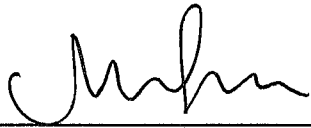


CERTIFICATE OF POSTING

(Posting required under the provisions of NRS Chapter 241)

Nora Lares, an employee of the City of Las Vegas, Nevada,
says that on the 1ST day of FEBRUARY, 2022, at the hour of
5:00PM there were posted copies of a NOTICE, the attached of which is a true and correct copy
of a PLANNING COMMISSION AGENDA, said meeting to be held on the 8TH day
of FEBRUARY, 2022, at 6:00PM, in Las Vegas, Nevada, on Public
Bulletin Boards at the following locations:

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



Signature

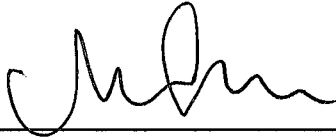
CERTIFICATE OF ELECTRONIC MAILING

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FEBRUARY, 2022, at 6:00PM, in Las Vegas, Nevada, was
electronically mailed (emailed) to each person and/or organization whose name appears on the list
maintained in the Department of Planning.

Nora Lares



Signature
Department of Planning

Nora Lares

Contact Group Name:

Agenda Mailing_updated 10.05.2021

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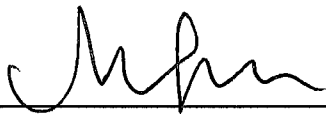
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FEBRUARY, 2022, at 6:00PM, in Las Vegas, Nevada, was deposited
in the United States Mail, Postage prepaid, First Class Mail, to each person and/or organization
whose name appears on the list maintained in the Department of Planning.

Nora Lares



Signature
Department of Planning

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Las Vegas, Nevada 89107

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Henderson, Nevada 89052-6658

Victory Missionary Baptist Church
500 West Monroe Avenue
Las Vegas, Nevada 89106

Mr. Narron Clark
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Forth Worth, Texas 76101

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Las Vegas, Nevada 89107

Mr. Ron Lurie
Arizona Charlie's
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Las Vegas, Nevada 89107

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3721 Capella Avenue
Las Vegas, Nevada 89102

Ms. Jean Hall
4412 Sunrise Avenue
Las Vegas, Nevada 89101

Ms. Diana Howe
Peccole Ranch Community Association
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Las Vegas, Nevada 89117

Mr. David Clark
4950 Sawyer Avenue
Las Vegas, Nevada 89108

Rev. James M. Rogers, Sr.
Greater New Jerusalem MBC
1818 Martin L. King Boulevard
Las Vegas, Nevada 89106

Mr. Alberto Jauregui
Nevada Land
3505 East Harmon Avenue, Suite. B
Las Vegas, Nevada 89121

Ms. Maggy Ruiz
Latin American Press
PO Box 12599
Las Vegas, Nevada 89112

Mr. Jeff Jacquart
McCarran International Airport
PO Box 11005
Las Vegas, Nevada 89111

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Las Vegas, Nevada 89108

VTN Nevada
2727 South Rainbow Boulevard
Las Vegas, Nevada 89146

Ms. Rose Honrath
6109 Borden Circle
Las Vegas, Nevada 89107

Ms. Dorothy Orr
7132 Tropical Island Circle
Las Vegas, Nevada 89129-6570

Mr. Donald M. Mosley
Rancho/Oakey Neighborhood Association
1127 Westlund Drive
Las Vegas, Nevada 89102

Ms. Lynn Bessent
5076 Auborn Avenue
Las Vegas, Nevada 89108

Mr. Robert Phillips
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Las Vegas, Nevada 89129

Ms Paula Hutchison
5704 Ano Drive
Las Vegas, Nevada 89131

Mr. Kenneth Williams
130 Palm Lane
Las Vegas Nevada 89101

Mr. Timothy Voltz
325 Santa Fe Street
Las Vegas, Nevada 89145

Ms. Tracy Larkin-Thomason
Nevada Department of Transportation
600 South Grand Central Parkway, Suite #135
Las Vegas, Nevada 89106

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941 Verdite Avenue
Henderson, Nevada 89011

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Las Vegas, Nevada 89134

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UFCW 711
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Las Vegas, Nevada 89108

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Las Vegas, Nevada 89131

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5150 East Yale Circle, Suite #400
Denver, Colorado 80222

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LVRC Holdings, LLC
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Charleston Neighborhood Preservation
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Las Vegas, Nevada 89107

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Las Vegas, Nevada 89106

Ms. Dottie Miller
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Las Vegas, Nevada 89149

John's Loans and Jewelry
Attn: Howard Bock
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Las Vegas, Nevada 89104

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Las Vegas, Nevada 89104-1413

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Mr. Ryan Arnold
Skancke Companies
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D. Hanslip
1200 Redwood Street, Suite #39
Las Vegas, Nevada 89146

