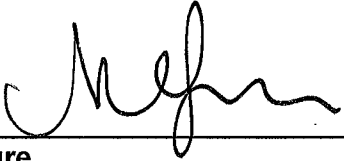


CERTIFICATE OF POSTING

(Posting required under the provisions of NRS Chapter 241)

Nora Lares _____, an employee of the City of Las Vegas, Nevada,
says that on the 6th day of SEPTEMBER, 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 13th day
of SEPTEMBER, 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

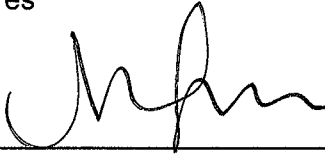
CERTIFICATE OF MAILING

(Posting required under the provisions of NRS Chapter 241)

Nora Lares

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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 13th day of
SEPTEMBER, 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

Mr. Pawlik
808 Park Paseo
Las Vegas, Nevada 89104

Mr. Woodrow Wagner
4618 Meadows Lane
Las Vegas, Nevada 89107

Ms. Marianne Clark
15 Holly Tree Court
Henderson, Nevada 89052-6658

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

Mr. Narron Clark
P.O. Box 51
Forth Worth, Texas 76101

Mr. Patrick Smith
3109 Conners Drive
Las Vegas, Nevada 89107

Mr. Ron Lurie
Arizona Charlie's
740 South Decatur Boulevard
Las Vegas, Nevada 89107

Ms. Linda Foster
3721 Capella Avenue
Las Vegas, Nevada 89102

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

Ms. Diana Howe
Peccole Ranch Community Association
9501 Red Hills Road
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

Mr. and Mrs. George Muns
5916 Paseo Del Mar
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
8704 Monarchy Court
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

Mr. and Mrs. Brian Gilbert
941 Verdite Avenue
Henderson, Nevada 89011

Ms. Serina Choi
1930 Village Center Circle, Suite #3-219
Las Vegas, Nevada 89134

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UFCW 711
1201 North Decatur Boulevard, Suite #116
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Ms. Sharon Linsenbardt
7222 West Grand Teton Drive
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Mr. Marc Abelman
1119 South Main Street
Las Vegas, Nevada 89104

Ms. Denise Sida
910 Melrose Drive
Las Vegas, Nevada 89101

Mr. Brad Greenstein
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3371 North Buffalo Drive
Las Vegas, Nevada 89129

Charleston Neighborhood Preservation
6633 Lowden Street
Las Vegas, Nevada 89107

Mr. Byron Royal III
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Las Vegas, Nevada 89106

Ms. Dottie Miller
8213 Mountain Heather Court
Las Vegas, Nevada 89149

John's Loans and Jewelry
Attn: Howard Bock
2230 South Paradise Road
Las Vegas, Nevada 89104

Mr. Bob Coffin
1139 5th Place
Las Vegas, Nevada 89104-1413

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1931 Fair Avenue
Las Vegas, Nevada 89106

Ms. Erna Clark
6501 Burgundy Way
Las Vegas, Nevada 89107

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Las Vegas, Nevada 89128

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704 South 9th Street
Las Vegas, Nevada 89101

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Las Vegas, Nevada 89101

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Regional Transportation Center
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Las Vegas, Nevada 89106

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Las Vegas, Nevada 89145

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8232 Fawn Heather Court
Las Vegas, Nevada 89149

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Napa, California 94558

Mr. Ryan Arnold
Skancke Companies
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Las Vegas, Nevada 89128

D. Hanslip
1200 Redwood Street, Suite #39
Las Vegas, Nevada 89146

CERTIFICATE OF ELECTRONIC MAILING

(Posting required under the provisions of NRS Chapter 241)

Nora Lares _____, an employee of the City of Las Vegas, Nevada,
says that on the 6th day of SEPTEMBER, 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 13th day of
SEPTEMBER, 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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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.

