

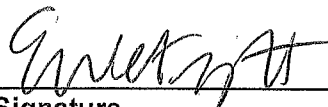
CERTIFICATE OF POSTING

(Posting required under the provisions of NRS Chapter 241)

Emily Wetzstein, an employee of the City of Las Vegas, Nevada,
says that on the 6TH day of DECEMBER, 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 DECEMBER, 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, 1 st Floor



Signature

CERTIFICATE OF MAILING

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DECEMBER, 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

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Las Vegas, Nevada 89125

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Las Vegas, Nevada 89104

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910 Melrose Drive
Las Vegas, Nevada 89101

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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 9th Street
Las Vegas, Nevada 89101

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

Mr. Michael J. McDonald
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Las Vegas, Nevada 89106

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

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Las Vegas, Nevada 89126

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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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Las Vegas, Nevada 89146

Mr. Matt Connolly
328 Troon Drive
Napa, California 94558

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

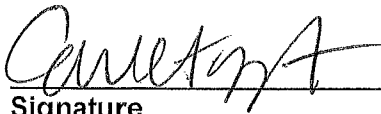
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electronically mailed (emailed) to each person and/or organization whose name appears on the list
maintained in the Department of Planning.

Emily Wetzstein



Signature

Department of Planning

Nora Lares

Contact Group Name:

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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.

December 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 November 15, 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. 22-0502-TMP1 - TENTATIVE MAP - VERDIN SUMMERLIN V22 (PARCEL I) - APPLICANT/OWNER: WOODSIDE HOMES OF NEVADA, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 160-LOT SINGLE-FAMILY DETACHED AND ATTACHED RESIDENTIAL SUBDIVISION on 13.45 acres at the southwest corner of Kestrel Creek Avenue and Kettle Bend Road (APN 137-23-114-001), P-C (Planned Community) Zone [SFSD (Single Family Special Lot Development) Special Land Use Designation], Ward 2 (Seaman). Staff recommends APPROVAL.
8. 22-0563 - APPLICANT: PRAYER MOUNTAIN/INTERNATIONAL CHURCH OF LAS VEGAS - OWNER: INTERNATIONAL CHURCH OF LAS VEGAS, INC., ET AL - For possible action on the following Land Use Entitlement project requests at the southwest corner of Cliff Shadows Parkway and Clark County 215 (APNs 137-12-401-001, 011 and 040; and 137-12-410-003), PD (Planned Development) and C-V (Civic) Zones, Ward 4 (Anthony). Staff recommends APPROVAL on the Land Use Entitlement project.
 - 8a. 22-0563-EOT1 - EXTENSION OF TIME - VARIANCE - FOURTH EXTENSION OF TIME OF AN APPROVED VARIANCE (VAR-55721) TO ALLOW 119 PARKING SPACES WHERE 338 SPACES ARE REQUIRED ON A PORTION OF 4.99 ACRES (APN 137-12-401-011)
 - 8b. 22-0563-EOT2 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - FOURTH EXTENSION OF TIME OF AN APPROVED SITE DEVELOPMENT PLAN REVIEW (SDR-55723) FOR A PROPOSED TWO-STORY, 35-FOOT TALL, 66,192 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP AND SCHOOL WITH WAIVERS OF LONE MOUNTAIN WEST WALL AND LANDSCAPE STANDARDS TO ALLOW RETAINING WALLS UP TO 16 FEET IN HEIGHT WHERE THREE-FOOT, SIX-INCH WALLS ARE REQUIRED AND ZERO-FOOT LANDSCAPE BUFFERS ALONG PORTIONS OF THE NORTH, SOUTH, EAST AND WEST PERIMETERS WHERE SEVEN FEET IS REQUIRED

