

CERTIFICATE OF POSTING

(Posting required under the provisions of NRS Chapter 241)

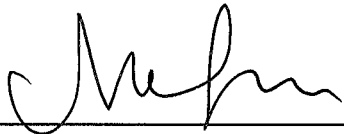
Nora Lares, an employee of the City of Las Vegas, Nevada,
says that on the 2nd day of AUGUST, 2022, at the hour of
5:00PM there were posted copies of a NOTICE, the attached of which is a true and correct copy
of a PLANNING COMMISSION AGENDA, said meeting to be held on the 9th day
of AUGUST, 2022, at 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



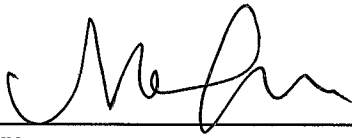
Signature

CERTIFICATE OF ELECTRONIC MAILING

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_____, an employee of the City of Las Vegas, Nevada,
says that on the 2nd day of AUGUST, 2022, a copy 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 9th day of
AUGUST, 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 04.05.2022

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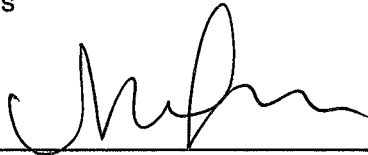
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NOTICE, the attached of which is a true and correct copy of a
PLANNING COMMISSION AGENDA, said meeting to be held on the 9th day of
AUGUST, 2022, at 6:00PM, in Las Vegas, Nevada, was deposited
in the United States Mail, Postage prepaid, First Class 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
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Las Vegas, Nevada 89106

Mr. Narron Clark
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Forth Worth, Texas 76101

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Las Vegas, Nevada 89107

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Ms. Jean Hall
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Las Vegas, Nevada 89101

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Peccole Ranch Community Association
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Las Vegas, Nevada 89117

Mr. David Clark
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Las Vegas, Nevada 89108

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Greater New Jerusalem MBC
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Las Vegas, Nevada 89106

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Nevada Land
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VTN Nevada
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Las Vegas, Nevada 89146

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Las Vegas, Nevada 89107

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

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Rancho/Oakey Neighborhood Association
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Las Vegas, Nevada 89102

Ms. Lynn Bessent
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Las Vegas, Nevada 89108

Mr. Robert Phillips
8704 Monarchy Court
Las Vegas, Nevada 89129

Ms Paula Hutchison
5704 Ano Drive
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Mr. Kenneth Williams
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Nevada Department of Transportation
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Las Vegas, Nevada 89106

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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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Charleston Neighborhood Preservation
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Las Vegas, Nevada 89107

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Las Vegas, Nevada 89106

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Las Vegas, Nevada 89149

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Attn: Howard Bock
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Las Vegas, Nevada 89104

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Las Vegas, Nevada 89104-1413

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Las Vegas, Nevada 89106

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Las Vegas, Nevada 89146

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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.

August 9, 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 July 12, 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. 22-0230-TMP1 - TENTATIVE MAP - LARK HILL - SUMMERLIN VILLAGE 22 PARCEL QR - APPLICANT: WILLIAM LYON HOMES - OWNER: THE HOWARD HUGHES COMPANY, LLC - For possible action on a Land Use Entitlement project request FOR A 105-LOT SINGLE-FAMILY ATTACHED RESIDENTIAL SUBDIVISION on 9.55 acres at the northeast corner of Kindle Rise Way and Desert Foothill Drive (APN 137-23-212-001), P-C (Planned Community) Zone [SFSD (Single Family Special Lot Development) Special Land Use Designation], Ward 2 (Seaman). Staff recommends APPROVAL.
8. 22-0355-EOT1 - EXTENSION OF TIME - VARIANCE - APPLICANT/OWNER: PN II, INC. - For possible action on a Land Use Entitlement project request for the first Extension of Time of a previously approved Variance (VAR-78827) TO ALLOW A 1,655-FOOT LONG CUL-DE-SAC WHERE 660 FEET IS ALLOWED on the northwest corner of Centennial Parkway and Skye Hills Street (APNs 126-23-811-001 through 163; 126-23-712-001 through 111; and 126-23-812-001 through 040), PD (Planned Development) Zone, Ward 4 (Anthony). 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.

