

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 **4th** day of **OCTOBER**, **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 **11th** day
of **OCTOBER**, **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



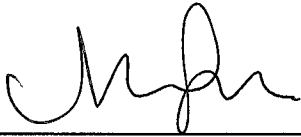
Signature

CERTIFICATE OF ELECTRONIC MAILING

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_____, an employee of the City of Las Vegas, Nevada,
says that on the **4th** day of **OCTOBER**, **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 **11th** day of
OCTOBER, **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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_____, an employee of the City of Las Vegas, Nevada,
says that on the 4th day of OCTOBER, 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 11th day of
OCTOBER, 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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808 Park Paseo
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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
P.O. Box 51
Forth Worth, Texas 76101

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3109 Conners Drive
Las Vegas, Nevada 89107

Mr. Ron Lurie
Arizona Charlie's
740 South Decatur Boulevard
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
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. Tony Perkins
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
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

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Las Vegas, Nevada 89134

Mr. Michael Gittings
UFCW 711
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Las Vegas, Nevada 89108

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Las Vegas, Nevada 89131

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LVRC Holdings, LLC
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Las Vegas, Nevada 89129

Charleston Neighborhood Preservation
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Las Vegas, Nevada 89107

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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
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Las Vegas, Nevada 89104

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1139 5th Place
Las Vegas, Nevada 89104-1413

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Las Vegas, Nevada 89106

Ms. Erna Clark
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Las Vegas, Nevada 89107

Mr. Richard Geyer
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Las Vegas, Nevada 89128

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Las Vegas, Nevada 89106

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Las Vegas, Nevada 89106

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Las Vegas, Nevada 89101

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Las Vegas, Nevada 89145

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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.

October 11, 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 September 13, 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. 22-0424-EOT1 - EXTENSION OF TIME - SPECIAL USE PERMIT - APPLICANT/OWNER: ELKHORN HUALAPAI, LLC - For possible action on a Land Use Entitlement project request for the second Extension of Time of an approved Special Use Permit (SUP-76152) FOR A PROPOSED 2,085 SQUARE-FOOT LIQUOR SALES [FOR OFF-PREMISE CONSUMPTION] USE at 7161 North Hualapai Way (APN 126-24-517-004), PD (Planned Development) Zone [VC (Village Commercial) Cliff's Edge Special Land Use Designation], Ward 4 (Anthony). Staff recommends APPROVAL.
8. 22-0425-TMP1 - TENTATIVE MAP - AREA 15 DISTRICT 2 SUBDIVISION - APPLICANT: FISHER BROTHERS LAS VEGAS, LLC - OWNER: FISHER BROTHERS LAS VEGAS, LLC, ET AL - For possible action on a Land Use Entitlement project request FOR A PROPOSED TWO-LOT COMMERCIAL SUBDIVISION on 16.83 acres at the northwest and southwest corner of Meade Avenue and Rancho Drive (APNs Multiple), M (Industrial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.
9. 22-0438-EOT1 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: 214 SOUTH 11TH STREET, LLC - For possible action on a Land Use Entitlement project request for the first Extension of Time of a previously approved Site Development Plan Review (20-0181-SDR1) FOR A PROPOSED 18-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS on 0.17 acres at 214 South 11th Street (APN 139-34-712-086), R-4 (High Density Residential) 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.