Mayor Carolyn G. Goodman (At-Large)
Mayor Pro Tem Stavros S. Anthony (Ward 4)
Councilman Brian Knudsen (Ward 1)
Councilwoman Victoria Seaman (Ward 2)
Councilwoman Olivia Diaz (Ward 3)
Councilman Cedric Crear (Ward 5)
Councilwoman Michele Fiore (Ward 6)



Commissioner Trinity Haven Schlottman, Chair
Commissioner Jeff Rogan, Vice Chair
Commissioner Sam Cherry
Commissioner Donna Toussaint
Commissioner Louis De Salvio
Commissioner Anthony Williams
Commissioner Donald Walsh

Planning Commission Agenda

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

Facilities are provided throughout City Hall for convenience of persons with disabilities. For meetings held in the Council Chambers, sound equipment is available for persons with hearing impairments. Reasonable efforts will be made to assist and accommodate persons with disabilities or impairments. If you need an accommodation to attend and participate in this meeting, please call the DEPARTMENT DESIGNEE at 702-229-6301 and advise of your need at least 48 hours in advance of the meeting. Dial 7-1-1 for Relay Nevada.

February 8, 2022
6:00 PM

ITEMS MAY BE TAKEN OUT OF THE ORDER PRESENTED AT THE DISCRETION OF THE CHAIRPERSON. TWO OR MORE AGENDA ITEMS FOR CONSIDERATION MAY BE COMBINED; AND ANY ITEM ON THE AGENDA MAY BE REMOVED OR RELATED DISCUSSION MAY BE DELAYED AT ANY TIME.

These proceedings are being video recorded as well as presented live on KCLV, Cable Channel 2. You can also watch this meeting live on Apple TV, Roku and Amazon Fire TV on the Go-Vegas app. The Planning Commission Meeting, as well as all other KCLV programming, can be viewed on the internet at www.kclv.tv/live. The proceedings will be rebroadcast on KCLV and the web the Saturday after the meeting at 10:00 AM, Monday at Midnight and the following Tuesday at 6:00 PM.

Backup material for this agenda may be obtained from Milagros Escuin, Department of Planning, 495 South Main Street, 3rd Floor, 702-229-6301 or on the City's webpage at www.lasvegasnevada.gov.

ACTIONS: All actions except general plan amendments, rezonings, and related cases thereto are final unless an appeal is filed by the applicant or an aggrieved person, or a review is requested by a member of the City Council within ten days and payment of those costs shall be made upon filing of the application.

PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's condition, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.

6. After all objectors' input have been received; the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

BUSINESS ITEMS:

1. Call to Order
2. Announcement: Compliance with Open Meeting Law
3. Roll Call
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.
5. For Possible Action to Approve the Final Minutes for the Planning Commission Meeting of January 11, 2022.
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.

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. 21-0741-TMP1 - TENTATIVE MAP - SUMMERLIN PARCEL LM AKA NIGHTHAWK - APPLICANT: KB HOME LAS VEGAS, INC - OWNER: HOWARD HUGHES COMPANY, LLC - For possible action on a Land Use Entitlement project request FOR A 192-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 21.14 acres located at the the southwest corner of Fleet Wing Avenue and Kettle Ridge Drive (Book 166, Page 80), P-C (Planned Community) Zone [SF3 (Single Family Detached) Special Land Use Designation], Ward 2 (Seaman). Staff recommends APPROVAL.
8. 21-0767-TMP1 - TENTATIVE MAP - PANTHER MEDICAL - APPLICANT/OWNER: PANTHER HUALAPAI CORNER, LLC - For possible action on a Land Use Entitlement project request FOR A ONE-LOT COMMERCIAL SUBDIVISION on 5.87 acres on the north side of Alta Drive, approximately 372 feet east of Hualapai Way (APN 138-31-210-012), C-1 (Limited Commercial) Zone, Ward 2 (Seaman). Staff recommends APPROVAL.
9. 21-0776-TMP1 - TENTATIVE MAP - PARCEL 3 AT SUNSTONE MODEL PHASE UNIT 2 - APPLICANT: SHEA HOMES LIMITED PARTNERSHIP - OWNER: SH ACQ2020, LLC - For possible action on a Land Use Entitlement project request FOR A SIX-UNIT CONDOMINIUM RESIDENTIAL SUBDIVISION on 0.27 acres located on the southeast corner of Sandlot Lane and Alexandrite Place (APN 125-06-211-018), T-D (Traditional Development) Zone [AQ (Age Qualified) Sunstone Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL.

