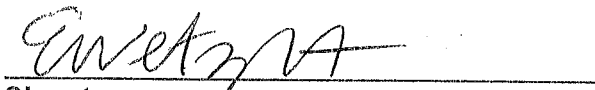


# CERTIFICATE OF POSTING

(Posting required under the provisions of NRS Chapter 241)

Emily Wetzstein, an employee of the City of Las Vegas, Nevada,  
says that on the 8th day of NOVEMBER, 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 15th day  
of NOVEMBER, 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](http://www.lasvegasnevada.gov)  
The Nevada Public Notice website – [notice.nv.gov](http://notice.nv.gov)  
and  
City Hall, 495 South Main Street, 1<sup>st</sup> Floor

  
\_\_\_\_\_  
Signature

# CERTIFICATE OF ELECTRONIC MAILING

(Posting required under the provisions of NRS Chapter 241)

**Emily Wetzstein**

\_\_\_\_\_, an employee of the City of Las Vegas, Nevada,  
says that on the 8th day of NOVEMBER, 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 15th day of  
NOVEMBER, 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.

Emily Wetzstein



\_\_\_\_\_  
**Signature**  
**Department of Planning**

**Emily Wetzstein**

---

**Contact Group Name:** Agenda Mailing\_updated 11.01.2022

**Members:**

Adrian Viesca	adrian.viesca@alumni.unlv.edu
Amanda Moss	amanda@snhba.com
AndyStahl@yahoo.com	AndyStahl@yahoo.com
Angela Torres	torresa@rtcshnv.com
Barney Perkins	BPerkins@LasVegasNevada.GOV
Ben.taylor@jacobs.com	Ben.taylor@jacobs.com
Brian Petruzzelli	petruzzellib@gmail.com
brian@roicre.com	brian@roicre.com
Bryan Scott	BScott@LasVegasNevada.GOV
Cedric Kerns	ckerns@LasVegasNevada.GOV
Chance Bonaventura	cbonaventura@LasVegasNevada.GOV
chancebona@gmail.com	chancebona@gmail.com
Chris Morgan	CMorgan@LasVegasNevada.GOV
Christine Hess	christine.hess@nvhousingcoalition.org
Christopher Ries LVMPD	C14078R@LVMPD.COM
Connie Chau	Connie.chau@mail.house.gov
Daniel Adamson	dan@roicre.com
David Riggleman	DRiggleman@LasVegasNevada.GOV
Denise Sida	vegasvalleyrealtor@gmail.com
Detrick Sanford	Detriyv.sanford@mail.house.gov
Edward Lehnardt	edward@roicre.com
Gina Venglass	gvenglass@LasVegasNevada.GOV
gjdegrella@juno.com	gjdegrella@juno.com
gowilbur4@gmail.com	gowilbur4@gmail.com
Gregory Crawford	gcrawford@LasVegasNevada.GOV
Helen Coombs	helen.coombs@cityofhenderson.com
James B. Lewis	jblewis@LasVegasNevada.GOV
Jennifer Davies	jdavies@LasVegasNevada.GOV
John Andrews	jealtllc@gmail.com
Kami Dempsey	kdempsey@strategicsolutionsnv.com
Katherine Duncan	w5cclv@gmail.com
Kathleen Ray	KRAYENT2@aol.com
Keith Letus	kletus@LasVegasNevada.GOV
Keith Spencer	Keith.Spencer@cbre.com
Kim Bush	kbush@ClarkCountyNV.gov
Kimberly Reid	kreid@LasVegasNevada.GOV
Lora Kalkman	lkalkman@LasVegasNevada.GOV
Maddie Gugino	mgugino@kcnvlaw.com
marlamw@strategies360.com	marlamw@strategies360.com
Mayor's Office, All Staff	
Melissa Lindsey	mlindsey@LasVegasNevada.GOV
Michele Fiore	mfiore@LasVegasNevada.GOV
michelefiore@me.com	michelefiore@me.com
Michelle Thackston	mthackston@LasVegasNevada.GOV
Mr. Ray Mitchell	rdmitch@cox.net
pao@lasvegasnevada.gov	pao@lasvegasnevada.gov
Patricia Cabrera	pcabrera@LasVegasNevada.GOV
paul@metroplexgroup.com	paul@metroplexgroup.com
Peter Jackson	pjackson@LasVegasNevada.GOV
Phyllis Collman	collmangroup@gmail.com
Planning, All Staff	