10. 22-0347 - PUBLIC HEARING - APPLICANT: MIDJIT MARKET, INC. DBA GREEN VALLEY GROCERY - OWNER: SILVER MEADOW PROPERTIES, LLC - For possible action on the following Land Use Entitlement project requests on 2.50 acres at the southwest corner of Grand Teton Drive and Hualapai Way (APN 126-13-501-021), Ward 6 (Fiore). Staff recommends APPROVAL on the Land Use Entitlement project.
 - 10a. 22-0347-MOD1 - MAJOR MODIFICATION - FROM: PF (PUBLIC FACILITY) TO: VC (VILLAGE COMMERCIAL) CLIFFS EDGE SPECIAL LAND USE DESIGNATION
 - 10b. 22-0347-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 5,900 SQUARE-FOOT LIQUOR SALES (FOR ON OR OFF PREMISE CONSUMPTION) [BEER/WINE/Cooler OFF-SALES] USE
 - 10c. 22-0347-SUP2 - SPECIAL USE PERMIT - FOR A PROPOSED GAMING (INCIDENTAL GAMING MACHINES ONLY) USE
 - 10d. 22-0347-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 5,900 SQUARE-FOOT CONVENIENCE STORE, 3,967 SQUARE-FOOT CAR WASH AND 5,000 SQUARE-FOOT FUEL CANOPY DEVELOPMENT WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS
11. 22-0363 - PUBLIC HEARING - APPLICANT: WILLIAM LYON HOMES INC. - OWNER: THE FOREST HILL FAMILY TRUST - For possible action on the following Land Use Entitlement project requests on 5.00 acres at the northeast corner of Regena Avenue and Kevin Way (APN 125-29-103-001), Ward 4 (Anthony). Staff recommends APPROVAL on the Land Use Entitlement project.
 - 11a. 22-0363-GPA1 - GENERAL PLAN AMENDMENT - FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL)
 - 11b. 22-0363-ZON1 - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: R-1 (SINGLE FAMILY RESIDENTIAL)
 - 11c. 22-0363-VAR1 - VARIANCE - TO ALLOW A DEFERRAL FEE BASED ON RURAL STANDARDS WHERE URBAN STANDARDS ARE REQUIRED
 - 11d. 22-0363-TMP1 - TENTATIVE MAP - CENTENNIAL AND DURANGO 5 - FOR A PROPOSED 18-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION
12. 22-0418 - PUBLIC HEARING - APPLICANT/OWNER: GOOD HOOD, LLC - For possible action on the following Land Use Entitlement project requests on 1.16 acres at 201 South Las Vegas Boulevard (APN 139-34-601-018), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL on the Land Use Entitlement project.
 - 12a. 22-0418-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 9,146 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE WITHIN SUITE #400
 - 12b. 22-0418-SUP2 - SPECIAL USE PERMIT - FOR A PROPOSED 1,777 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE WITH A 65 SQUARE-FOOT OUTDOOR PATIO AREA WITHIN SUITE #120
 - 12c. 22-0418-SUP3 - SPECIAL USE PERMIT - FOR A PROPOSED 2,396 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE WITH A 231 SQUARE-FOOT OUTDOOR PATIO AREA WITHIN SUITE #100
 - 12d. 22-0418-TMP1 - TENTATIVE MAP - GOOD HOOD - FOR A ONE-LOT COMMERCIAL SUBDIVISION

13. 22-0419-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LIMITLESS MOTORING, LLC - OWNER: JS MCA EQUUS II, LLC AND JS MCA SUNSET II, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED AUTOMOBILE RENTAL USE at 3230 Polaris Avenue, Suite #13 (APN 162-08-416-004), M (Industrial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.
14. 22-0421-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: OLGA CORZA - OWNER: ZELZAH SHRINE TEMPLE, INC. - For possible action on a Land Use Entitlement project request FOR A PROPOSED 2,891 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A CITY PARK WHERE 400 FEET IS REQUIRED at 2319 South Eastern Avenue (APN 162-01-401-003), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.
15. 22-0422 - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: UNITED STATES OF AMERICA - For possible action on the following Land Use Entitlement project requests on 10.00 acres at the northeast corner of Washburn Road and Alpine Ridge Way (APN 126-36-601-005), Ward 6 (Fiore). Staff recommends APPROVAL on the Land Use Entitlement project.
 - 15a. 22-0422-GPA1 - GENERAL PLAN AMENDMENT - FROM: PF (PUBLIC FACILITIES) TO: MLA (MEDIUM LOW ATTACHED DENSITY RESIDENTIAL)
 - 15b. 22-0422-ZON1 - REZONING - FROM: C-V (CIVIC) TO: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL)
16. 22-0423 - PUBLIC HEARING - APPLICANT/OWNER: NB CUBED, LLC - For possible action on the following Land Use Entitlement requests on 3.5 acres at 3441 West Sahara Avenue (APN 162-08-110-001), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL on the Land Use Entitlement project.
 - 16a. 22-0423-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED DRIVE THROUGH USE
 - 16b. 22-0423-SUP2 - SPECIAL USE PERMIT - FOR A PROPOSED AUTO SMOG CHECK USE
 - 16c. 22-0423-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED ADDITION OF FIVE STRUCTURES TOTALING 3,672 SQUARE FEET TO AN EXISTING COMMERCIAL DEVELOPMENT
17. 22-0431-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ESSENCE TROPICANA, LLC - OWNER: FRIENDLY BEAR PLAZA, LLC - For possible action on a Land Use Entitlement project request for a Major Amendment of an approved Special Use Permit (20-0029-SUP1) FOR A PROPOSED 2,400 SQUARE-FOOT EXPANSION OF AN APPROVED 1,200 SQUARE-FOOT MARIJUANA DISPENSARY USE at 871 North Nellis Boulevard, Suite #9 (APN 140-29-716-003), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.
18. 22-0432-SUP1 - SPECIAL USE PERMIT - APPLICANT: CALABASH AFRICAN KITCHEN - OWNER: Y & SH, INC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 3,439 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE at 1750 South Rainbow Boulevard, Suites #6-8 (APN 163-02-212-001), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.
19. 22-0433-SUP1 - SPECIAL USE PERMIT - APPLICANT: BRYAN SEVERANCE - OWNER: SAHARA ZLAY, LLC - For possible action on a Land Use Entitlement project request FOR A 42,630 SQUARE FOOT ALCOHOL, ON-PREMISE FULL USE at 7980 West Sahara Drive (APN 163-04-805-008), C-1 (Limited Commercial) Zone, Ward 2 (Seaman). Staff recommends APPROVAL.
20. 22-0453 - PUBLIC HEARING - APPLICANT: DR. JULIE ANN YLARDE - OWNER: WOOLDRIDGE LAW, LTD. - For possible action on the following Land Use Entitlement project requests on 0.16 acres at 629 and 701 South 6th Street (APN 139-34-410-217), Ward 3 (Diaz). Staff recommends APPROVAL on the Land Use Entitlement project.
 - 20a. 22-0453-ZON1 - REZONING - FROM: R-4 (HIGH DENSITY RESIDENTIAL) TO: C-1 (LIMITED COMMERCIAL)