10. 21-0787-TMP1 - TENTATIVE MAP - SUNRISE MOUNTAIN PLAZA - APPLICANT/OWNER: BRFI LAS VEGAS, LLC - For possible action on a Land Use Entitlement project request FOR A ONE-LOT COMMERCIAL SUBDIVISION on 11.13 acres at 5001 and 5051 East Bonanza Road (APNs 140-32-502-003 and 004), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

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.

11. 21-0750 - PUBLIC HEARING - APPLICANT: RKA ARCHITECTS INC. - OWNER: DURANGO I-95, LLC - For possible action on the following Land Use Entitlement project requests on a portion of 2.62 acres located at 7715 North El Capitan Way (APN 125-17-612-017), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL on the Land Use Entitlement project.
- 11a. 21-0750-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED RESTAURANT WITH DRIVE THROUGH USE
- 11b. 21-0750-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 1,234 SQUARE-FOOT RESTAURANT WITH DRIVE-THROUGH DEVELOPMENT
12. 21-0770 - PUBLIC HEARING - APPLICANT/OWNER: PROVIDENCE CENTRE, LLC - For possible action on the following Land Use Entitlement project requests at 7181 North Hualapai Way, Suite #150 (APN 126-24-517-003), PD (Planned Development) Zone [VC (Village Commercial) Cliff's Edge Special Land Use Designation], Ward 4 (Anthony). Staff recommends APPROVAL on the Land Use Entitlement project.
- 12a. 21-0770-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 4,200 SQUARE-FOOT TAVERN USE
- 12b. 21-0770-SUP2 - SPECIAL USE PERMIT - FOR A PROPOSED 4,200 SQUARE-FOOT GAMING (INCIDENTAL GAMING MACHINES ONLY) USE
13. 21-0773-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: YING ZHANG - For possible action on a Land Use Entitlement project request TO ALLOW AN EXISTING SIDE-LOADED GARAGE TO BE CONVERTED TO A CASITA AND LOCATED IN THE FRONT OF THE PRIMARY DWELLING WHERE SUCH IS NOT ALLOWED on 0.17 acres at 709 Sir James Bridge Way (APN 138-31-410-016), R-PD7 (Residential Planned Development – 7 Units per Acre) Zone, Ward 2 (Seaman). Staff recommends APPROVAL.
14. 21-0800-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NAOMI MAURO - OWNER: RAD PROPERTIES, ET AL - For possible action on a Land Use Entitlement project request FOR A PROPOSED 2,050 SQUARE-FOOT BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE at 1930 Rock Springs Drive (APN 138-22-711-005), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.
15. 21-0806 - PUBLIC HEARING - APPLICANT/OWNER: S&SC HOLDINGS, LLC - For possible action on the following Land Use Entitlement project requests on 0.58 acres at the northwest corner of Sahara Avenue and Santa Clara Drive (APNs 162-03-413-023, 024 and 025), Ward 3 (Diaz). Staff recommends APPROVAL on the Land Use Entitlement project.
- 15a. 21-0806-ZON1 - REZONING - FROM: P-R (PROFESSIONAL OFFICE AND PARKING) TO: C-1 (LIMITED COMMERCIAL) [APNs 162-03-413-024 and 025]

- 15b. 21-0806-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 2,800 SQUARE-FOOT DRIVE-THROUGH RESTAURANT WITH A WAIVER OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS
16. 21-0808-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: EL BENJAMIN, LLC - For possible action on a Land Use Entitlement project request FOR A MINOR AMENDMENT TO A PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN REVIEW (SDR-64442) TO ALLOW A COURTYARD ADDITION AND PARKING LOT RECONFIGURATION WITH A WAIVER TO ALLOW 26 PARKING SPACES WHERE 39 ARE REQUIRED on 0.48 acres at 519 South 6th Street (APNs 139-34-716-001 through 014), R-4 (High Density Residential) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.
17. 21-0816 - PUBLIC HEARING - APPLICANT: RANGEL ENTERPRISES, LLC - OWNER: L'CHAIM IHOP PROPERTY, LLC - For possible action on the following Land Use Entitlement project requests on 0.53 acres at 2210 South Las Vegas Boulevard (APN 162-04-813-075), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL on the Land Use Entitlement project.
- 17a. 21-0816-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 5,913 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE WITH 1,475 SQUARE FEET OF OUTDOOR SEATING AREA
- 17b. 21-0816-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 5,913 SQUARE-FOOT RESTAURANT WITH A 1,475 SQUARE-FOOT OUTDOOR PATIO AREA WITH WAIVERS OF THE APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS
18. 21-0821-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: BRAKE MASTERS - OWNER: STONE & STONE, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 5,400 SQUARE-FOOT MINOR AUTO REPAIR GARAGE WITH WAIVERS OF THE TOWN CENTER DEVELOPMENT STANDARDS on 0.88 acres on the south side of Azure Drive, approximately 175 feet west of Tenaya Way (APN 125-27-222-011), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation]], Ward 6 (Fiore). Staff recommends APPROVAL.