Rae Heller  
Richard Rozier  
Rick Schroder  
Robert Nolan  
Roz Holcomb  
rtcagendas@rtcshv.com  
Seth Floyd  
Sharon Linsenbardt  
Sherri Shoup  
Stacey Campbell  
Stavros Anthony  
Steve S. Horlock  
Steven Taulbee  
Sue Seawalt  
Tanya Jackson-Renter  
texdona@gmail.com  
Todd  
Tom Kruse  
Vanessa Aoun  
Zurama Gomez

rheller@LasVegasNevada.GOV  
rrozier@LasVegasNevada.GOV  
rschroder@LasVegasNevada.GOV  
rnolan@LasVegasNevada.GOV  
rholcomb@strategicsolutionsnv.com  
rtcagendas@rtcshv.com  
sfloyd@LasVegasNevada.GOV  
sgo@lvcoxmail.com  
sshoup@LasVegasNevada.GOV  
slcampbell@LasVegasNevada.GOV  
santhony@LasVegasNevada.GOV  
shorlock@LasVegasNevada.GOV  
staulbee@LasVegasNevada.GOV  
sue.seawalt@clarkcountynv.gov  
tjackson@LasVegasNevada.GOV  
texdona@gmail.com  
Todd@rgglv.com  
tkruse@LasVegasNevada.GOV  
VAoun@LasVegasNevada.GOV  
zgomez@LasVegasNevada.GOV

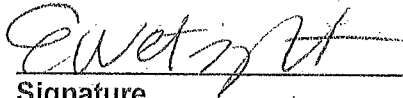
# CERTIFICATE OF MAILING

(Posting required under the provisions of NRS Chapter 241)

**Emily Wetzstein**

\_\_\_\_\_, an employee of the City of Las Vegas, Nevada,  
says that on the 8th day of NOVEMBER, 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 15th day of  
NOVEMBER, 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.

Emily Wetzstein



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. Tony Perkins  
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 Auburn 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

Mr. Michael Gittings  
UFCW 711  
1201 North Decatur Boulevard, Suite #116  
Las Vegas, Nevada 89108

Ms. Sharon Linsenbardt  
7222 West Grand Teton Drive  
Las Vegas, Nevada 89131

Ms. Tami Lord  
5150 East Yale Circle, Suite #400  
Denver, Colorado 80222

Ms. Kathy Seest  
P.O. Box 1830  
Las Vegas, Nevada 89125

Mr. Marc Abelman  
1119 South Main Street  
Las Vegas, Nevada 89104

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

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

Charleston Neighborhood Preservation  
6633 Lowden Street  
Las Vegas, Nevada 89107

Mr. Byron Royal III  
2000 Ekanger Circle  
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

Mr. Karl Armstrong  
1931 Fair Avenue  
Las Vegas, Nevada 89106

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

Mr. Richard Geyer  
8260 Hilton Head Court  
Las Vegas, Nevada 89128

Ms. Lindsey Madsen  
704 South 9<sup>th</sup> Street  
Las Vegas, Nevada 89101

Ms. Jean Zorn  
2000 Sunland Ave  
Las Vegas, Nevada 89106

Mr. Michael J. McDonald  
840 South Rancho Drive, Suite #4-334  
Las Vegas, Nevada 89106

Boulder Dam Home Site Addition Association  
1909 East Mesquite Avenue  
Las Vegas, Nevada 89101

Mr. Steve Sanson  
Aggressive Business Consulting  
PO Box 28211  
Las Vegas, Nevada 89126

Ms. Elizabeth Williams  
Regional Transportation Center  
600 South Grand Central Parkway  
Las Vegas, Nevada 89106

Ms. June Ingram  
8220 Silver Sky Drive, Apt. 329  
Las Vegas, Nevada 89145

Ms. Maria Zaldivar-Vaught  
8232 Fawn Heather Court  
Las Vegas, Nevada 89149

Mr. Matt Connolly  
328 Troon Drive  
Napa, California 94558

Mr. Ryan Arnold  
Skancke Companies  
2620 Regatta Drive, Suite #102  
Las Vegas, Nevada 89128

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 Salvo  
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](http://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.

**November 15, 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](http://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](http://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 October 11, 2022.
6. For Possible Action - Any Items from the Planning Commission, staff and/or the applicant wish to be stricken or held in abeyance to a future meeting may be brought forward and acted upon at this time.

#### CONSENT ITEMS:

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

7. 22-0504-TMP1 - TENTATIVE MAP - SUMMERLIN VILLAGE 30A - APPLICANT/OWNER: THE HOWARD HUGHES COMPANY, LLC - For possible action on a Land Use Entitlement project request FOR A 13-LOT PARENT TENTATIVE MAP FOR SUMMERLIN WEST VILLAGE 30A on 253.97 acres at the southwest corner of Lake Mead Boulevard and Park Drift Trail (APNs 137-21-701-002 and 137-22-301-015), P-C (Planned Community) Zone, 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.