- 20b. 22-0453-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR THE PROPOSED CONVERSION OF AN EXISTING 2,234 SQUARE-FOOT OFFICE INTO AN ANIMAL HOSPITAL (WITH NO OUTDOOR PENS) WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS AREA 2 DEVELOPMENT STANDARDS
- 21. 22-0454 - PUBLIC HEARING - APPLICANT: PANTHER ACQUISITIONS, LLC - OWNER: CITY OF LAS VEGAS - For possible action on the following Land Use Entitlement project requests on 12.23 acres on the north side of Alta Drive, approximately 2,115 feet east of Hualapai Way (APN 138-31-101-004), Ward 2 (Seaman). Staff recommends APPROVAL on the Land Use Entitlement project.
 - 21a. 22-0454-GPA1 - GENERAL PLAN AMENDMENT - FROM: PR-OS (PARKS, RECREATION AND OPEN SPACE) TO: SC (SERVICE COMMERCIAL)
 - 21b. 22-0454-ZON1 - REZONING - FROM: C-V (CIVIC) TO: C-1 (LIMITED COMMERCIAL)
- 22. 22-0465-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BREWHOUSE, LLC - OWNER: STICKY 2, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 3,328 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE WITH 198 SQUARE FEET OF OUTDOOR SEATING at 1301 South Main Street (APN 162-03-101-002), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.
- 23. 22-0473-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: SETO II APARTMENTS, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED TWO-STORY, 12-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS AREA 2 DEVELOPMENT STANDARDS on 0.16 acres at 304 South Maryland Parkway (APN 139-34-712-133), R-4 (High Density Residential) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.
- 24. 22-0481-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SHORT LINE GAMING, LLC - OWNER: 300 DECATUR, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED GAMING ESTABLISHMENT, RESTRICTED USE (1 TO 5 MACHINES) at 300 South Decatur Boulevard (APN 138-36-601-004), C-2 (General Commercial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.
- 25. 22-0492-MOD1 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT: REALTY HOLDINGS, LTD - OWNER: IHC HEALTH SERVICES, INC. - For possible action on a Land Use Entitlement project request FOR A MAJOR MODIFICATION OF THE LAS VEGAS RENAISSANCE MASTER DEVELOPMENT PLAN AND DEVELOPMENT STANDARDS FOR SPECIAL EVENTS on 23.40 acres located at the southeast corner of Alta Drive and Rampart Boulevard (APNs Multiple), Ward 2 (Seaman). Staff recommends APPROVAL.