PUBLIC HEARING ITEMS:

19. ABEYANCE - 21-0379 - PUBLIC HEARING - APPLICANT: DESTINY HOMES, LLC - OWNER: JOVAN AND JOHN F. JACKSON - For possible action on the following Land Use Entitlement project requests on 0.26 acres at 600 and 602 North 1st Street (APNs 139-27-810-008 and 009), Ward 5 (Crear). Staff recommends DENIAL on the Land Use Entitlement project.
- 19a. ABEYANCE - 21-0379-ZON1 - REZONING - FROM: R-1 (SINGLE FAMILY RESIDENTIAL) AND P-R (PROFESSIONAL OFFICE AND PARKING) TO: C-2 (GENERAL COMMERCIAL)
- 19b. ABEYANCE - 21-0379-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED MIXED USE DEVELOPMENT
- 19c. ABEYANCE - 21-0379-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED THREE-STORY TALL, 18-UNIT MIXED-USE DEVELOPMENT WITH 4,862 SQUARE FEET OF COMMERCIAL SPACE WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS AREA 2 DEVELOPMENT STANDARDS
20. ABEYANCE - 21-0645 - PUBLIC HEARING - APPLICANT: DESERT PINES EQUINE MEDICAL & SURGICAL CENTER - OWNER: AVANTI EQUINE REAL ESTATE, LLC - For possible action on the following Land Use Entitlement project requests on 1.98 acres at the southeast corner of Rosada Way and Jones Boulevard (APN 125-36-302-001), R-E (Residence Estates) Zone, Ward 6 (Fiore). Staff recommends DENIAL on the Land Use Entitlement project.

- 20a. ABEYANCE - 21-0645-VAR1 - VARIANCE - TO ALLOW A SIX-FOOT TALL SOLID SCREEN WALL WITHIN THE FRONT SETBACK AREA WHERE FIVE FEET IS THE MAXIMUM ALLOWED
- 20b. ABEYANCE - 21-0645-VAR2 - VARIANCE - TO ALLOW A 20-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 81 FEET IS REQUIRED
- 20c. ABEYANCE - 21-0645-SUP1 - SPECIAL USE PERMIT - FOR A MAJOR AMENDMENT TO AN APPROVED SPECIAL USE PERMIT (SUP-5228) FOR A PROPOSED 9,660 SQUARE-FOOT ADDITION TO AN EXISTING ANIMAL HOSPITAL, CLINIC, OR SHELTER WITH OUTSIDE PENS
- 20d. ABEYANCE - 21-0645-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A MAJOR AMENDMENT TO AN APPROVED SITE DEVELOPMENT PLAN REVIEW (SDR-5094) FOR A PROPOSED 9,660 SQUARE-FOOT ADDITION TO AN EXISTING ANIMAL HOSPITAL, CLINIC, OR SHELTER WITH OUTSIDE PENS
- 21. ABEYANCE - 21-0665 - PUBLIC HEARING - APPLICANT: SIENA HOLDING MANAGEMENT COMPANY, LLC - OWNER: MARY BARTSAS 14, LLC - For possible action on the following Land Use Entitlement project requests on 3.75 acres on the west side of Eastern Avenue, approximately 160 feet south of Sunrise Avenue (APN 139-35-804-002), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.
 - 21a. ABEYANCE - 21-0665-VAR1 - VARIANCE - TO ALLOW 163 PARKING SPACES WHERE 350 ARE REQUIRED
 - 21b. ABEYANCE - 21-0665-SUP1 - SPECIAL USE PERMIT - FOR A MULTI-FAMILY RESIDENTIAL USE
 - 21c. ABEYANCE - 21-0665-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED FOUR-STORY, 224-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF BUILDING PLACEMENT AND PERIMETER LANDSCAPE BUFFER STANDARDS
- 22. ABEYANCE - 21-0666 - PUBLIC HEARING - APPLICANT: SIENA HOLDING MANAGEMENT COMPANY, LLC - OWNER: MARY BARTSAS 14, LLC - For possible action on the following Land Use Entitlement project requests on 2.17 acres at the northwest corner of Fremont Street and Eastern Avenue (APNs 139-35-804-008 through 010), Ward 3 (Diaz). Staff recommends APPROVAL on 21-0666-GPA1 and 21-0666-ZON1. Staff recommends DENIAL on 21-0666-SDR1.
 - 22a. ABEYANCE - 21-0666-GPA1 - GENERAL PLAN AMENDMENT - FROM: TOD-1 (TRANSIT ORIENTED DEVELOPMENT - HIGH) TO: FBC (FORM-BASED CODE) on 0.51 acres [APN 139-35-804-010]
 - 22b. ABEYANCE - 21-0666-ZON1 - REZONING - FROM: T5-MS (T5 MAIN STREET) TO: T4-C (T4 CORRIDOR)
 - 22c. ABEYANCE - 21-0666-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 3,727 SQUARE-FOOT COMMERCIAL DEVELOPMENT WITH WAIVERS OF THE TITLE 19.09 FORM BASED CODE DEVELOPMENT STANDARDS
- 23. ABEYANCE - 21-0712-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: 401 BUFFALO HOLDINGS, LLC - For possible action on a Land Use Entitlement project request TO ALLOW SEVEN-FOOT WIDE PARKING STALL WIDTHS WHERE NINE FEET IS REQUIRED; 15-FOOT PARKING STALL LENGTHS WHERE 18 FEET IS REQUIRED AND 22-FOOT DRIVE AISLES WHERE 24 FEET IS THE MINIMUM REQUIRED FOR A PARKING LOT OF AN EXISTING COMMERCIAL DEVELOPMENT on 5.52 acres at 251 North Buffalo Drive (APN 138-28-819-011 and 019), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.