8. ABEYANCE - 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.
  - 8a. ABEYANCE - 22-0363-GPA1 - GENERAL PLAN AMENDMENT - FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL)
  - 8b. ABEYANCE - 22-0363-ZON1 - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: R-1 (SINGLE FAMILY RESIDENTIAL)

- 8c. ABEYANCE - 22-0363-VAR1 - VARIANCE - TO ALLOW A DEFERRAL FEE BASED ON RURAL STANDARDS WHERE URBAN STANDARDS ARE REQUIRED
- 8d. ABEYANCE - 22-0363-TMP1 - TENTATIVE MAP - CENTENNIAL AND DURANGO 5 - FOR A PROPOSED 18-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION
- 9. ABEYANCE - 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.
  - 9a. ABEYANCE - 22-0422-GPA1 - GENERAL PLAN AMENDMENT - FROM: PF (PUBLIC FACILITIES) TO: MLA (MEDIUM LOW ATTACHED DENSITY RESIDENTIAL)
  - 9b. ABEYANCE - 22-0422-ZON1 - REZONING - FROM: C-V (CIVIC) TO: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL)
- 10. 22-0449-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CARLOS A. YERO LECHUGA - OWNER: LV BLVD GARCES HOLDINGS, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 1,050 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE at 624 South Las Vegas Boulevard (APN 139-34-311-142), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.
- 11. 22-0457-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 GAMING ESTABLISHMENT, RESTRICTED USE (1 TO 5 MACHINES) at 1511 South Commerce Street (APN 162-03-210-007), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.
- 12. 22-0470-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: 18 BIN, LLC - OWNER: 1060 BROADWAY, LLC - For possible action on a Land Use Entitlement project request FOR A GAMING ESTABLISHMENT, RESTRICTED USE (1 TO 5 MACHINES) at 107 East Charleston Boulevard, Suites #150 and #155 (APN 139-33-801-021), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.
- 13. 22-0480-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: GOCAR VENTURES, LLC - OWNER: XYZ HOLDINGS, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED AUTOMOBILE RENTAL USE at 723 South Casino Center Boulevard (APN 139-34-310-075), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.
- 14. 22-0482-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: 300 DECATUR, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 3,046 SQUARE-FOOT ALCOHOL, OFF-PREMISE BEER/WINE USE at 300 South Decatur Boulevard (APN 138-36-601-004), C-2 (General Commercial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.
- 15. 22-0491-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: PASHA, LLC - OWNER: BEFHA, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED GAMING ESTABLISHMENT, RESTRICTED USE (1 TO 5 MACHINES) at 2934 Lake East Drive (APN 163-08-611-035), C-1 (Limited Commercial) Zone, Ward 2 (Seaman). Staff recommends APPROVAL.
- 16. 22-0494-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JETT GAMING, LLC - OWNER: BELL RÉAL ÉSTATE, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED GAMING ESTABLISHMENT, RESTRICTED USE (1 TO 5 MACHINES) at 1601 Industrial Road (APN 162-04-609-002), M (Industrial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.
- 17. 22-0519-VAC1 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: THE HOWARD HUGHES COMPANY, LLC - For possible action on a Land Use Entitlement project request for a Petition to Vacate a portion of public right-of-way on Sky Vista Drive, generally located between Far Hills Avenue and Carmel Cliff Avenue, Ward 2 (Seaman). Staff recommends APPROVAL.
- 18. 22-0526-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CLEAR CHANNEL OUTDOOR, LLC - For possible action on a Land Use Entitlement project request FOR THE PROPOSED ADDITION OF DIGITAL (LED) ELECTRONIC ILLUMINATION TO AN EXISTING OFF-PREMISE SIGN

on 4.42 acres at 6151 West Charleston Boulevard (APN 163-01-101-001), C-V (Civic) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.

19. 22-0529-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CENTURY GAMING TECHNOLOGIES - OWNER: CENTENNIAL 215 PLAZA, LLC - For possible action on a Land Use Entitlement project request FOR A GAMING ESTABLISHMENT, RESTRICTED LICENSE [1 TO 5 MACHINES] USE on 0.79 acres at 6460 Centennial Center Boulevard (APN 125-28-111-002), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 4 (Anthony). Staff recommends APPROVAL.
20. 22-0530 - PUBLIC HEARING - APPLICANT: ACG DESIGN - OWNER: LS VENTURES, LLC - For possible action on the following Land Use Entitlement project requests on 0.11 acres located on the south side of Main Street, approximately 115 feet south of Gass Avenue (APNs 139-34-310-008 and 139-34-310-009), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL on the Land Use Entitlement project.
  - 20a. 22-0530-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 3,544 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE WITH A 3,435 SQUARE-FOOT OUTDOOR PATIO
  - 20b. 22-0530-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED ONE-STORY 1,701 SQUARE-FOOT COMMERCIAL DEVELOPMENT
21. 22-0532-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ALEXANDER MAZZOLA - OWNER: SM SQUARED INVESTMENTS, LLC - For possible action on a Land Use Entitlement project request FOR AN AUTOMOBILE RENTAL USE at 726 South Casino Center Boulevard (APN 139-34-310-030), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.
22. 22-0539-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: 2033 FREMONT STREET OWNER, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 33-UNIT EXPANSION TO AN EXISTING 13-UNIT HOTEL, RESIDENCE WITH WAIVERS OF TITLE 19.09 FORM BASED CODE DEVELOPMENT STANDARDS on 0.66 acres at 2033 Fremont Street (APN 139-35-802-005), T4-C (T4 Corridor) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.
23. 22-0608-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: HALO CAR - OWNER: 1001 S. MAIN STREET, LLC - For possible action on a Land Use Entitlement project request FOR AN AUTOMOBILE RENTAL USE at 1001 South Main Street (APN 139-33-811-027), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