PUBLIC HEARING ITEMS:

- 26. ABEYANCE - RENOTIFICATION - 22-0267 - PUBLIC HEARING - APPLICANT: LEGGERA DEVELOPMENT, LLC - OWNER: B-NW12, LLC, ET AL - For possible action on the following Land Use Entitlement project requests on 28.27 acres on the north side of Kyle Canyon Road, approximately 336 feet west of Alpine Ridge Way (APNs 126-01-201-011 and 012; 126-01-301-005, 006, 007, 014 and 015), Ward 6 (Fiore). Staff recommends DENIAL on the Land Use Entitlement project.
 - 26a. ABEYANCE - RENOTIFICATION - 22-0267-GPA1 - GENERAL PLAN AMENDMENT - FROM: PCD (PLANNED COMMUNITY DEVELOPMENT) TO: M (MEDIUM DENSITY RESIDENTIAL) [APNs: 126-01-201-011 and 012] AND FROM PCD (PLANNED COMMUNITY DEVELOPMENT) TO: H (HIGH DENSITY RESIDENTIAL) [APNs: 126-01-301-005 through 007 and 126-01-301-014 through 015]

- 26b. ABEYANCE - RENOTIFICATION - 22-0267-ZON1 - REZONING - FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: R-TH (SINGLE FAMILY ATTACHED) [APNs: 126-01-201-011 and 012] AND FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: R-4 (HIGH DENSITY RESIDENTIAL) [APNs: 126-01-301-005 through 007 and 126-01-301-014 through 015]
- 26c. 22-0267-VAR1 - VARIANCE - TO ALLOW A CONNECTIVITY RATIO OF 1.25 WHERE 1.30 IS REQUIRED AND TO ALLOW STUB STREET TERMINI WHERE A CUL-DE-SAC OR HAMMERHEAD IS REQUIRED
- 26d. 22-0267-TMP1 - TENTATIVE MAP - KYLE CANYON TOWNHOMES - FOR A PROPOSED 112-LOT SINGLE FAMILY ATTACHED RESIDENTIAL SUBDIVISION [APNs: 126-01-201-011 and 012]
- 27. 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.
- 28. ABEYANCE - 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.
 - 28a. ABEYANCE - 22-0386-VAR1 - VARIANCE - TO ALLOW A FOUR-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED
 - 28b. ABEYANCE - 22-0386-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED CAR WASH, FULL SERVICE OR AUTO DETAILING USE
 - 28c. ABEYANCE - 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
- 29. ABEYANCE - RENOTIFICATION - 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-VAR1, 22-0391-VAC1 and 22-0391-TMP1.
 - 29a. ABEYANCE - 22-0391-ZON1 - REZONING - FROM: C-1 (LIMITED COMMERCIAL) TO R-TH (SINGLE-FAMILY ATTACHED)
 - 29b. 22-0391-VAR1 - VARIANCE - TO ALLOW A PRIVATE STREET WITHOUT A GATE THAT DOES NOT MEET COMPLETE STREET STANDARDS
 - 29c. ABEYANCE - 22-0391-VAC1 - VACATION - PETITION TO VACATE 30 FEET OF PUBLIC RIGHT-OF-WAY KNOWN AS APPIAN WAY
 - 29d. ABEYANCE - 22-0391-TMP1 - TENTATIVE MAP - ALPINE & APPIAN SINGLE-FAMILY RESIDENTIAL - FOR A 32 LOT SINGLE-FAMILY ATTACHED RESIDENTIAL SUBDIVISION