September 13, 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 the Department of Community Development, 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 August 9, 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. 22-0369-TMP1- TENTATIVE MAP - WILSHIRE PLAZA - APPLICANT/OWNER: SPRING MOUNTAIN VEGAS, LLC - For possible action on a Land Use Entitlement project request FOR A ONE-LOT COMMERCIAL SUBDIVISION on 2.43 acres at 5241 West Charleston Boulevard (APN 163-015-01-007), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.
8. 22-0389-TMP1 - TENTATIVE MAP - RIO VISTA & ANN CENTER - APPLICANT/OWNER: RIO VISTA CAPITAL MANAGEMENT, LLC - For possible action on a Land Use Entitlement project request FOR A ONE-LOT COMMERCIAL SUBDIVISION on 1.78 acres at the northeast corner of Ann Road and Rio Vista Street (APN 125-27-802-016), O (Office) Zone, Ward 6 (Fiore). Staff recommends APPROVAL.
9. 22-0394-TMP1 - TENTATIVE MAP - SUMMERLIN VILLAGE 22 PARCEL STU - QUAIL COVE - APPLICANT: KB HOME - OWNER: THE HOWARD HUGHES COMPANY, LLC - For possible action on a Land Use Entitlement project request FOR A 144-LOT SINGLE-FAMILY DETACHED RESIDENTIAL SUBDIVISION on 13.97 acres at the northwest corner of Flight Range Avenue and Desert Foothill Drive (APNs 137-23-213-002, 003 and 004), P-C (Planned Community) Zone [SFSD (Single Family Special Lot Development) Summerlin Special Land Use Designation], Ward 2 (Seaman). 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.

10. 22-0298-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: 900-932 CASINO CENTER, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED TEMPORARY PARKING LOT CONCURRENT WITH A PREVIOUSLY APPROVED MIXED-USE DEVELOPMENT on 0.17 acres at the southwest corner of Hoover Avenue and Casino Center Boulevard (APN 139-34-410-032), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.
11. 22-0299-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: 900-932 CASINO CENTER, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED TEMPORARY PARKING LOT CONCURRENT WITH A PREVIOUSLY APPROVED MIXED-USE DEVELOPMENT on 0.15 acres at the northwest corner of Coolidge Avenue and Casino Center Boulevard (APN 139-34-410-038), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.
12. 22-0345-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: HAVEN UNIVERSITY - OWNER: SAHARA MONEYWORLD, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED COLLEGE, UNIVERSITY, OR SEMINARY USE at 8020 West Sahara Avenue (APN 163-04-805-004), O (Office) Zone, Ward 2 (Seaman). Staff recommends APPROVAL.
13. 22-0357-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BELLA VITA BOCA PARK, LLC - OWNER: U.S. BANK NATIONAL ASSOCIATION TRUST - For possible action on a Land Use Entitlement project request FOR A PROPOSED 5,272 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE WITH 1,250 SQUARE FEET OF OUTDOOR SEATING at 740 South Rampart Boulevard, Suites #8-11 (APN 138-32-312-005), PD (Planned Development) Zone, Ward 2 (Seaman). Staff recommends APPROVAL.
14. 22-0362-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: CORONET CERAMICS, INC. - For possible action on a Land Use Entitlement project request FOR A PROPOSED LIQUEFIED PETROLEUM GAS INSTALLATION (OVER 288 GALLONS) USE at 2300 Western Avenue (APN 162-04-404-001), M (Industrial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.
15. 22-0395 - PUBLIC HEARING - APPLICANT/OWNER: VEGAS MD ALTA PROPERTY OWNER, LLC - For possible action on the following Land Use Entitlement project requests on 1.12 acres at the southwest corner of Alta Drive and Tonopah Lane (APNs 139-33-301-002, 003, 010, 011 and 016), T5-N (T5 Neighborhood) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL on the Land Use Entitlement project.
 - 15a. 22-0395-VAC1 - VACATION - PETITION TO VACATE A PORTION OF ALTA DRIVE PUBLIC RIGHT-OF-WAY
 - 15b. 22-0395-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED SEVEN-STORY, 200-UNIT MULTI-FAMILY DEVELOPMENT WITH WAIVERS OF THE TITLE 19.09 FORM-BASED CODE DEVELOPMENT STANDARDS
16. 22-0411-MSP1 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT/OWNER: N P CENTERLINE HOLDINGS, LLC - For possible action on a Land Use Entitlement project request FOR A MASTER SIGN PLAN REVIEW FOR AN APPROVED NON-RESTRICTED GAMING ESTABLISHMENT on 1.69 acres at 2700 Fremont Street (APNs 162-01-102-009 and 162-01-201-009), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.
17. 22-0427-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: HALO.CAR - OWNER: FISHER BROTHERS LAS VEGAS, LLC - For possible action on a Land Use Entitlement project request FOR AN AUTOMOBILE RENTAL USE WITH A WAIVER TO ALLOW MORE THAN FIVE RENTAL VEHICLES TO BE STORED ON THE SITE AT ANY ONE TIME at 3017 and 3021 Rigel Avenue (APNs 162-08-303-016, 017 and 018), M (Industrial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