#### **PUBLIC HEARING ITEMS**

24. ABEYANCE - 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.
  - 24a. ABEYANCE - 22-0417-GPA1 - GENERAL PLAN AMENDMENT - FROM: PCD (PLANNED COMMUNITY DEVELOPMENT) TO: SC (SERVICE COMMERCIAL)
  - 24b. ABEYANCE - 22-0417-ZON1 - REZONING - FROM: U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: C-1 (LIMITED COMMERCIAL)
  - 24c. ABEYANCE - 22-0417-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 4,000 SQUARE-FOOT ALCOHOL, OFF-PREMISE BEER AND WINE USE
  - 24d. ABEYANCE - 22-0417-SUP2 - SPECIAL USE PERMIT - FOR A PROPOSED 4,000 SQUARE-FOOT GAMING ESTABLISHMENT, RESTRICTED (1 TO 5 MACHINES) USE
  - 24e. ABEYANCE - 22-0417-SUP3 - SPECIAL USE PERMIT - FOR A PROPOSED CAR WASH; FULL SERVICE OR AUTO DETAILING USE
  - 24f. ABEYANCE - 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

25. ABEYANCE - 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.
26. ABEYANCE - 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.
  - 26a. ABEYANCE - 22-0442-ZON1 - REZONING - FROM: R-1 (SINGLE-FAMILY RESIDENTIAL) TO: C-2 (GENERAL COMMERCIAL)
  - 26b. ABEYANCE - 22-0442-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 200-FOOT TALL BUILDING WITHIN THE 175-FOOT AIRPORT OVERLAY DISTRICT
  - 26c. ABEYANCE - 22-0442-SUP2 - SPECIAL USE PERMIT - FOR A PROPOSED MIXED-USE DEVELOPMENT
  - 26d. ABEYANCE - 22-0442-VAC1 - VACATION - PETITION TO VACATE PUBLIC RIGHT-OF-WAY
  - 26e. ABEYANCE - 22-0442-TMP1 - TENTATIVE MAP - VEGAS RISING - FOR A PROPOSED FOUR-LOT COMMERCIAL SUBDIVISION
27. ABEYANCE - 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.
  - 27a. ABEYANCE - 22-0483-GPA1 - GENERAL PLAN AMENDMENT - FROM: L (LOW DENSITY RESIDENTIAL) TO: ML (MEDIUM LOW DENSITY RESIDENTIAL)
  - 27b. ABEYANCE - 22-0483-ZON1 - REZONING - FROM: U (UNDEVELOPED) [L (LOW DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: R-CL (SINGLE FAMILY COMPACT-LOT)
  - 27c. ABEYANCE - 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
  - 27d. ABEYANCE - 22-0483-TMP1 - TENTATIVE MAP - CENTENNIAL & SHAUMBER SINGLE-FAMILY RESIDENTIAL - FOR A 40-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION
28. 22-0092-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ROMIE C. HERNANDEZ, JR. AND BRITTANY A. HERNANDEZ - For possible action on a Land Use Entitlement project request TO ALLOW A ZERO-FOOT SIDE YARD SETBACK FOR TWO EXISTING DETACHED ACCESSORY STRUCTURES (CLASS II) [RECREATIONAL VEHICLE CANOPY AND STORAGE CANOPY] WHERE FIVE FEET IS REQUIRED, A ZERO-FOOT REAR YARD SETBACK FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [DETACHED CARPORT] WHERE 15 FEET IS REQUIRED, THE HEIGHT OF TWO EXISTING DETACHED ACCESSORY STRUCTURES (CLASS II) [RECREATIONAL VEHICLE CANOPY AND STORAGE CANOPY] TO EXCEED THE HEIGHT OF THE MAIN DWELLING WHERE SUCH IS NOT ALLOWED, A ZERO-FOOT SEPARATION FROM THE MAIN DWELLING WHERE SIX FEET IS REQUIRED FOR AN EXISTING DETACHED ACCESSORY STRUCTURE (CLASS II) [STORAGE CANOPY], ACCESSORY STRUCTURES (CLASS II) TO NOT BE AESTHETICALLY COMPATIBLE WITH THE PRINCIPAL DWELLING UNIT WHERE SUCH IS REQUIRED AND A THREE-FOOT FRONT YARD SCREEN WALL WHERE TWO FEET IS ALLOWED on 0.70 acres at 3919 Helen Avenue (APN

138-12-110-030), R-E (Residence Estates) Zone, Ward 5 (Crear). Staff recommends DENIAL.

