time is approved by the City of Las Vegas.

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

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

DIRECTOR'S BUSINESS:

30. ABEYANCE - 26-0161-TXT1 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to amend LVMC 19.09 related to outdoor dining within the Downtown Las Vegas Overlay District, to allow the Individual Care Center use, Mixed-Use, and Animal Husbandry in additional zoning districts, and to provide for other related matters. Staff recommends APPROVAL.

Minutes:

VICE CHAIR SCHLOTTMAN declared the Public Hearing open.

FRED SOLIS, Planning Manager, stated that this text amendment revises existing Form-Based Code (FBC) language as a clean up to outdoor dining standards and would allow the Individual Care Center, Mixed-Use, and Animal Husbandry uses in additional FBC zoning districts. This amendment intended to create consistency between FBC and other chapters of the zoning code. The proposed changes were in alignment with the Vision 2045 Downtown Las Vegas Master Plan, and staff recommended approval of the request.

VICE CHAIR SCHLOTTMAN declared the Public Hearing closed.

Motion made by Jennifer Taylor to Approve

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

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

31. 26-0172-GPA1 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a Land Use Entitlement project request TO AMEND AND INCORPORATE A SUPPLEMENTAL HEAT MITIGATION (DRINKING WATER, COOLING SPACES, BUILDING PRACTICES) PLAN AS PART OF THE CONSERVATION ELEMENT TO THE CITY OF LAS VEGAS 2050 MASTER PLAN CONSISTENT WITH SECTION 11 OF ORDINANCE 6788, All Wards. Staff recommends APPROVAL.

Minutes:

This item was heard subsequent to Items 32-32b.

VICE CHAIR SCHLOTTMAN declared the Public Hearing open.

MARCO VELOTTA, Planning Project Manager, reported that this item involved an amendment to the 2050 Master Plan to add a supplemental Heat Mitigation Plan (Heat Plan), which would fulfill requirements of Assembly Bill (AB) 96 from the 2025 Legislative Session, noting the Urban Forestry Management Plan was another component of the bill approved by the Planning Commission in November (sic) 2025. He said heat was considered one of the deadliest natural disasters globally, and he understood that heat was not limited by jurisdictional boundaries and affected everyone. He hoped this amendment would help provide solutions. MR. VELOTTA utilized a PowerPoint presentation, a copy of which was submitted for the record, to explain that Southern Nevada had been on a warming trend since the 1970's, with Las Vegas and Reno being the top two metropolitan areas experiencing these trends. He said the urban heat island effect was prominent in East Las Vegas, causing an increase in heat-related emergencies and death, and he confirmed that the Desert Research Institute (DRI) projected another 20 days above 105 degrees by 2035 and 45 more days by 2050. He cited working with other jurisdictions to lobby the Nevada Legislature to address heat, and he stated that AB 96 would focus on shading, cool building practices, and public drinking water.

MR. VELOTTA advised there had been heat summits, a DRI-led study on cooling centers, and exercises with local governments and service providers, which built the belief that local and regional action needed to be taken simultaneously, including coordination with utilities, transit providers, and the faith-based community. He displayed a map from the presentation showing public drinking water locations, noting that the building code required water fountains for certain building types, and he confirmed that creating an interactive map with drinking water locations was recommended in the Heat Plan. MR. VELOTTA recognized there was a gap in available shading in public spaces, and he clarified that cooling centers are only offered during extreme heat events, except for the Homeless Resource Center that is available 24/7. He expressed concern regarding awareness of cooling centers, which the Heat Plan called out as a valuable resource that needed improved messaging and expanded hours. He stressed the need to invest in cooling infrastructure to mitigate the urban heat island effect, including renovating buildings to reduce hardscapes, making energy efficiency improvements, and upgrading HVAC (heating, ventilation, and air conditioning) equipment. MR. VELOTTA noted that other cities found innovative ways to shade spaces, such as adding fabric covers or solar panels over parking lots. Lastly, he stated that a long-term approach was needed to mitigate heat in the changing environment.