PUBLIC HEARING ITEMS

18. ABEYANCE - 22-0086 - PUBLIC HEARING - APPLICANT: OVATION CONTRACTING, INC. - OWNER: CITY OF LAS VEGAS - For possible action on the following Land Use Entitlement project requests on 9.45 acres at the northwest corner of Rome Boulevard and Decatur Boulevard (APN 125-24-701-041), Ward 6 (Fiore). Staff recommends APPROVAL on the Land Use Entitlement project.
 - 18a. ABEYANCE - 22-0086-GPA1 - GENERAL PLAN AMENDMENT - FROM: NMX-U (NEIGHBORHOOD

MIXED USE CENTER) TO: H (HIGH DENSITY RESIDENTIAL)

- 18b. ABEYANCE - 22-0086-ZON1 - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: R-4 (HIGH DENSITY RESIDENTIAL)
- 18c. ABEYANCE - 22-0086-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 276-UNIT MULTI-FAMILY DEVELOPMENT
- 19. 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.
 - 19a. ABEYANCE - RENOTIFICATION - 22-0199-VAR1 - VARIANCE - TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED AND EXISTING EIGHT-FOOT TALL WALLS IN THE FRONT YARD SETBACK AREA WHERE SIX FEET IS ALLOWED
 - 19b. ABEYANCE - 22-0199-VAR2 - VARIANCE - TO ALLOW NO OFFSITE IMPROVEMENTS WHERE SUCH ARE REQUIRED
 - 19c. 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
- 20. ABEYANCE - 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.
- 21. ABEYANCE - 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.
- 22. 22-0310-VAR1- VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: MICHAEL R. PONTONI - For possible action on a Land Use Entitlement project request TO ALLOW A 40-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR A PROPOSED ACCESSORY STRUCTURE (CLASS II) [GARAGE] AND TO ALLOW A NINE-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED FOR A PROPOSED PRIMARY DWELLING on 0.88 acres at 2715 Alta Drive (APN 139-32-701-001), R-A (Ranch Acres) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.
- 23. 22-0337-VAR1- VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ANGEL ZENEN MIRANDA AND JESSICA C. MIRANDA - For possible action on a Land Use Entitlement project request TO ALLOW A ONE-FOOT REAR AND SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED FOR TWO EXISTING ACCESSORY STRUCTURES (CLASS II) [SHEDS]; AND TO ALLOW A TOTAL ACCESSORY STRUCTURE COVERAGE OF 88 PERCENT OF THE PRIMARY DWELLING FLOOR AREA WHERE 50 PERCENT IS THE MAXIMUM ALLOWED on 0.26 acres at 6929 Raleigh Avenue, (APN 138-10-511-020) R-PD6 (Residential Planned Development - 6 Units per Acre) Zone, Ward 5 (Crear). Staff recommends DENIAL.
- 24. 22-0342-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JONATHON T. WALFORD AND SANDRA CUARTAS - For possible action on a Land Use Entitlement project request TO ALLOW A FIVE-FOOT SIDE YARD SETBACK WHERE TEN FEET IS REQUIRED FOR A PROPOSED BUILDING ADDITION at 209 Stonewood Court (APN 139-32-110-037), R-E (Residence Estates) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.
- 25. 22-0360-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: 551 G A

HOLDINGS, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED FIVE-STORY, 62-FOOT TALL, 19,536 SQUARE-FOOT MIXED-USE DEVELOPMENT, INCLUDING 86 RESIDENTIAL UNITS, 2,491 SQUARE FEET OF COMMERCIAL SPACE AND 729 SQUARE FEET OF OFFICE SPACE WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS AREA 1 DEVELOPMENT STANDARDS on 0.48 acres at the southwest corner of Gass Avenue and 6th Street (APNs 139-34-410-194 through 196), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