30. ABEYANCE - RENOTIFICATION - 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.
- 30a. ABEYANCE - 22-0392-MOD1 - MAJOR MODIFICATION - FROM: SC-TC (SERVICE COMMERCIAL - TOWN CENTER) TO: M (MEDIUM DENSITY - TOWN CENTER)
- 30b. ABEYANCE - 22-0392-VAR1 - VARIANCE - TO ALLOW 70 ONSITE PARKING SPACES WHERE 78 ARE REQUIRED
- 30c. ABEYANCE - 22-0392-SUP1 - SPECIAL USE PERMIT - FOR PRIVATE STREETS BEHIND A GATE
- 30d. ABEYANCE - RENOTIFICATION - 22-0392-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 37-UNIT TOWNHOME DEVELOPMENT
- 30e. ABEYANCE - RENOTIFICATION - 22-0392-TMP1 - TENTATIVE MAP - DURANGO AND 95 - PARCEL 2 - FOR A 37-LOT SINGLE-FAMILY ATTACHED RESIDENTIAL SUBDIVISION
31. ABEYANCE - 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.
- 31a. ABEYANCE - 22-0415-ZON1 - REZONING - FROM: P-R (PROFESSIONAL OFFICE AND PARKING) TO: C-1 (LIMITED COMMERCIAL)
- 31b. ABEYANCE - 22-0415-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED FACILITY TO PROVIDE TESTING, TREATMENT, OR COUNSELING FOR DRUG OR ALCOHOL ABUSE
32. 22-0296 - PUBLIC HEARING - APPLICANT/OWNER: J G SAHARA, LLC - For possible action on the following Land Use Entitlement project requests on 0.80 acres at 1000 East Sahara Avenue (APN 162-03-801-116), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.
- 32a. 22-0296-VAR1 - VARIANCE - TO ALLOW ZERO ADDITIONAL PARKING SPACES WHERE 11 ARE REQUIRED FOR AN EXISTING PARKING IMPAIRED DEVELOPMENT
- 32b. 22-0296-SDR1 - SITE DEVELOPMENT REVIEW - FOR A PROPOSED 546 SQUARE-FOOT OUTDOOR PATIO ASSOCIATED WITH NIGHTCLUB AND TAVERN USES WITH A WAIVER OF PERIMETER LANDSCAPE STANDARDS
33. 22-0410 - PUBLIC HEARING - APPLICANT/OWNER: COUNTY OF CLARK - For possible action on the following Land Use Entitlement project requests on 7.72 acres on the northeast corner of Tropical Parkway and Rebecca Road (APN 125-26-204-003), Ward 6 (Fiore). Staff recommends DENIAL on the Land Use Entitlement project.
- 33a. 22-0410-GPA1 - GENERAL PLAN AMENDMENT - FROM: PR-OS (PARKS/RECREATION/OPEN SPACE) TO: L (LOW DENSITY RESIDENTIAL)
- 33b. 22-0410-ZON1 - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: R-1 (SINGLE FAMILY RESIDENTIAL)
- 33c. 22-0410-VAR1 - VARIANCE - TO ALLOW A 1.00 CONNECTIVITY RATIO WHERE 1.30 IS THE MINIMUM REQUIRED

- 33d. 22-0410-TMP1 - TENTATIVE MAP - TROPICAL & REBECCA - FOR A PROPOSED 36-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION
34. 22-0416-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: NEVILLE C. EMERTON AND JULIA E. MOORE - For possible action on a Land Use Entitlement project request TO ALLOW A TWO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [SHED 1]; TO ALLOW A THREE-FOOT SEPARATION FROM THE PRIMARY DWELLING WHERE SIX FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [SHED 1]; AND TO ALLOW AN EXISTING ACCESSORY STRUCTURE (CLASS II) [SHED 2] TO NOT BE AESTHETICALLY COMPATIBLE WITH THE PRIMARY DWELLING WHERE SUCH IS REQUIRED on 0.47 acres at 7521 Cedargulf Avenue (APN 125-15-412-025), R-E (Residence Estates) Zone, Ward 6 (Fiore). Staff recommends DENIAL.
35. 22-0417 - PUBLIC HEARING - APPLICANT: UMER MALIK - OWNER: UNITED STATES OF AMERICA - For possible action on the following Land Use Entitlement project requests on a portion of 28.43 acres at the southeast corner of Centennial Parkway and Shaumber Road (APN 126-25-201-013), Ward 4 (Anthony). Staff recommends APPROVAL on the Land Use Entitlement project.
- 35a. 22-0417-GPA1 - GENERAL PLAN AMENDMENT - FROM: PCD (PLANNED COMMUNITY DEVELOPMENT) TO: SC (SERVICE COMMERCIAL)
- 35b. 22-0417-ZON1 - REZONING - FROM: U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: C-1 (LIMITED COMMERCIAL)
- 35c. 22-0417-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 4,000 SQUARE-FOOT ALCOHOL, OFF-PREMISE BEER AND WINE USE
- 35d. 22-0417-SUP2 - SPECIAL USE PERMIT - FOR A PROPOSED 4,000 SQUARE-FOOT GAMING ESTABLISHMENT, RESTRICTED (1 TO 5 MACHINES) USE
- 35e. 22-0417-SUP3 - SPECIAL USE PERMIT - FOR A PROPOSED CAR WASH, FULL SERVICE OR AUTO DETAILING USE
- 35f. 22-0417-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED COMMERCIAL DEVELOPMENT CONSISTING OF A 4,000 SQUARE-FOOT CONVENIENCE STORE WITH 1,400 SQUARE-FOOT FULL SERVICE CAR WASH AND 10,000 SQUARE-FOOT OFFICE/RETAIL SHELL BUILDING WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS AND TO NOT ORIENT THE BUILDINGS TO THE CORNER WHERE SUCH IS REQUIRED
36. 22-0429 - PUBLIC HEARING - APPLICANT: NEIL CAPIN - OWNER: SAHARA WEST EXECUTIVE PARK, LLC - For possible action on the following Land Use Entitlement project requests on 1.73 acres at the northeast corner of Sahara Avenue and Spanish Oaks Drive (APN 162-05-403-001), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends DENIAL on the Land Use Entitlement project.
- 36a. 22-0429-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED CAR WASH, FULL SERVICE OR AUTO DETAILING USE
- 36b. 22-0429-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 3,936 SQUARE-FOOT CAR WASH DEVELOPMENT
37. 22-0434 - PUBLIC HEARING - APPLICANT: STRONGBOX DEVELOPMENT COMPANY - OWNER: KYLE NORTH HOLDINGS, LLC, ET AL - For possible action on the following Land Use Entitlement project requests on 18.60 acres at the northeast corner of Ruston Road and Shaumber Road (APNs 126-01-201-001 through 002 and 126-01-101-011 through 012), Ward 6 (Fiore). Staff recommends DENIAL on the Land Use Entitlement project.