- 8c. 22-0563-EOT3 - EXTENSION OF TIME - VACATION - FIFTH EXTENSION OF TIME OF AN APPROVED PETITION TO VACATE (VAC-55722) U.S. GOVERNMENT PATENT EASEMENTS GENERALLY LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF CLIFF SHADOWS PARKWAY AND NOVAT STREET
- 9. 22-0568 - APPLICANT/OWNER: STATE OF NEVADA DIVISION OF LANDS - For possible action on the following Land Use Entitlement project requests on 22.77 acres at 555 East Washington Avenue (APN 139-26-201-012), C-V (Civic) Zone, Ward 5 (Crear). Staff recommends APPROVAL on the Land Use Entitlement project.
 - 9a. 22-0568-EOT1 - EXTENSION OF TIME - VARIANCE - SECOND EXTENSION OF TIME OF AN APPROVED VARIANCE (VAR-74336) TO ALLOW A PROPOSED BUILDING TO NOT BE PLACED AT THE ESTABLISHED SETBACK LINE AND TO ALLOW THE PROPOSED PARKING LOT TO BE LOCATED ALONG THE STREET FRONTAGE WHERE SUCH IS NOT ALLOWED IN THE CIVIC ZONING DISTRICT
 - 9b. 22-0568-EOT2 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - SECOND EXTENSION OF TIME OF AN APPROVED SITE DEVELOPMENT PLAN REVIEW (SDR-74337) FOR A MAJOR AMENDMENT TO A PREVIOUSLY APPROVED CIVIC REVIEW (CV-0001-92) FOR A PROPOSED ONE-STORY, 6,148 SQUARE-FOOT BUILDING AND PARKING LOT EXPANSION TO AN EXISTING 250,000 SQUARE-FOOT GOVERNMENT FACILITY

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. 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.
 - 10a. ABEYANCE - 22-0363-GPA1 - GENERAL PLAN AMENDMENT - FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL)
 - 10b. ABEYANCE - 22-0363-ZON1 - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: R-1 (SINGLE FAMILY RESIDENTIAL)
 - 10c. ABEYANCE - 22-0363-VAR1 - VARIANCE - TO ALLOW A DEFERRAL FEE BASED ON RURAL STANDARDS WHERE URBAN STANDARDS ARE REQUIRED
 - 10d. ABEYANCE - 22-0363-TMP1 - TENTATIVE MAP - CENTENNIAL AND DURANGO 5 - FOR A PROPOSED 18-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION
- 11. 22-0528 - PUBLIC HEARING - APPLICANT: JOHNSON DEVELOPMENT ASSOCIATES, INC. - OWNER: OSO BLANCA PLACE, LLC - For possible action on the following Land Use Entitlement project requests on 1.34 acres located on the west side of Oso Blanca Road, approximately 1,106 feet south of Elkhorn Road (APN 125-21-215-001), T-C (Town Center) Zone [PF-TC (Public Facilities) and UC-TC (Urban Center Mixed Use) Town Center Special Land Use Designations], Ward 4 (Anthony). Staff recommends APPROVAL on the Land Use Entitlement project.
 - 11a. 22-0528-MOD1 - MAJOR MODIFICATION - FROM: PF-TC (PUBLIC FACILITIES) TO: UC-TC (URBAN CENTER MIXED USE) TOWN CENTER SPECIAL LAND USE DESIGNATION
 - 11b. 22-0528-SUP1 - SPECIAL USE PERMIT - TO ALLOW A MINI-STORAGE FACILITY USE
 - 11c. 22-0528-VAC1 - VACATION - PETITION TO VACATE PUBLIC RIGHT-OF-WAY GENERALLY LOCATED ON THE WEST SIDE OF OSO BLANCA ROAD, APPROXIMATELY 1,106 FEET SOUTH OF ELKHORN ROAD