26. 22-0368 - PUBLIC HEARING - APPLICANT: LEGGERA DEVELOPMENT, LLC - OWNER: NOLA SOL HOLDINGS, LLC - For possible action on the following Land Use Entitlement project requests on a portion of 33.47 acres on the north side of Smoke Ranch Road, approximately 190 feet west of Rancho Drive (APN 139-18-410-017), R-3 (Medium Density Residential) Zone, Ward 5 (Crear). Staff recommends APPROVAL on the Land Use Entitlement project.
 - 26a. 22-0368-SUP1 - SPECIAL USE PERMIT - FOR PROPOSED 38-FOOT TALL BUILDINGS WITHIN THE 35-FOOT RESTRICTED AREA OF THE AIRPORT OVERLAY DISTRICT
 - 26b. 22-0368-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A MAJOR AMENDMENT OF AN APPROVED SITE DEVELOPMENT PLAN REVIEW (SDR-73295) FOR A THREE-STORY, 692-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT
27. 22-0370-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JENNIFER DURHAM - OWNER: WEST CHARLESTON, LLC - For possible action on a Land Use Entitlement project request TO ALLOW A 1,000 SQUARE-FOOT MASSAGE ESTABLISHMENT USE WITH WAIVERS TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A PARCEL ZONED FOR RESIDENTIAL USE WHERE 400 FEET IS REQUIRED, A 150-FOOT DISTANCE SEPARATION TO A SCHOOL WHERE 400 FEET IS REQUIRED, AND A ZERO-FOOT DISTANCE SEPARATION TO ANOTHER MASSAGE ESTABLISHMENT USE WHERE 1,000 FEET IS REQUIRED at 6600 West Charleston Boulevard, Suite #101 (APN 138-35-401-003), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.
28. 22-0371-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: MARICARMEN SORIA RODAS - For possible action on a Land Use Entitlement project request TO ALLOW A TWO-FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [SHED]; TO ALLOW A ONE-FOOT REAR YARD SETBACK WHERE THREE FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [SHED]; TO ALLOW A ONE-FOOT REAR AND SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING PATIO COVER; AND TO ALLOW A ZERO-FOOT SEPARATION FROM THE PRIMARY DWELLING WHERE SIX FEET IS REQUIRED FOR AN EXISTING PATIO COVER AND ACCESSORY STRUCTURE (Class II) [SHED] on 0.08 acres at 3813 Sage River Street, (APN 138-09-122-010), R-PD7 (Residential Planned Development - 7 Units per Acre) Zone, Ward 4 (Anthony). Staff recommends DENIAL.
29. 22-0373 - PUBLIC HEARING - APPLICANT: SIGNATURE HOMES - OWNER: DURANGO MB PARTNERS, LLC - For possible action on the following Land Use Entitlement project requests on 2.33 acres at the southeast corner of Durango Drive and U.S. 95 (portion of APN 125-17-702-001), T-C (Town Center) Zone [M-TC (Medium Density Residential - Town Center) Special Land Use Designation], Ward 6 (Fiore). Staff recommends DENIAL on the Land Use Entitlement project.
 - 29a. 22-0373-VAR1 - VARIANCE - TO ALLOW 43 ONSITE PARKING SPACES WHERE 62 SPACES ARE REQUIRED
 - 29b. 22-0373-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A MAJOR AMENDMENT OF AN APPROVED SITE DEVELOPMENT PLAN REVIEW (22-0098-SDR1) FOR A PROPOSED 31-LOT SINGLE-FAMILY ATTACHED RESIDENTIAL DEVELOPMENT
30. 22-0374 - PUBLIC HEARING - APPLICANT: FISHER BROTHERS LAS VEGAS, LLC - OWNER: INTEGRAL PARTNERS PARK PLACE CENTRE-LAS VEGAS, LLC, ET AL - For possible action on the following Land Use Entitlement project requests on 21.03 acres at the southwest corner of Sirius Avenue and Rancho Drive (APNs 162-08-418-002, 004 and 005), C-2 (General Commercial) and M (Industrial) Zones, Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.