- 37a. 22-0434-GPA1 - GENERAL PLAN AMENDMENT - FROM: PCD (PLANNED COMMUNITY DEVELOPMENT) TO: LI/R (LIGHT INDUSTRIAL AND RESEARCH)
- 37b. 22-0434-ZON1 - REZONING - FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: C-M (COMMERCIAL/INDUSTRIAL)
- 37c. 22-0434-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR TWO PROPOSED 154,210 SQUARE-FOOT WAREHOUSE BUILDINGS WITH WAIVERS OF TITLE 19 DEVELOPMENT STANDARDS
- 38. 22-0439 - PUBLIC HEARING - APPLICANT/OWNER: LEE CHING HUANG - For possible action on the following Land Use Entitlement project requests on 0.21 acres at 4363 Mountain View Boulevard (APN 162-06-610-044), R-E (Residence Estates) Zone, Ward 1 (Knudsen). Staff recommends DENIAL on the Land Use Entitlement project.
 - 38a. 22-0439-VAR1 - VARIANCE - TO ALLOW A PROPOSED ACCESSORY STRUCTURE (CLASS I) [CASITA] TO HAVE A ZERO-FOOT SEPARATION FROM THE PRIMARY DWELLING WHERE SIX FEET IS THE MINIMUM REQUIRED AND TO ALLOW A PROPOSED ACCESSORY STRUCTURE (CLASS I) [CASITA] TO NOT BE AESTHETICALLY COMPATIBLE WITH THE PRIMARY DWELLING WHERE SUCH IS REQUIRED
 - 38b. 22-0439-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED ACCESSORY STRUCTURE (CLASS I) [CASITA] WITH A WAIVER TO ALLOW AN ACCESSORY STRUCTURE (CLASS I) [CASITA] TO BE OFFERED OR OCCUPIED AS A RENTAL UNIT WHEN THE PRINCIPAL DWELLING IS NOT OWNER-OCCUPIED
- 39. 22-0441-GPA1 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: SOUTHERN NV RENTAL HOLDINGS, LLC - For possible action on a Land Use Entitlement project request FROM: TOD-2 (TRANSIT ORIENTED DEVELOPMENT - LOW) TO: GC (GENERAL COMMERCIAL) on 18.67 acres at the southeast corner of Richfield Boulevard and Wilmington Way (APNs Multiple), Ward 3 (Diaz). Staff recommends APPROVAL.
- 40. 22-0442 - PUBLIC HEARING - APPLICANT/OWNER: SOUTHERN NV RENTAL HOLDINGS, LLC - For possible action on the following Land Use Entitlement project requests on 18.67 acres at the southeast corner of Richfield Boulevard and Wilmington Way (APNs Multiple), Ward 3 (Diaz). Staff recommends APPROVAL on the Land Use Entitlement project.
 - 40a. 21-0442-ZON1 - REZONING - FROM: R-1 (SINGLE-FAMILY RESIDENTIAL) TO: C-2 (GENERAL COMMERCIAL)
 - 40b. 22-0442-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 200-FOOT TALL BUILDING WITHIN THE 175-FOOT AIRPORT OVERLAY DISTRICT
 - 40c. 22-0442-SUP2 - SPECIAL USE PERMIT - FOR A PROPOSED MIXED-USE DEVELOPMENT
 - 40d. 22-0442-VAC1 - VACATION - PETITION TO VACATE PUBLIC RIGHT-OF-WAY
 - 40e. 22-0442-TMP1 - TENTATIVE MAP - VEGAS RISING - FOR A PROPOSED FOUR-LOT COMMERCIAL SUBDIVISION
- 41. 22-0458-MOD1 - MAJOR MODIFICATION - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: NORTHLAND, LLC, ET AL - For possible action on a Land Use Entitlement project request for a Major Modification of the Sunstone Design Guidelines TO AMEND PARKING REQUIREMENTS FOR RESIDENTIAL DISTRICTS AND AMEND ARCHITECTURAL DESIGN CRITERIA on 629.89 acres generally located at the southwest corner of Moccasin Road and N Skye Canyon Park Dr (APNs Multiple), T-D (Traditional Development) Zone, Ward 6 (Fiore). Staff recommends APPROVAL.