29. 22-0350 - PUBLIC HEARING - APPLICANT: AVI AND ADAM SCHLESINGER - OWNER: 3RD STREET, LLC - For possible action on the following Land Use Entitlement project requests on 0.64 acres at 1214 South 3rd Street (APN 162-03-110-028), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.
  - 29a. 22-0350-VAR1 - VARIANCE - TO ALLOW AN 11-FOOT ONE-WAY ACCESS AISLE WHERE 13 FEET IS THE MINIMUM REQUIRED AND TO ALLOW AN 18-FOOT STALL DEPTH WHERE 20 FEET IS THE MINIMUM REQUIRED
  - 29b. 22-0350-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED PERMANENT PARKING LOT WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS
30. 22-0351-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: TYLER MARWITZ - OWNER: SCG, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED THREE-STORY, EIGHT-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS AREA 2 DEVELOPMENT STANDARDS on 0.18 acres at 524 North 7th Street (APN 139-34-512-042), R-4 (High Density Residential) Zone, Ward 5 (Crear). Staff recommends APPROVAL.
31. 22-0474 - PUBLIC HEARING - APPLICANT/OWNER: OWENS 110, LLC - For possible action on the following Land Use Entitlement project requests on 2.41 acres on the south side of Owens Avenue, approximately 988 feet east of Lamb Boulevard (APN 140-29-101-003), Ward 3 (Diaz). Staff recommends APPROVAL on 22-0474-ZON1. Staff recommends DENIAL on 22-0474-VAR1 and 22-0474-SDR1.
  - 31a. 22-0474-ZON1 - REZONING - FROM: R-MHP (RESIDENTIAL MOBILE/MANUFACTURED HOME PARK) TO: R-3 (MEDIUM DENSITY RESIDENTIAL)
  - 31b. 22-0474-VAR1 - VARIANCE - TO ALLOW A 58-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 78 FEET IS REQUIRED
  - 31c. 22-0474-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED THREE-STORY, 46-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT
32. 22-0478-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: DEVARIM 18, LLC - For possible action on a Land Use Entitlement project request FOR A 6,723 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE WITH A 140-FOOT DISTANCE SEPARATION FROM A CITY PARK AND A 360-FOOT DISTANCE SEPARATION FROM A CHURCH WHERE 400 FEET IS REQUIRED at 921 West Owens Avenue, Suite #170 (APN 139-28-517-001), C-1 (Limited Commercial) Zone, Ward 5 (Crear). Staff recommends APPROVAL.
33. 22-0484-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT: AMMCO CONSTRUCTION, LLC - OWNER: COX FAMILY TRUST AND COX ORLO E. JR. - For possible action on a Land Use Entitlement project request TO ALLOW A PROPOSED SIX-FOOT SIDE YARD SETBACK WHERE 10 FEET IS THE MINIMUM REQUIRED FOR A SINGLE-FAMILY RESIDENTIAL BUILDING ADDITION at 4008 Tyler William Lane (APN 138-01-810-031), R-PD2 (Residential Planned Development - 2 Units per Acre) Zone, Ward 5 (Crear). Staff recommends DENIAL.
34. 22-0489 - PUBLIC HEARING - APPLICANT: NEIL CAPIN - OWNER: 600 EAST SAHARA, LLC - For possible action on the following Land Use Entitlement project requests on 2.59 acres at the northeast corner of Sahara Avenue and 6th Street (APN 162-03-801-099), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.
  - 34a. 22-0489-SUP1 - SPECIAL USE PERMIT - FOR A CAR WASH, FULL SERVICE OR AUTO DETAILING USE
  - 34b. 22-0489-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 3,593 SQUARE-FOOT CAR WASH DEVELOPMENT WITH A WAIVER OF TITLE 19 BUILDING ORIENTATION REQUIREMENTS