9. ABEYANCE - 22-0103-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: CITY PARKWAY V INC AND T-U P R II, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 152-FOOT LONG PEDESTRIAN BRIDGE CROSSING THE UNION PACIFIC RAILROAD WITH A WAIVER OF THE SYMPHONY PARK DEVELOPMENT STANDARDS TO ALLOW NO TREES WHERE TWO STREET TREES ARE REQUIRED on 1.43 acres west of Main Street on the Lewis Avenue alignment (APNs 139-34-211-005 and 139-34-201-016), PD (Planned Development) Zone, Ward 5 (Crear). Staff recommends APPROVAL.
10. ABEYANCE - 22-0197 - PUBLIC HEARING - APPLICANT: SCA DESIGN - OWNER: DURANGO COFFEE, LLC - For possible action on the following Land Use Entitlement project requests on 0.83 acres at the northwest corner of El Capitan Way and Durango Drive (APN 125-17-612-021), 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.
 - 10a. ABEYANCE - 22-0197-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED RESTAURANT WITH DRIVE-THROUGH USE
 - 10b. ABEYANCE - RENOTIFICATION - 22-0197-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 2,015 SQUARE-FOOT RESTAURANT WITH A 163 SQUARE-FOOT OUTDOOR PATIO, AND DRIVE-THROUGH DEVELOPMENT
11. ABEYANCE - 22-0198 - PUBLIC HEARING - APPLICANT/OWNER: DURANGO RETAIL, LLC - For possible action on the following Land Use Entitlement project requests on 3.17 acres located at the northwest corner of Durango Drive and El Capitan Way (APN 125-17-612-023) 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. ABEYANCE - 22-0198-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED AUTO REPAIR GARAGE (MINOR) USE WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A SINGLE-FAMILY DETACHED DWELLING WHERE 330 FEET IS REQUIRED
 - 11b. ABEYANCE - 22-0198-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 4,042 SQUARE-FOOT MINOR AUTO REPAIR GARAGE DEVELOPMENT
12. ABEYANCE - 22-0241 - PUBLIC HEARING - APPLICANT/OWNER: PACIFIC CLASSIC, LLC, ET AL - For possible action on the following Land Use Entitlement project requests on 27.63 acres at the northwest corner of Iron Mountain Road and Skye Village Road (APNs 126-01-801-005, 006, 009, 017, 018, and 019), C-1 (Limited Commercial) Zone, Ward 6 (Fiore). Staff recommends APPROVAL on the Land Use Entitlement project.
 - 12a. ABEYANCE - 22-0241-VAC1 - VACATION - PETITION TO VACATE A BUREAU OF LAND MANAGEMENT (BLM) RIGHT-OF-WAY GRANT EASEMENT AND U.S. GOVERNMENT PATENT EASEMENTS GENERALLY LOCATED AT THE NORTHWEST CORNER OF IRON MOUNTAIN ROAD AND SKYE VILLAGE ROAD
 - 12b. ABEYANCE - 22-0241-TMP1 - TENTATIVE MAP - IRON MOUNTAIN PLAZA - FOR A ONE-LOT COMMERCIAL SUBDIVISION
13. 22-0307-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JOHNNY YANCY - OWNER: STICKY 7, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 3,865 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE at 1511 South Commerce Street (APN 162-03-210-007), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.
14. 22-0314-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: FERNANDO BARILLAS - For possible action on a Land Use Entitlement project request FOR A PROPOSED ACCESSORY STRUCTURE (CLASS I) [CASITA] USE at 10200 Four Views Street (APN 125-05-602-015), R-E (Residence Estates) Zone, Ward 6 (Fiore). Staff recommends APPROVAL.

15. 22-0316-SUP1 - SPECIAL USE PERMIT - APPLICANT: DAVID RICCARDI - OWNER: STICKY 2, LLC - For possible action on a Land Use Entitlement project request FOR A 1,693 SQUARE FOOT ALCOHOL, ON-PREMISE FULL USE on 0.33 acres at 1301 South Main Street (APN 162-03-101-002), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.
16. 22-0336-VAC1 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: DECATUR & ALTA LIMITED PARTNERSHIP, ET AL - For possible action on a Land Use Entitlement project request for a Petition to Vacate a portion of public right-of-way (north side of Alta Drive) west of Decatur Boulevard, Ward 1 (Knudsen). Staff recommends APPROVAL.
17. 22-0341-VAC1 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: CENTURY COMMUNITIES, LLC - For possible action on a Land Use Entitlement project request for a Petition to Vacate a 20-foot wide public sewer easement generally located at the northwest corner of Skye Canyon Park Drive and Shaumber Road (APNs 126-12-202-013 through 014, 126-12-213-001 through 015, and 126-12-213-017 through 018), Ward 6 (Fiore). Staff recommends APPROVAL.
18. 22-0348-VAC1 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a Land Use Entitlement project request for a Petition to Vacate public rights-of-way (Adams Avenue between C Street and Interstate 15 and a portion of C Street between Adams Avenue and Jefferson Avenue), Ward 5 (Crear). Staff recommends APPROVAL.