42. 22-0483 - PUBLIC HEARING - APPLICANT: UMER MALIK - OWNER: UNITED STATES OF AMERICA - For possible action on the following Land Use Entitlement project requests on a 5.83 acre portion of 16.89 acres on the south side of Centennial Parkway, approximately 675 feet west of Alpine Ridge Way (APN 126-25-101-010), Ward 4 (Anthony). Staff recommends DENIAL on the Land Use Entitlement project.
- 42a. 22-0483-GPA1 - GENERAL PLAN AMENDMENT - FROM: L (LOW DENSITY RESIDENTIAL) TO: ML (MEDIUM LOW DENSITY RESIDENTIAL)
- 42b. 22-0483-ZON1 - REZONING - FROM: U (UNDEVELOPED) [L (LOW DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: R-CL (SINGLE FAMILY COMPACT-LOT)
- 42c. 22-0483-VAR1 - VARIANCE - TO ALLOW A CONNECTIVITY RATIO OF 1.00 WHERE 1.30 IS REQUIRED AND NONSTANDARD CUL-DE-SACS WHERE A STANDARD CUL-DE-SAC OR HAMMERHEAD TERMINUS IS REQUIRED
- 42d. 22-0483-TMP1 - TENTATIVE MAP - CENTENNIAL & SHAUMBER SINGLE-FAMILY RESIDENTIAL - FOR A 40-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION
43. 22-0485 - PUBLIC HEARING - APPLICANT/OWNER: SKY HI, LLC - For possible action on the following Land Use Entitlement project requests on 0.79 acres at 6050 Sky Pointe Drive (APN 125-27-223-002), C-1 (Limited Commercial) Zone, Ward 6 (Fiore). Staff recommends DENIAL on the Land Use Entitlement project.
- 43a. 22-0485-VAR1 - VARIANCE - TO ALLOW A TOTAL OF 745 SQUARE FEET OF PROPOSED AND EXISTING FREESTANDING SIGN AREA ALONG SKY POINTE DRIVE WHERE 600 SQUARE FEET IS ALLOWED
- 43b. 22-0485-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 69-FOOT TALL ILLUMINATED, FREESTANDING, ON-PREMISE SIGN AND THE ADDITION OF A PROPOSED 10-FOOT TALL LED ILLUMINATED STRUCTURE TO AN APPROVED 42-FOOT TALL BUILDING STRUCTURE

DIRECTOR'S BUSINESS:

44. 22-0450-DIR1 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: SOUTHERN NV RENTAL HOLDINGS, LLC - For possible action on a request regarding the adoption of the Vegas Rising Development Agreement on approximately 18.67 acres at the southeast corner of Richfield Boulevard and Wilmington Way (APNs Multiple), Ward 3 (Diaz). Staff recommends APPROVAL.

CITIZENS PARTICIPATION:

45. 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