24. ABEYANCE - 21-0736 - PUBLIC HEARING - APPLICANT/OWNER: PORFIRIO MORA AND JOSE LUIS MORA - For possible action on the following Land Entitlement project requests on 2.35 acres on the west side of Apricot Lane, approximately 180 feet south of Roberta Lane (APN 138-13-801-011), Ward 5 (Crear). Staff recommends DENIAL on the Land Use Entitlement project.
- 24a. ABEYANCE - 21-0736-GPA1 - GENERAL PLAN AMENDMENT - FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: ML (MEDIUM-LOW DENSITY RESIDENTIAL)
- 24b. ABEYANCE - 21-0736-ZON1 - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: R-SL (RESIDENTIAL SMALL LOT)
- 24c. ABEYANCE - 21-0736-VAR1 - VARIANCE - TO ALLOW A 1.00 CONNECTIVITY RATIO WHERE 1.30 IS THE MINIMUM REQUIRED
- 24d. ABEYANCE - 21-0736-TMP1 - TENTATIVE MAP - APRICOT & ROBERTA - FOR A PROPOSED 16-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION
25. 21-0510-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: BERNARDO GUTIERREZ - For possible action on a Land Use Entitlement project request TO ALLOW A FIVE-FOOT CORNER SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED on 0.12 acres at 10 Traci Street (APN 140-32-415-016), R-PD7 (Residential Planned Development - 7 Units per Acre) Zone, Ward 3 (Diaz). Staff recommends DENIAL.
26. 21-0569-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: D C RAMPART OWNER, LLC - For possible action on a Land Use Entitlement project request TO ALLOW A 15-FOOT RESIDENTIAL ADJACENCY SETBACK FOR EXISTING CARPORTS AND TO ALLOW A DEVIATION FROM THE LAS VEGAS RENAISSANCE MASTER PLAN SECTION 2.10 TO ALLOW STRUCTURES (CARPORTS) WITHIN A REQUIRED 60-FOOT NO BUILDING/STRUCTURE ZONE on 15.60 acres at 8791 Alta Drive (APN 138-32-723-003), PD (Planned Development) Zone, Ward 2 (Seaman). Staff recommends APPROVAL.
27. 21-0623 - PUBLIC HEARING - APPLICANT: INFRA TOWERS, LLC - OWNER: THOMAS POZDRO AND CRYSTAL ELLER - For possible action on the following Land Use Entitlement project requests on 3.30 acres at 5300 Solar Avenue (APN 125-13-801-006), R-E (Residence Estates) Zone, Ward 6 (Fiore). Staff recommends DENIAL on the Land Use Entitlement project.
- 27a. 21-0623-VAR1 - VARIANCE - TO ALLOW AN 80-FOOT TALL WIRELESS COMMUNICATION FACILITY WHERE 35 FEET IS THE MAXIMUM HEIGHT ALLOWED; A 28-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED AND A RESIDENTIAL ADJACENCY SETBACK OF 88 FEET WHERE A MINIMUM OF 240 FEET IS REQUIRED
- 27b. 21-0623-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 80-FOOT TALL WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN [WATER TOWER] USE
28. 21-0674-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CESAR & VIRGINIA MARALIT - For possible action on a Land Use Entitlement project request TO ALLOW A ONE-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING PATIO COVER on 0.15 acres at 2210 Poplar Avenue (APN 139-35-611-035), R-1 (Single Family Residential) Zone, Ward 3 (Diaz). Staff recommends DENIAL.
29. 21-0675-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: LIZA J. RIVERA - For possible action on a Land Use Entitlement project request TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING PATIO COVER on 0.14 acres at 2203 Poplar Avenue (APN 139-35-611-019), R-1 (Single Family Residential) Zone, Ward 3 (Diaz). Staff recommends DENIAL.
30. 21-0676-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: TRACY ANN SOARES AND PAMELA SUE LAUBY - For possible action on a Land Use Entitlement project request TO ALLOW A ONE-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [CARPORT] on 0.15 acres at 1721 Cedar Avenue (APN 139-35-510-157), R-1 (Single Family Residential) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