COMMISSIONER TAYLOR said this was an important issue to her, and she respected the conservation work done by MR. VELOTTA. She questioned the temperature between shaded and unshaded locations, and MR. VELOTTA responded up to 10 degrees, though he confirmed that nearby trees could provide a cooling effect. The Commissioner wondered if the urban heat island effect would detrimentally impact the evaporation rate at Lake Mead and affect drought conditions. MR. VELOTTA replied yes, anecdotally, though he cited topography as also affecting water loss in the Colorado River. COMMISSIONER TAYLOR questioned if there would be regional coordination on landscaping requirements, such as analyzing the frequency of landscape waivers being granted, which she noted was discussed with the Urban Forestry (Management Plan). MR. VELOTTA confirmed that a working group was formed with members from Clark County and the Cities of Las Vegas, Henderson, and North Las Vegas that discussed those elements. He advised that approaches on landscaping would be different among jurisdictions, though he said Clark County had created a fee in lieu of policy that the City of Las Vegas was looking to implement. He stated that the jurisdictions recognized the need for cooling spaces, cooling centers, and drinking water. The Commissioner understood that the IBC (International Building Code) addressed building codes and efficiency, and she asked how involved the City was with IBC to bring forward energy-efficient codes, citing the energy burden on lower-income residents. MR. VELOTTA confirmed that

newer building stock was developed under IBC and IEBC (International Existing Building Code) and increased energy efficiency, while he noted they were mainly focused on existing building stock in the center of the valley. He clarified that commercial buildings were subject to the evaporative cooling moratorium, and he said the City would consider any new code changes.

VICE CHAIR SCHLOTTMAN declared the Public Hearing closed.

Motion made by Jennifer Taylor to Approve

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

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

32. 26-0176 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS REDEVELOPMENT AGENCY - For possible action on the following Land Use Entitlement project requests on 1350.23 acres generally bounded by Owens Avenue to the north, Nellis Boulevard to the east, Charleston Boulevard to the south, and 21st Street to the west, Ward 3 (Diaz). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

Items 32-32b were heard subsequent to Items 12-12c.

VICE CHAIR SCHLOTTMAN declared the Public Hearing open for Items 32-32b.

TRACY REICH, Redevelopment Manager, appeared with ALEX STRAWSER, Senior Economic Development Specialist, and reported that they previously proposed performing a blight study in order to create a new redevelopment area, noting they would present the blight study results and redevelopment plan.

MR. STRAWSER thanked SIERRA WEBB, Management Analyst I, and RICH ATKINS, Development Officer, for their help with the project, and he narrated from a PowerPoint presentation, a copy of which was submitted for the record, to explain that the City of Las Vegas 2050 Master Plan was adopted in 2020 and divided the city into 16 sub-areas. The intention was for each sub-area to have their own neighborhood plan. He confirmed that the Nuestro Futuro Este Las Vegas Special Area Plan (Nuestro Futuro Plan) was adopted for the East Las Vegas sub-area in 2023, which aimed to transform aging commercial areas into vibrant, walkable mixed-use hubs and recommended evaluating East Las Vegas for a redevelopment area. MR. STRAWSER displayed a map of Redevelopment Areas 1 and 2 from the presentation, stating that the City adopted Redevelopment Area 1 in 1986, and he said the typical redevelopment area timeline was 30 years, which could be extended through amendments. He showed the proposed Redevelopment Area 3 map from the presentation and clarified that the area was considered by City staff and the Citizens Advisory Committee (to the Las Vegas Redevelopment Agency) (CAC), who toured the area during consideration. He stressed that dollars spent in a redevelopment area would remain in that neighborhood and help eliminate blight, strengthen neighborhoods, and create opportunities for private reinvestment.

Regarding the blight study, MR. STRAWSER stated that the physical assessment of the area found that over 64 percent of parcels showed signs of deterioration and 80 percent of the buildings were built before 1999. Further, he said the area had overcrowded spaces, abandoned businesses, vacant lots, traffic hazards, unsafe rights-of-way, depreciating property values, and was disproportionately affected by the urban heat island effect. He cited the 81 acres of vacant land in East Las Vegas as possibly leading to illegal dumping that could impact businesses, and he described incentives offered by the City that encourages reinvestment into the community. The Visual Improvement Plan offers up to \$50,000 towards exterior improvements. The Tenant Improvement Incentive focused on retail users and covers 10 percent of eligible exterior and interior expenses, while the Business Security Grant Program offers \$5,000 to cover security improvements, such as lighting, fencing, and cameras. The Multifamily Residential Renovation Program helps property owners with at least five units perform interior and exterior upgrades. Additionally, MR. STRAWSER confirmed that the City offers Development Coordination to work with utilities and provide guidance with building permits. He displayed the eight redevelopment plan goals from the presentation, which he said were also found in the 2050 Master Plan and Nuestro Futuro Plan, and he advised those principles looked to maximize land use efficiency and improve neighborhoods. He noted that NRS (Nevada Revised Statutes) requires redevelopment plans to discuss open space, landscaping, building height limitations, public uses, and finance methods. Regarding outreach methods,

the proposed redevelopment area had been featured in the Ward 3 Newsletter, noticed in the Review Journal (Las Vegas Review-Journal), and would be the subject of three neighborhood meetings. Lastly, MR. STRAWSER requested approval of the blight study and redevelopment plan, which he said would then move forward to the City Council.