PUBLIC HEARING ITEMS:

19. ABEYANCE - 22-0226 - PUBLIC HEARING - APPLICANT/OWNER: CHURCH OF GOD (SEVENTH DAY) ENGLISH - For possible action on the following Land Use Entitlement project requests on 2.00 acres at 3523 North Jones Boulevard (APN 138-11-704-009), C-V (Civic) Zone, Ward 5 (Crear). Staff recommends DENIAL on the Land Use Entitlement project.
 - 19a. ABEYANCE - 22-0226-VAR1 - VARIANCE - TO ALLOW VARIATIONS FROM THE C-V (CIVIC) ZONING DISTRICT STANDARDS
 - 19b. ABEYANCE - 22-0226-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 10,420 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP
20. ABEYANCE - 22-0199 - PUBLIC HEARING - APPLICANT/OWNER: GREEN ENVIRONMENTAL LANDSCAPE, INC. - For possible action on the following Land Use Entitlement project requests on 0.89 acres on the west side of Thom Boulevard, approximately 100 feet north of Donnie Avenue (APN 138-12-810-009), C-2 (General Commercial) Zone, Ward 5 (Crear). Staff recommends DENIAL on the Land Use Entitlement project.
 - 20a. ABEYANCE - 22-0199-VAR1 - VARIANCE - TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED AND EXISTING SIX-FOOT TALL WALLS ON THE NORTH, SOUTH AND WEST PERIMETER WHERE A MINIMUM OF EIGHT-FOOT TALL SOLID WALLS IS REQUIRED FOR SCREENING OF OUTDOOR STORAGE AREAS
 - 20b. ABEYANCE - 22-0199-VAR2 - VARIANCE - TO ALLOW NO OFFSITE IMPROVEMENTS WHERE SUCH ARE REQUIRED
 - 20c. ABEYANCE - 22-0199-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED TWO-STORY, 5,876 SQUARE-FOOT BUILDING MAINTENANCE SERVICE AND SALES DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS

21. ABEYANCE - 22-0225-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CHRISTINA MENDOZA - For possible action on a Land Use Entitlement project request TO ALLOW A 25-FOOT FRONT YARD SETBACK FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [CARPORT 1] AND A 40-FOOT FRONT YARD SETBACK FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [CARPORT 2] WHERE 50 FEET IS REQUIRED; A SIX-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [CARPORT 1]; A ZERO-FOOT DISTANCE SEPARATION FROM THE PRINCIPAL DWELLING WHERE SIX FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [PATIO COVER]; THREE ACCESSORY STRUCTURES TO NOT BE AESTHETICALLY COMPATIBLE WITH THE PRINCIPAL DWELLING UNIT WHERE SUCH IS REQUIRED; AND TWO ACCESSORY STRUCTURES (CLASS II) [CARPORT 1 AND CARPORT 2] TO BE LOCATED IN THE FRONT YARD SETBACK AREA WHERE SUCH IS PROHIBITED at 2800 Harris Avenue (APN 139-25-410-018), R-E (Residence Estates) Zone, Ward 3 (Diaz). Staff recommends DENIAL.
22. 22-0295 - PUBLIC HEARING - APPLICANT/OWNER: FRANCISCO JAVIER RAMIREZ ARANA - For possible action on the following Land Use Entitlement project requests on 0.16 acres at 1516 South Eastern Avenue (APN 162-02-617-017), Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.
- 22a. 22-0295-ZON1 - REZONING - FROM: P-R (PROFESSIONAL OFFICE AND PARKING) TO: C-1 (LIMITED COMMERCIAL)
- 22b. 22-0295-VAR1 - VARIANCE - TO ALLOW SIX PARKING SPACES WHERE 14 IS THE MINIMUM REQUIRED
- 22c. 22-0295-VAR2 - VARIANCE - TO ALLOW A LOT WIDTH OF 72 FEET WHERE 100 FEET IS THE MINIMUM REQUIRED AND TO ALLOW A FIVE-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED
23. 22-0311-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT: SAUL OLGUIN - OWNER: SALOME E. HERNANDEZ - For possible action on a Land Use Entitlement project request TO ALLOW AN EXISTING ZERO-FOOT SEPARATION FROM THE MAIN BUILDING WHERE SIX FEET IS REQUIRED, A ZERO-FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED AND A TWO-FOOT REAR YARD SETBACK WHERE THREE FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [PATIO COVER 1]; AN EXISTING ZERO-FOOT SEPARATION FROM THE MAIN BUILDING WHERE SIX FEET IS REQUIRED AND A ZERO-FOOT CORNER SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [PATIO COVER 2]; AND BOTH ACCESSORY STRUCTURES TO NOT BE AESTHETICALLY COMPATIBLE WITH THE PRINCIPAL DWELLING UNIT WHERE SUCH IS REQUIRED on 0.10 acres at 2312 Goldhill Way (APN 139-29-511-004), R-CL (Single Family Compact-Lot) Zone, Ward 5 (Crear). Staff recommends DENIAL.
24. 22-0313-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: TINA SINGH TALIM - For possible action on a Land Use Entitlement project request for a Variance TO ALLOW A SEVEN-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED FOR A PROPOSED ATTACHED GARAGE ADDITION on 0.54 acres at 313 Rosemary Lane (APN 139-32-214-032), R-E (Residence Estates) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.
25. 22-0317-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: INOCENCIO CHAVEZ - For possible action on a Land Use Entitlement project request TO ALLOW AN EXISTING ACCESSORY STRUCTURE (CLASS II) THAT DOES NOT AESTHETICALLY MATCH THE PRIMARY DWELLING WHERE SUCH IS REQUIRED, A ZERO-FOOT SEPARATION FROM THE MAIN BUILDING WHERE SIX FEET IS REQUIRED, AND A ZERO-FOOT REAR YARD SETBACK WHERE THREE FEET IS REQUIRED on 0.16 acres at 2121 East Mesquite Avenue (APN 139-35-512-019), R-1 (Single Family Residential) Zone, Ward 3 (Diaz). Staff recommends DENIAL.
26. 22-0318-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: NVHOME, LLC - For possible action on a Land Use Entitlement project request TO ALLOW A 20-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED at 1690 South Valadez Street (APN 163-04-605-008), R-E (Residence Estates) Zone, Ward 2 (Seaman). Staff recommends DENIAL.