- 30a. 22-0374-VAR1 - VARIANCE - TO ALLOW 967 PARKING SPACES WHERE 4,807 PARKING SPACES ARE REQUIRED
- 30b. 22-0374-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 118,174 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE WITH A 9,060 SQUARE-FOOT OUTDOOR PATIO AREA
- 30c. 22-0374-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A MAJOR AMENDMENT OF AN APPROVED SITE DEVELOPMENT PLAN REVIEW (SDR-70652) FOR A PROPOSED ADDITION OF A FIVE-STORY TALL, 123-ROOM, 118,174 SQUARE-FOOT HOTEL AND NIGHTCLUB WITH A 9,060 SQUARE-FOOT OUTDOOR DINING AND PLAZA AREA TO AN APPROVED COMMERCIAL RECREATION/AMUSEMENT (INDOOR AND OUTDOOR) DEVELOPMENT
- 31. 22-0386 - PUBLIC HEARING - APPLICANT/OWNER: ECW 1, LLC - For possible action on the following Land Use Entitlement project requests on 1.73 acres at the northwest corner of Sahara Avenue and Red Rock Street (APN 163-01-401-008), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends DENIAL on the Land Use Entitlement project.
 - 31a. 22-0386-VAR1 - VARIANCE - TO ALLOW A FOUR-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED
 - 31b. 22-0386-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED CAR WASH, FULL SERVICE OR AUTO DETAILING USE
 - 31c. 22-0386-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 4,638 SQUARE-FOOT CAR WASH DEVELOPMENT AND A FUTURE BUILDING PAD SITE WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS
- 32. 22-0388-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a Land Use Entitlement project request for a Major Amendment to a previously approved Site Development Plan Review (SDR-73916) FOR A PROPOSED 447-SPACE INCREASE TO AN EXISTING 569-SPACE PARKING GARAGE on 2.37 acres at 350 South City Parkway (APNs 139-34-211-004 and 139-34-201-023), PD (Planned Development) and C-2 (General Commercial) Zone, Ward 5 (Crear). Staff recommends APPROVAL.
- 33. 22-0391 - PUBLIC HEARING - APPLICANT/OWNER: AMBLESIDE PROPERTIES, LLLP - For possible action on the following Land Use Entitlement project requests on 13.87 acres located on the north side of Alpine Place approximately 250 feet west of Decatur Boulevard (APN 138-36-811-000), Ward 1 (Knudsen). Staff recommends APPROVAL on 22-0391-ZON1. Staff recommends DENIAL on 22-0391-VAC1 and 22-0391-TMP1.
 - 33a. 22-0391-ZON1 - REZONING - FROM: C-1 (LIMITED COMMERCIAL) TO R-TH (SINGLE-FAMILY ATTACHED)
 - 33b. 22-0391-VAC1 - VACATION - PETITION TO VACATE 30 FEET OF PUBLIC RIGHT-OF-WAY KNOWN AS APPIAN WAY
 - 33c. 22-0391-TMP1 - TENTATIVE MAP - ALPINE & APPIAN SINGLE-FAMILY RESIDENTIAL - FOR A 32 LOT SINGLE-FAMILY ATTACHED RESIDENTIAL SUBDIVISION
- 34. 22-0392 - PUBLIC HEARING - APPLICANT/OWNER: DURANGO M B PARTNERS, LLC - For possible action on the following Land Use Entitlement project requests on 10.38 acres at the northwest corner of Durango Drive and El Capitan Way (APN 125-17-601-019), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL on 22-0392-MOD1. Staff recommends DENIAL on 22-0392-VAR1, 22-0392-SUP1, 22-0392-SDR1, and 22-0392-TMP1.
 - 34a. 22-0392-MOD1 - MAJOR MODIFICATION - FROM: SC-TC (SERVICE COMMERCIAL - TOWN CENTER) TO: M (MEDIUM DENSITY - TOWN CENTER)
 - 34b. 22-0392-VAR1 - VARIANCE - TO ALLOW 70 ONSITE PARKING SPACES WHERE 78 ARE REQUIRED
 - 34c. 22-0392-SUP1 - SPECIAL USE PERMIT - FOR PRIVATE STREETS BEHIND A GATE