COMMISSIONER TAYLOR confirmed with MR. STRAWSER that the lack of landscaping and trees was identified as blight and significantly contributed to the urban heat island effect in the area.

COMMISSIONER ROGAN agreed that the area was blighted, and he was surprised that the area had not already been included as a redevelopment area. He felt the redevelopment plan was appropriate.

VICE CHAIR SCHLOTTMAN noted he served on CAC and helped formulate the redevelopment area. He was initially concerned that the Nuestro Futuro Plan would be adopted and placed on a shelf, and he expressed appreciation towards City staff for providing presentations and moving forward with the plan. He understood that redevelopment areas sunset after 30 years, and he wondered if adding new redevelopment areas increased their timeframes. MS. REICH said not necessarily and advised that redevelopment areas can be extended 15 years after the initial 30, which is what happened with Redevelopment Area 1. The Vice Chair confirmed with MS. REICH that the extension allowed the tax rate to remain at the level originally set.

COMMISSIONER ROGAN asked if Redevelopment Area 3 could use money from all redevelopment areas, and MS. REICH noted that funds spent needed to be generated from that redevelopment area. VICE CHAIR SCHLOTTMAN explained that CAC had discussed expanding an existing redevelopment area, but he was vocal about establishing a new redevelopment area to ensure every dollar generated in that neighborhood was reinvested there.

See Items 32a and 32b for related backup.

VICE CHAIR SCHLOTTMAN declared the Public Hearing closed for Items 32-32b.

Motion made by Jeff Rogan to Approve Items 32a and 32b

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

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

32a. 26-0176-DIR1 - DIRECTOR'S BUSINESS - FOR A REVIEW OF THE PLAN FOR THE REDEVELOPMENT OF AREA 3 AS A REDEVELOPMENT AREA

Minutes:

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

Motion made by Jeff Rogan to Approve Items 32a and 32b

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

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

32b. 26-0176-GPA1 - GENERAL PLAN AMENDMENT - TO ESTABLISH REDEVELOPMENT AREA 3

Minutes:

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

Motion made by Jeff Rogan to Approve Items 32a and 32b

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

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

33. 26-0216-DIR1 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT: COLLEGE OF SOUTHERN NEVADA - OWNER: NEVADA SYSTEM OF HIGHER EDUCATION - For possible action on a request for the First Amendment of the Cooperative Campus Development Agreement between the City of Las Vegas and the Board of Regents of the Nevada System of Higher Education on behalf of the College of Southern Nevada, Ward 4 (Allen-Palenske). Staff recommends APPROVAL.

Minutes:

VICE CHAIR SCHLOTTMAN declared the Public Hearing open.

FRED SOLIS, Planning Manager, reported that the proposed amendment complied with all NRS (Nevada Revised Statutes) 278 and Title 19 requirements. The amendment updated the Development Agreement with more accurate information and provided a review mechanism for the City Council to monitor progress of the future Northwest Campus. Therefore, staff recommended approval of the request.

VICE CHAIR SCHLOTTMAN declared the Public Hearing closed.

Motion made by Jennifer Taylor to Approve

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

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

34. 26-0217-TXT1 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to amend LVMC 19.09 and Appendix F related to above ground utility appurtenances within the Downtown Las Vegas Overlay District, and to provide for other related matters. Staff recommends APPROVAL.

Minutes:

See Item 6 for related discussion.

Motion made by Jennifer Taylor to Hold in Abeyance Items 19, 26a-26c, and 34 to 7/14/2026 and Item 21 to 8/11/2026

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

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

Citizens Participation:

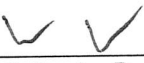
35. Citizens Participation: Public comment during this portion of the agenda must be limited to matters within the jurisdiction of the Planning Commission. No subject may be acted upon by the Planning Commission unless that subject is on the agenda and is scheduled for action. If you wish to be heard,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

Minutes:

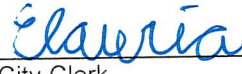
None.

The meeting was adjourned at 8:28 p.m.

Respectfully submitted:



Brian Carroll, Senior Deputy City Clerk

Yvett Elauria, 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