31. 21-0677-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ERNEST RAYMOND ROSS III - For possible action on a Land Use Entitlement project request TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [CARPORT] on 0.15 acres at 2308 East Mesquite Avenue (APN 139-35-513-024), R-1 (Single Family Residential) Zone, Ward 3 (Diaz). Staff recommends DENIAL.
32. 21-0678-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ANA LUISA REYES-MARTINEZ AND VALERIA AYLEN FARFAN-DELGADO - For possible action on a Land Use Entitlement project request TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [SHED]; A 10-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED FOR AN EXISTING PATIO COVER; AND AN EXISTING FIVE-FOOT TALL SOLID SCREEN WALL WHERE A THREE-FOOT TALL SOLID SCREEN WALL WITH TWO FEET OF WROUGHT IRON IS ALLOWED on 0.22 acres at 2017 Poplar Avenue (APNs 139-35-610-026 and 027), R-1 (Single Family Residential) Zone, Ward 3 (Diaz). Staff recommends DENIAL.
33. 21-0679-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ANARCYA MURIEDAS-LEON AND LUIS RODRIGUEZ - For possible action on a Land Use Entitlement project request TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING PATIO COVER on 0.14 acres at 2120 Mesquite Avenue (APN 139-35-512-030), R-1 (Single Family Residential) Zone, Ward 3 (Diaz). Staff recommends DENIAL.
34. 21-0680-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: KELLI KAY FAVELA AND KELLI CELSO - For possible action on a Land Use Entitlement project request TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [CARPORT] on 0.15 acres at 1801 Cedar Avenue (APN 139-35-510-156), R-1 (Single Family Residential) Zone, Ward 3 (Diaz). Staff recommends DENIAL.
35. 21-0681-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: GARY STEVEN & TAMARA FAVELA - For possible action on a Land Use Entitlement project request TO ALLOW AN EXISTING ZERO-FOOT DISTANCE SEPARATION FROM THE MAIN BUILDING WHERE SIX FEET IS REQUIRED AND A ZERO-FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [STORAGE ROOM] on 0.15 acres at 1717 Cedar Avenue (APN 139-35-510-158), R-1 (Single Family Residential) Zone, Ward 3 (Diaz). Staff recommends DENIAL.
36. 21-0683-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ESTELA FAVELA TRUST, ET, AL - For possible action on a Land Use Entitlement project request TO ALLOW A THREE-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [CARPORT] on 0.14 acres at 2213 Elm Avenue (APN 139-35-611-040), R-1 (Single Family Residential) Zone, Ward 3 (Diaz). Staff recommends DENIAL.
37. 21-0818-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JOSE R. & DAYSI N. GARCIA - For possible action on a Land Use Entitlement project request TO ALLOW A WALL WITHIN THE FRONT YARD SETBACK WITH A THREE-FOOT SOLID BASE WHERE TWO FEET IS THE MAXIMUM ALLOWED on 0.15 acres at 2207 Poplar Avenue (APN 139-35-611-018), R-1 (Single Family Residential) Zone, Ward 3 (Diaz). Staff recommends DENIAL.
38. 21-0692-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RAMIRO MARTINEZ, ET AL - For possible action on a Land Use Entitlement project request TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED FOR AN EXISTING ADDITION TO A SINGLE-FAMILY RESIDENTIAL DWELLING on 0.52 acres at 4866 Nettie Avenue (APN 140-29-810-048), R-E (Residential Estates) Zone, Ward 3 (Diaz). Staff recommends DENIAL.
39. 21-0726-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: LV BUILDINGS, LLC - For possible action on a Land Use Entitlement project request TO ALLOW AN EXISTING SEVEN-FOOT TALL CHAIN LINK FENCE WITH RAZOR WIRE WHERE SUCH MATERIALS ARE PROHIBITED at 1221 South Casino Center Boulevard (APN 162-03-110-050), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