35. 22-0490-VAR1- VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ALEXA RAY - For possible action on a Land Use Entitlement project request TO ALLOW A THREE-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING ADDITION TO A SINGLE FAMILY DWELLING AND TO ALLOW A ZERO-FOOT SIDE AND REAR YARD SETBACK WHERE THREE FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [SHED] on 0.14 acres at 1036 Oakey Boulevard (APN 162-03-716-009), R-1 (Single Family Residential) Zone, Ward 3 (Diaz). Staff recommends DENIAL.
36. 22-0497-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: NP PALACE, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 4,300 SQUARE-FOOT MODULAR MEDICAL AND DENTAL OFFICE BUILDING WITH A WAIVER OF TITLE 19.08 COMMERCIAL DEVELOPMENT STANDARDS on 30.12 acres at the northeast corner of Kings Way and Teddy Drive (APN 162-08-513-002), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends DENIAL.
37. 22-0518 - PUBLIC HEARING - APPLICANT: AMIT ARORA - OWNER: BARRY BECKER - For possible action on the following Land Use Entitlement project requests on 0.90 acres at the southeast corner of Jones Boulevard and Vegas Drive (APN 138-25-101-001, C-1 (Limited Commercial) Zone, Ward 5 (Crear). Staff recommends APPROVAL on the Land Use Entitlement project.
- 37a. 22-0518-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 2,500 SQUARE-FOOT ALCOHOL, OFF-PREMISE BEER/WINE USE
- 37b. 22-0518-SUP2 - SPECIAL USE PERMIT - FOR A PROPOSED GAMING ESTABLISHMENT, RESTRICTED USE (1 TO 5 MACHINES)
38. 22-0521 - PUBLIC HEARING - APPLICANT: CEDAR STREET COMPANIES - OWNER: 123 IMPERIAL, LLC - For possible action on the following Land Use Entitlement project requests on 2.28 acres at 123 West Imperial Avenue (APN 162-04-507-011), Ward 3 (Diaz). Staff recommends APPROVAL on the Land Use Entitlement project.
- 38a. 22-0521-ZON1 - REZONING - FROM: M (INDUSTRIAL) TO: C-PB (PLANNED BUSINESS PARK)
- 38b. 22-0521-VAR1 - VARIANCE - TO ALLOW A 22-FOOT DRIVE AISLE WHERE 24 FEET IS THE MINIMUM REQUIRED
- 38c. 22-0521-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED MIXED-USE DEVELOPMENT
- 38d. 22-0521-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED SEVEN-STORY MIXED-USE DEVELOPMENT CONSISTING OF 311 MULTI-FAMILY RESIDENTIAL UNITS AND 5,009 SQUARE FEET OF COMMERCIAL SPACE WITH A WAIVER OF THE APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS
39. 22-0523 - PUBLIC HEARING - APPLICANT: CNB PARTNERS VEGAS, LLC - OWNER: FAEC HOLDINGS WIRRULLA, LLC - For possible action on the following Land Use Entitlement project requests on 2.75 acres at 450 Fremont Street, Suite #310 (APN 139-34-513-002), C-2 (General Commercial) Zone, Ward 5 (Crear). Staff recommends APPROVAL on the Land Use Entitlement project.
- 39a. 22-0523-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 15,700 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE WITH A 2,599 SQUARE-FOOT OUTDOOR PATIO
- 39b. 22-0523-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED NIGHT CLUB WITH OUTDOOR PATIO AND COMMERCIAL RECREATION (OUTDOOR) [OUTDOOR SKY DIVING] FACILITY WITH A WAIVER OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS
40. 22-0527 - PUBLIC HEARING - APPLICANT/OWNER: THOMAS CHARLES BURGER, JR. - For possible action on the following Land Use Entitlement project requests on 0.51 acres at 1405 Golden Oak Drive (APN 163-03-210-010), R-PD2 (Residential Planned Development - 2 Units per Acre) Zone, Ward 1 (Knudsen). Staff recommends DENIAL on the Land Use Entitlement project.
- 40a. 22-0527-VAR1 - VARIANCE - TO ALLOW A 45-FOOT FRONT YARD SETBACK WHERE 55 FEET IS REQUIRED, A FIVE-FOOT SIDE YARD SETBACK ON THE SOUTH AND A SIX-FOOT SIDE YARD

SETBACK ON THE NORTH WHERE 10 FEET IS REQUIRED FOR PROPOSED PRIMARY RESIDENCE ADDITIONS; AND TO ALLOW A ZERO-FOOT SEPARATION FROM THE PRIMARY DWELLING WHERE SIX FEET IS REQUIRED FOR TWO PROPOSED ACCESSORY STRUCTURES (CLASS I AND CLASS II) [GUEST HOUSE AND POOL CABANA]