- 34d. 22-0392-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 36-UNIT TOWNHOME DEVELOPMENT
- 34e. 22-0392-TMP1 - TENTATIVE MAP - DURANGO AND 95 - PARCEL 2 - FOR A 36-LOT SINGLE-FAMILY ATTACHED RESIDENTIAL SUBDIVISION
- 35. 22-0396 - PUBLIC HEARING - APPLICANT/OWNER: TODD ALIOS VONBASTIAANS, TRUSTEE - For possible action on the following Land Use Entitlement project requests on 0.28 acres at 1708 Birch Street (APN 162-04-310-032), R-1 (Single Family Residential) Zone, Ward 1 (Knudsen). Staff recommends DENIAL on the Land Use Entitlement project.
 - 35a. 22-0396-VAR1 - VARIANCE - TO ALLOW A PROPOSED ACCESSORY STRUCTURE (CLASS I) [CASITA] TO BE PLACED IN FRONT OF THE PRIMARY DWELLING WHERE SUCH IS NOT ALLOWED
 - 35b. 22-0396-VAR2 - VARIANCE - TO ALLOW TWO PARKING SPACES WHERE THREE PARKING SPACES ARE REQUIRED
 - 35c. 22-0396-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED ACCESSORY STRUCTURE (CLASS I) [CASITA]
- 36. 22-0408 - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: SILVER SHADOW PROPERTIES, LLC - For possible action on the following Land Use Entitlement project requests on 0.34 acres at the northwest corner of Imperial Avenue and Main Street (APN 162-03-110-089), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.
 - 36a. 22-0408-VAR1 - VARIANCE - TO ALLOW 17-FOOT DEEP PARKING SPACES WHERE 20 FEET IS THE MINIMUM REQUIRED FOR 60 DEGREE ANGLED SPACES
 - 36b. 22-0408-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED TEMPORARY PARKING LOT
- 37. 22-0412 - PUBLIC HEARING - APPLICANT/OWNER: CENTURY COMMUNITIES NEVADA, LLC - For possible action on the following Land Use Entitlement project requests on a portion of 106.18 acres at the southwest corner of Iron Mountain Road and Sheep Mountain Parkway (APN 126-12-101-003), T-D (Traditional Development) Zone [L (Residential Low) Skye Canyon Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL on the Land Use Entitlement project.
 - 37a. 22-0412-VAC1 - VACATION - PETITION TO VACATE PUBLIC RIGHT-OF-WAY EASEMENTS GENERALLY LOCATED AT THE SOUTHWEST CORNER OF IRON MOUNTAIN ROAD AND SHEEP MOUNTAIN PARKWAY
 - 37b. 22-0412-TMP1 - TENTATIVE MAP - SKYE CANYON PARCEL 5.06 - FOR A PROPOSED 449-LOT SINGLE-FAMILY DETACHED AND ATTACHED RESIDENTIAL SUBDIVISION
- 38. 22-0414 - PUBLIC HEARING - APPLICANT: BISMI SERIES HOLDINGS, LLC - OWNER: ZORNES FAMILY LP - For possible action on the following Land Use Entitlement project requests on 1.03 acres at the northwest corner of Sky Pointe Drive and Tenaya Way (APN 125-27-410-008), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore). Staff recommends DENIAL on the Land Use Entitlement project.
 - 38a. 22-0414-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED MINI-STORAGE FACILITY USE
 - 38b. 22-0414-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 82,214 SQUARE-FOOT MINI-STORAGE FACILITY DEVELOPMENT WITH WAIVERS OF TOWN CENTER DEVELOPMENT STANDARDS
- 39. 22-0415 - PUBLIC HEARING - APPLICANT: JEFFERY RUBIN - OWNER: LAS HACIENDAS APTS, LLC - For possible action on the following Land Use Entitlement project requests on 0.66 acres at 2000 South Eastern

Avenue (APN 162-02-801-004), Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.

39a. 22-0415-ZON1 - REZONING - FROM: P-R (PROFESSIONAL OFFICE AND PARKING) TO: C-1 (LIMITED COMMERCIAL)

39b. 22-0415-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED FACILITY TO PROVIDE TESTING, TREATMENT, OR COUNSELING FOR DRUG OR ALCOHOL ABUSE

40. 22-0437-SNC1 - STREET NAME CHANGE - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a Land Use Entitlement project request FROM: SUNNY PLACE TO: HARVEY MUNFORD ST. generally located west of Martin L. King Boulevard between Washington Avenue and Bonanza Road, Ward 5 (Crear). Staff recommends APPROVAL.

DIRECTOR'S BUSINESS:

41. 22-0413-DIR1 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For discussion and possible action on a report by Seth Floyd, Director of Community Development, regarding the implementation of the City of Las Vegas 2050 Master Plan - All Wards. Staff recommends APPROVAL.

Citizens Participation:

42. 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:

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The Nevada Public Notice website – notice.nv.gov

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