40. 21-0760 - PUBLIC HEARING - APPLICANT/OWNER: 518 SAINT LOUIS, LLC - For possible action on the following Land Use Entitlement project requests on 0.21 acres on the southwest corner of St. Louis Avenue and Santa Clara Drive (APN 162-03-413-045), Ward 3 (Diaz). Staff recommends APPROVAL on 21-0760-ZON1. Staff recommends DENIAL on 21-0760-VAR1 and 21-0760-SDR1.
- 40a. 21-0760-ZON1 - REZONING - FROM: P-R (PROFESSIONAL OFFICE & PARKING) TO: R-3 (MEDIUM DENSITY RESIDENTIAL)
- 40b. 21-0760-VAR1 - VARIANCE - TO ALLOW TWO PARKING SPACES WHERE 11 ARE REQUIRED
- 40c. 21-0760-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR THE PROPOSED CONVERSION OF AN EXISTING OFFICE BUILDING TO A SEVEN-UNIT, SINGLE-STORY MULTI-FAMILY DEVELOPMENT WITH A WAIVER OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS
41. 21-0766 - PUBLIC HEARING - APPLICANT/OWNER: THE LOUISE ANN BENDA LIVING TRUST AND BRADY COOK - For possible action on the following Land Use Entitlement project requests on 2.90 acres generally located at the southwest corner of Grand Teton Drive and Jones Boulevard (APNs 125-14-504-003, 004 and 007), R-E (Residence Estates) Zone, Ward 6 (Fiore). Staff recommends DENIAL on the Land Use Entitlement project.
- 41a. 21-0766-VAR1 - VARIANCE - TO ALLOW A PROPOSED EIGHT-FOOT TALL FENCE IN THE FRONT YARD WHERE FIVE FEET IS THE MAXIMUM ALLOWED (APN 125-14-504-003)
- 41b. 21-0766-VAR2 - VARIANCE - TO ALLOW A PROPOSED EIGHT-FOOT TALL FENCE IN THE FRONT YARD WHERE FIVE FEET IS THE MAXIMUM ALLOWED (APN 125-14-504-004)
- 41c. 21-0766-VAR3 - VARIANCE - TO ALLOW A PROPOSED EIGHT-FOOT TALL FENCE IN THE FRONT YARD WHERE FIVE FEET IS THE MAXIMUM ALLOWED (APN 125-14-504-007)
42. 21-0788-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: BLANCA A GOMEZ NUILA - For possible action on a Land Use Entitlement project request TO ALLOW AN EXISTING ONE-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED FOR AN EXISTING SINGLE-FAMILY ADDITION AND A ONE-FOOT REAR YARD SETBACK WHERE THREE FEET IS REQUIRED FOR A PROPOSED PATIO COVER on 0.14 acres at 2414 Walnut Avenue (APN 139-35-513-008), R-1 (Single Family Residential) Zone, Ward 3 (Diaz). Staff recommends DENIAL.
43. 21-0789-SDR1 - PUBLIC HEARING - SITE DEVELOPMENT PLAN REVIEW - APPLICANT: CNJ 700, LLC - OWNER: SHREE GANESHA, INC. - For possible action on a Land Use Entitlement project request FOR A PROPOSED 3,466 SQUARE-FOOT OUTDOOR ACTIVITY AREA FOR A NIGHTCLUB WITH A WAIVER OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS on 0.80 acres at 700 Fremont Street (APN 139-34-601-011), T5-MS (T5 Main Street) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.
44. 21-0792 - PUBLIC HEARING - APPLICANT/OWNER: JEFFREY SCOTT CORNEHL & JESSICA CORNEHL - For possible action on the following Land Use Entitlement project requests on 0.14 acres at 604 North 4th Street (APN 139-27-811-024), Ward 5 (Crear). Staff recommends APPROVAL on the Land Use Entitlement project.
- 44a. 21-0792-ZON1 - REZONING - FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL)
- 44b. 21-0792-WVR1 - WAIVER - TO ALLOW TWO PARKING SPACES WHERE FOUR ARE REQUIRED FOR AN EXISTING DUPLEX
- 44c. 21-0792-WVR2 - WAIVER - TO ALLOW A ZERO-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED FOR AN EXISTING DUPLEX