- 40b. 22-0527-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED ACCESSORY STRUCTURE (CLASS I) [CASITA] USE
41. 22-0533 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on the following Land Use Entitlement project requests on 3.03 acres generally located at the southwest corner of Jefferson Avenue and D Street (APNs 139-27-201-005 and 006), Ward 5 (Crear). Staff recommends APPROVAL on the Land Use Entitlement project.
- 41a. 22-0533-ZON1 - REZONING - FROM: T4-N (T4 NEIGHBORHOOD) TO: T4-C (T4 CORRIDOR)
- 41b. 22-0533-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 15,062 SQUARE-FOOT TRADE SCHOOL DEVELOPMENT WITH WAIVERS OF THE TITLE 19.09 FORM-BASED CODE DEVELOPMENT STANDARDS
42. 22-0534 - PUBLIC HEARING - APPLICANT: AMH DEVELOPMENT, LLC - OWNER: BABB INVESTMENT CO. - For possible action on the following Land Use Entitlement project requests on an 8.02 acre portion of 25.26 acres at the northwest corner of Isaac Newton Way and Metro Academy Way (APN 138-07-301-014), PD (Planned Development) Zone, Ward 4 (Anthony). Staff recommends APPROVAL on the Land Use Entitlement project.
- 42a. 22-0534-MOD1 - MAJOR MODIFICATION - FROM: OS-R (OPEN SPACE AND RECREATION) TO: ML (MEDIUM-LOW DENSITY) LONE MOUNTAIN SPECIAL LAND USE DESIGNATION
- 42b. 22-0534-VAC1 - VACATION - PETITION TO VACATE A PORTION OF PUBLIC RIGHT-OF-WAY (MICHELLI CREST WAY) AND U.S. GOVERNMENT PATENT EASEMENTS
- 42c. 22-0534-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 61-LOT SINGLE-FAMILY, DETACHED RESIDENTIAL SUBDIVISION
- 42d. 22-0534-TMP1 - TENTATIVE MAP - CHALLENGER ISAAC NEWTON - FOR A PROPOSED 61-LOT SINGLE-FAMILY, DETACHED RESIDENTIAL SUBDIVISION
43. 22-0537 - PUBLIC HEARING - APPLICANT: THE WALTER HOVING HOME, INC. - OWNER: HORSE 15, LLC - For possible action on the following Land Use Entitlement project requests on 5.81 acres at the northeast corner of Horse Drive and Bradley Road (APNs 125-12-601-006 and 009), R-E (Residence Estates) Zone, Ward 6 (Fiore). Staff recommends APPROVAL on the Land Use Entitlement project.
- 43a. 22-0537-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED CONVALESCENT CARE FACILITY/NURSING HOME USE
- 43b. 22-0537-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED ONE-STORY, 96-BED CONVALESCENT CARE FACILITY DEVELOPMENT WITH A WAIVER OF PERIMETER LANDSCAPE BUFFER DEVELOPMENT STANDARDS
44. 22-0540-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SHARON SHEARER - For possible action on a Land Use Entitlement project request TO ALLOW AN ACCESSORY STRUCTURE (CLASS II) [SHED] IN FRONT OF THE PRIMARY STRUCTURE WHERE SUCH IS PROHIBITED, TO NOT BE AESTHETICALLY COMPATIBLE, AND A THREE-FOOT SEPARATION FROM THE MAIN BUILDING WHERE SIX FEET IS REQUIRED on 0.21 acres at 333 Falcon Lane (APN 138-36-219-005), R-1 (Single Family Residential) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.
45. 22-0547 - 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 southeast corner of Fisher Avenue and Grand Canyon Drive (APN 125-31-601-014), R-E (Residence Estates) Zone, Ward 4 (Anthony). Staff recommends DENIAL on the Land Use Entitlement project.