27. 22-0319-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT: SWEET WORLD, LLC - OWNER: VISIBLE NOISE, LLC - For possible action on a Land Use Entitlement project request TO ALLOW 18 PARKING SPACES WHERE 190 SPACES ARE REQUIRED FOR A PROPOSED COMMERCIAL RECREATION/AMUSEMENT (INDOOR) DEVELOPMENT on 0.46 acres at 1881 South Rainbow Boulevard (APN 163-03-703-003), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.
28. 22-0323-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: CITY PARKWAY V, INC. - For possible action on a Land Use Entitlement project request FOR A PROPOSED 182,901 SQUARE-FOOT OFFICE BUILDING WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS AREA 1 DEVELOPMENT STANDARDS on 2.57 acres at the northeast corner of Main Street and Bonneville Avenue (APNs 139-34-210-014 to 018, 139-34-311-001 to 007, and 139-34-311-017 to 022), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.
29. 22-0325-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: BELVILLAGE VEGAS, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 32-STORY MIXED-USE DEVELOPMENT CONSISTING OF 3,940 SQUARE FEET OF COMMERCIAL SPACE AND 433 MULTI-FAMILY RESIDENTIAL UNITS on 0.46 acres on the north side of Colorado Avenue between 3rd Street and 4th Street (APN 162-03-110-011), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.
30. 22-0335 - PUBLIC HEARING - APPLICANT: OREC LV GP, LLC - OWNER: UNITED STATES OF AMERICA AND CITY OF LAS VEGAS LEASE - For possible action on the following Land Use Entitlement project requests on a portion of 19.97 acres on the east side of Cliff Shadows Parkway approximately 183 feet northwest of the northwest corner of Cliff Shadows Parkway and Novat Street (APN 137-12-401-001), Ward 4 (Anthony). Staff recommends APPROVAL on the Land Use Entitlement project.
 - 30a. 22-0335-ZON1 - REZONING - FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: PD (PLANNED DEVELOPMENT)
 - 30b. 22-0335-MOD1 - MAJOR MODIFICATION - FROM: MFM (MULTI-FAMILY MEDIUM) TO: VC (VILLAGE COMMERCIAL)
 - 30c. 22-0335-VAR1 - VARIANCE - TO ALLOW A 45-FOOT TALL MINI WAREHOUSES FACILITY WHERE 35 FEET IS THE MAXIMUM HEIGHT ALLOWED AND TO ALLOW A LOT COVERAGE OF 42 PERCENT WHERE 30 PERCENT IS THE MAXIMUM ALLOWED
 - 30d. 22-0335-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED MINI WAREHOUSES USE
 - 30e. 22-0335-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 112,000 SQUARE-FOOT MINI WAREHOUSE DEVELOPMENT
31. 22-0339 - PUBLIC HEARING - APPLICANT: LGI HOMES - NEVADA, LLC - OWNER: PHANTOM GROUP, LLC - For possible action on the following Land Use Entitlement project requests on 3.43 acres on the west side of Tonopah Drive, approximately 442 feet north of Vegas Drive (APNs 139-20-802-002 and 003), Ward 5 (Crear). Staff recommends APPROVAL on the Land Use Entitlement project.
 - 31a. 22-0339-ZON1 - REZONING - FROM: U (UNDEVELOPED) ZONE [ML (MEDIUM LOW DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: R-CL (SINGLE FAMILY COMPACT-LOT)
 - 31b. 22-0339-VAR1 - VARIANCE - TO ALLOW A CONNECTIVITY RATIO OF 1.00 WHERE 1.30 IS REQUIRED AND TO ALLOW A NON-STANDARD STREET TERMINATION WHERE SUCH IS REQUIRED
 - 31c. 22-0339-TMP1 - TENTATIVE MAP - TONOPAH & VEGAS - FOR A 29-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

32. 22-0343-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: TRI POINTE HOMES NEVADA, INC. - For possible action on a Land Use Entitlement project request TO ALLOW PROPOSED 10-FOOT TALL PERIMETER RETAINING WALLS WHERE SIX FEET IS THE MAXIMUM ALLOWED AND A TOTAL PERIMETER WALL/FENCE HEIGHT OF 16 FEET WHERE 10 FEET IS THE MAXIMUM ALLOWED on 9.08 acres on the north side of Rocky Avenue, approximately 330 feet east of Alpine Ridge Way (APNs 126-01-501-006 and 007), PD (Planned Development) Zone [L (Residential Low) Kyle Canyon Gateway Special Land Use Designation], Ward 6 (Fiore). Staff recommends DENIAL.
33. 22-0344 - PUBLIC HEARING - APPLICANT/OWNER: 900 SOUTH MAIN, LLC - For possible action on the following Land Use Entitlement project requests on 0.66 acres at 900 South Main Street (APNs 139-33-811-001 and 002), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.
- 33a. 22-0344-ZON1 - REZONING - FROM: C-M (COMMERCIAL/INDUSTRIAL) TO: C-2 (GENERAL COMMERCIAL)
- 33b. 22-0344-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED HOTEL, RESIDENCE USE
- 33c. 22-0344-SUP2 - SPECIAL USE PERMIT - FOR A PROPOSED 3,000 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE AND ALCOHOL, OFF-PREMISE ANCILLARY USE
- 33d. 22-0344-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED SIX-STORY, 83-FOOT TALL, 113,615 SQUARE-FOOT MIXED-USE DEVELOPMENT, INCLUDING 3,000 SQUARE FEET OF COMMERCIAL SPACE, 108 MULTI-FAMILY RESIDENTIAL UNITS AND 72 RESIDENCE HOTEL UNITS WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS AREA 1 DEVELOPMENT STANDARDS

DIRECTOR'S BUSINESS:

34. 22-0390-TXT1 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to amend LVMC 19.12 regarding the Cannabis Consumption Lounge/Social Use Venue use, and to provide for other related matters. Staff recommends APPROVAL.

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.

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