45. 21-0801-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: TA LAS VEGAS 3900 BE, LLC - For possible action on a Land Use Entitlement project request for a Major Amendment to a previously approved Rezoning and Plot Plan Review (Z-0073-86) FOR A PROPOSED PUBLIC ADDRESS SYSTEM AND 70-FOOT TALL SPORTS FIELD AND TENNIS COURT LIGHTING FOR AN EXISTING SCHOOL AND CHURCH/HOUSE OF WORSHIP DEVELOPMENT on 20.04 acres at 3900 East Bonanza Road (APN 140-30-401-011), C-V (Civic) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.
46. 21-0803 - PUBLIC HEARING - APPLICANT/OWNER: SAHARA 2020, LLC - For possible action on the following Land Use Entitlement project requests on 1.67 acres at 3601 West Sahara Avenue (APN 162-08-101-003), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.
- 46a. 21-0803-VAR1 - VARIANCE - TO ALLOW 68 PARKING SPACES WHERE 169 ARE REQUIRED
- 46b. 21-0803-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 1,300 SQUARE-FOOT RESTAURANT WITH SERVICE BAR USE WITHIN UNIT #101 WITH A 685 SQUARE-FOOT OUTDOOR PATIO AREA
- 46c. 21-0803-SUP2 - SPECIAL USE PERMIT - FOR A PROPOSED 1,938 SQUARE-FOOT RESTAURANT WITH SERVICE BAR USE WITHIN UNIT #112 WITH A 965 SQUARE-FOOT OUTDOOR PATIO AREA
- 46d. 21-0803-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED ADDITION OF OUTDOOR PATIO AREAS AND A PARKING LOT RECONFIGURATION OF AN EXISTING COMMERCIAL DEVELOPMENT
47. 21-0807-MSP1 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES - For possible action on a Land Use Entitlement project request FOR A PROPOSED 32 SQUARE-FOOT ANIMATED LED WALL SIGN on 23.72 acres at 1950 Pink Rose Street (APN 139-21-301-013), C-V (Civic) Zone, Ward 5 (Crear). Staff recommends APPROVAL.
48. 21-0813 - PUBLIC HEARING - APPLICANT: BEAZER HOMES - OWNERS: PRECEDENT PROPERTIES, LLC AND VERLAINE, LLC - For possible action on the following Land Use Entitlement project requests on 13.53 acres on the southwest corner of Coran Lane and Allen Lane (Parcel 1 File 127 Page 86), Ward 5 (Crear). Staff recommends DENIAL on the Land Use Entitlement project.
- 48a. 21-0813-ZON1 - REZONING - FROM: C-2 (GENERAL COMMERCIAL) TO: R-CL (SINGLE FAMILY COMPACT-LOT)
- 48b. 21-0813-VAR1 - VARIANCE - TO ALLOW PRIVATE STREETS THAT DO NOT MEET PRIVATE GATED COMMUNITY STREET DEVELOPMENT STANDARDS, STUB STREET TERMINATIONS WHERE CUL-DE-SACS ARE REQUIRED
- 48c. 21-0813-TMP1 - TENTATIVE MAP - RANCHO HOLLY - FOR A 97-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION
49. 21-0823 - PUBLIC HEARING - APPLICANT: RICHARD TORRES - OWNER: NV LANDSCAPES, LLC - For the possible action on the following Land Use Entitlement project requests on 0.52 acres at the southwest corner of Coran Lane and Sycamore Trail (APN 139-19-701-001), Ward 5 (Crear). Staff recommends DENIAL on the Land Use Entitlement project.
- 49a. 21-0823-ZON1 - REZONING - FROM: C-2 (GENERAL COMMERCIAL) TO: M (INDUSTRIAL)
- 49b. 21-0823-VAR1 - VARIANCE - TO ALLOW NO REQUIRED COMPLETE STREET IMPROVEMENTS (CURB/GUTTER/SIDEWALK/STREETLIGHTS) WHERE SUCH IS REQUIRED

- 49c. 21-0823-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED CONTRACTOR'S PLANT, SHOP & STORAGE YARD DEVELOPMENT WITH A WAIVER OF PERIMETER LANDSCAPE DEVELOPMENT STANDARDS
50. 21-0826 - PUBLIC HEARING - APPLICANT/OWNER: CASAS BONITAS LV, LLC - For possible action on the following Land Use Entitlement project requests on 1.40 acres at 1889 Cypress Trail and 3925 Coran Lane (APNs 139-19-703-002 and 004), C-2 (General Commercial) Zone, Ward 5 (Crear). Staff recommends APPROVAL on the Land Use Entitlement project.
- 50a. 21-0826-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED MULTI-FAMILY RESIDENTIAL USE
- 50b. 21-0826-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 19-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS
51. 21-0827 - PUBLIC HEARING - APPLICANT/OWNER: VEGAS ARTS OWNER, LLC - For possible action on the following Land Use Entitlement project requests on 2.66 acres at the intersection of California Avenue and 3rd Street (APNs 162-03-110-005 through 010 and 162-03-110-029 through 033), Ward 3 (Diaz). Staff recommends APPROVAL on the Land Use Entitlement project.
- 51a. 21-0827-ZON1 - REZONING - FROM: R-4 (HIGH DENSITY RESIDENTIAL) TO: C-1 (LIMITED COMMERCIAL) [APNs 162-03-110-005 through 010 and 029]
- 51b. 21-0827-SUP1 - SPECIAL USE PERMIT - FOR A MIXED-USE DEVELOPMENT
- 51c. 21-0827-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED MIXED-USE DEVELOPMENT CONSISTING OF 335 MULTI-FAMILY RESIDENTIAL UNITS AND 10,884 SQUARE FEET OF COMMERCIAL SPACE WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS

CITIZENS PARTICIPATION:

52. 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.

THIS MEETING HAS BEEN 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