- 45a. 22-0547-VAR1 - VARIANCE - TO ALLOW A 30-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 1.
  - 45b. 22-0547-VAR2 - VARIANCE - TO ALLOW A 30-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 2
  - 45c. 22-0547-VAR3 - VARIANCE - TO ALLOW A 30-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 3
  - 45d. 22-0547-VAR4 - VARIANCE - TO ALLOW A 30-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 4
  - 45e. 22-0547-VAR5 - VARIANCE - TO ALLOW A 30-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 5
  - 45f. 22-0547-VAR6 - VARIANCE - TO ALLOW A 30-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 6
  - 45g. 22-0547-VAR7 - VARIANCE - TO ALLOW A 30-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 7
  - 45h. 22-0547-VAR8 - VARIANCE - TO ALLOW A 30-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 8
  - 45i. 22-0547-VAR9 - VARIANCE - TO ALLOW A 30-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 9
  - 45j. 22-0547-VAR10 - VARIANCE - TO ALLOW NO OFFSITE IMPROVEMENTS IN GRAND CANYON DRIVE, FISHER AVENUE AND PARK STREET WHERE SUCH ARE REQUIRED, INCLUDING STREETLIGHTS, CURBS, GUTTERS AND SIDEWALKS
  - 45k. 22-0547-VAR11 - VARIANCE - TO ALLOW A PRIVATE STREET WITHOUT A GATE TO NOT MEET PUBLIC STREET STANDARDS WHERE SUCH ARE REQUIRED
  - 45l. 22-0547-TMP1 - TENTATIVE MAP - GRAND CANYON AND FISHER - FOR A 17-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION
46. 22-0615 - PUBLIC HEARING - APPLICANT/OWNER: DAPPER COMPANIES - For possible action on the following Land Use Entitlement project requests on 6.33 acres at the northwest corner of Centennial Parkway and Durango Drive (APNs 125-20-402-008, 013 and 015; and 125-20-499-004, 005, 007 and 012), Ward 4 (Anthony). Staff recommends APPROVAL on the Land Use Entitlement project.
- 46a. 22-0615-ZON1 - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: T-C (TOWN CENTER) [125-20-499-004, 007 AND 012]
  - 46b. 22-0615-MOD1 - MAJOR MODIFICATION - TO SC-TC (SERVICE COMMERCIAL - TOWN CENTER) SPECIAL TOWN CENTER LAND USE DESIGNATION [125-20-499-004, 007 AND 012]
  - 46c. 22-0615-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 4,000 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE [RESTAURANT] WITH A 2,098 SQUARE-FOOT PATIO AREA AND A WAIVER TO ALLOW SUCH USE ON A PARCEL CONSISTING OF 6.33 ACRES WHERE 50 ACRES IS REQUIRED FOR THE SERVICE COMMERCIAL SPECIAL TOWN CENTER LAND USE DESIGNATION
  - 46d. 22-0615-SUP2 - SPECIAL USE PERMIT - FOR A PROPOSED 3,000 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE [RESTAURANT] WITH A 1,430 SQUARE-FOOT PATIO AREA AND A WAIVER TO ALLOW SUCH USE ON A PARCEL CONSISTING OF 6.33 ACRES WHERE 50 ACRES IS REQUIRED FOR THE SERVICE COMMERCIAL SPECIAL TOWN CENTER LAND USE DESIGNATION
  - 46e. 22-0615-SUP3 - SPECIAL USE PERMIT - FOR A PROPOSED 2,450 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE [RESTAURANT] WITH A 975 SQUARE-FOOT PATIO AREA AND A WAIVER TO

ALLOW SUCH USE ON A PARCEL CONSISTING OF 6.33 ACRES WHERE 50 ACRES IS REQUIRED FOR THE SERVICE COMMERCIAL SPECIAL TOWN CENTER LAND USE DESIGNATION

- 46f. 22-0615-SUP4 - SPECIAL USE PERMIT - FOR A PROPOSED 1,600 SQUARE-FOOT ALCOHOL, ON-PREMISE BEER/WINE USE
- 46g. 22-0615-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 21,753 SQUARE-FOOT ADDITION TO AN EXISTING SHOPPING CENTER WITH WAIVERS OF THE TOWN CENTER DEVELOPMENT STANDARDS
- 46h. 22-0615-TMP1 - TENTATIVE MAP - CENTENNIAL PARKWAY AND DURANGO DR. - FOR A ONE-LOT COMMERCIAL SUBDIVISION

**DIRECTOR'S BUSINESS:**

- 47. ABEYANCE - 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.
- 48. 22-0477-TXT1 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to amend LVMC Title 19 regarding Attainable Housing Incentives, and to provide for other related matters. Staff recommends APPROVAL.
- 49. 22-0564-DIR1 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion for possible action on a request to approve the 2023 Planning Commission Meeting Schedule. Staff has NO RECOMMENDATION.
- 50. 22-0565-DIR1 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion for possible action on a request for the Election of the 2023 Planning Commission Officers. Staff has NO RECOMMENDATION.
- 51. 22-0569-DIR1 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: JOHN MULL'S MEATS - For possible action on a Land Use Entitlement project request to designate the property known as John Mull's Meats as a Historic Site on the City of Las Vegas Historic Property Register as approved by the Historic Preservation Commission (22-0542-HPC1) at 3730 Thom Boulevard (APN 138-12-601-006), Limited Commercial District (C-1), Ward 5 (Crear). Staff recommends APPROVAL.
- 52. 22-0623-TXT1 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to amend LVMC 19.06, 19.09, 19.10, 19.12 and 19.18 regarding permissive uses/tables, development standards and definitions, and to provide for other related matters. Staff recommends APPROVAL.

**Citizens Participation:**

- 53. 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](http://www.lasvegasnevada.gov)

The Nevada Public Notice website – [notice.nv.gov](http://notice.nv.gov)

City Hall, 495 South Main Street, 1st Floor