- 11d. 22-0528-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 45-FOOT TALL, THREE-STORY, 858-UNIT MINI-STORAGE DEVELOPMENT WITH WAIVERS OF THE TOWN CENTER DEVELOPMENT STANDARDS
12. 22-0573-VAC1 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: BECKER EQUITIES, LLC, ET AL - For possible action on a Land Use Entitlement project request for a Petition to Vacate the north 30 feet of Regena Avenue between Juliano Road and Durango Drive, and to Vacate U.S. Government Patent Easements generally located at the northwest corner of Regena Avenue and Juliano Road (APNs 125-29-501-002 through 005, 007, 008, 010 and 011), Ward 4 (Anthony) and unincorporated Clark County. Staff recommends APPROVAL.
13. 22-0576-SUP1- SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BLVD TATTOO LAS VEGAS - OWNER: RICHARD N. DIAMOND - For possible action on a Land Use Entitlement project request for a PROPOSED TATTOO PARLOR/ BODY PIERCING STUDIO USE at 906 South 6th Street, Suite #105 (APN 139-34-410-201), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.
14. 22-0582-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SERENDIPITY EVENTS - OWNER: BEHFA, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 3,388 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE at 2902 Lake East Drive (APN 163-08-611-035), C-1 (Limited Commercial) Zone, Ward 2 (Seaman). Staff recommends APPROVAL.
15. 22-0584-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: GEORGE ROSS - OWNER: TEN 15 HUNTRIDGE, LLC - For possible action on a Land Use Entitlement project request FOR AN ALCOHOL, ON-PREMISE FULL USE AT AN EXISTING RESTAURANT on 4.30 acres at 1120 South Maryland Parkway, Suite 140 (APN 162-03-513-008), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.
16. 22-0588- PUBLIC HEARING - APPLICANT: DAPPER COMPANIES - OWNER: CHICKS DIG SCARS, LLC - For possible action on the following Land Use Entitlement project requests on 1.13 acres at 1001 South 1st Street (APN 139-34-401-011), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL on the Land Use Entitlement project.
- 16a. 22-0588-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 30,570 SQUARE-FOOT ALCOHOL, ON-PREMISE, FULL USE WITH 32,131 SQUARE FEET OF OUTDOOR PATIO SPACE
- 16b. 22-0588-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED PARKING LOT RECONFIGURATION
17. 22-0589 - PUBLIC HEARING - APPLICANT/OWNER: SILVER CLOUD PROPERTIES II, LLC - For possible action on the following Land Use Entitlement project requests on 0.08 acres at 1216 South Main Street (APN 162-03-110-100), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL on the Land Use Entitlement project.
- 17a. 22-0589-SUP1 - SPECIAL USE PERMIT - FOR A 2,850 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE WITH A 125 SQUARE-FOOT OUTDOOR PATIO
- 17b. 22-0589-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 850 SQUARE FOOT ADDITION TO AN EXISTING BUILDING WITH A 125 SQUARE-FOOT OUTDOOR PATIO
18. 22-0590-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: BETTER ASSETS, INC. - For possible action on a Land Use Entitlement project request TO ALLOW A FIVE-FOOT CORNER SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED FOR A PROPOSED ADDITION TO A SINGLE-FAMILY DWELLING on 0.16 acres at 1900 Cedar Avenue (APN 139-35-610-013), R-1 (Single Family Residential) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.
19. 22-0593 - PUBLIC HEARING - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES - For possible action on the following Land Use Entitlement project requests on 15.45 acres generally located at the northeast corner of Clark Avenue and 7th Street (APNs 139-34-710-038, 039, and 139-34-712-018), C-V (Civic) Zone, Ward 3 (Diaz). Staff recommends APPROVAL on the Land Use Entitlement project.
- 19a. 22-0593-VAC1 - PETITION TO VACATE - TO VACATE 9TH STREET PUBLIC RIGHT-OF-WAY FROM LEWIS AVENUE TO CLARK AVENUE

- 19b. 22-0593-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED PHASED DEVELOPMENT PLAN CONSISTING OF NEW CLASSROOM BUILDINGS AND PARKING LOT RECONFIGURATIONS WITH A WAIVER OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS FOR AREA 2
- 20. 22-0595 - PUBLIC HEARING - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES - For possible action on the following Land Use Entitlement project requests on 5.31 acres at the southeast corner of Mayflower Lane and Upland Boulevard (APN 138-36-201-001), C-V (Civic) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL on the Land Use Entitlement project.
 - 20a. 22-0595-VAR1 - VARIANCE - TO ALLOW DEVIATIONS FROM TITLE 19.10 C-V (CIVIC) DEVELOPMENT STANDARDS
 - 20b. 22-0595-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED TWO-STORY, 52,072 SQUARE-FOOT PRIMARY PUBLIC SCHOOL
- 21. 22-0609-VAC1 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: TRI POINTE HOMES NEVADA, INC. - For possible action on a Land Use Entitlement project request for a Petition to Vacate public utility, sewer and drainage easements; and public right-of-way generally located on the north side of Kyle Canyon Road, approximately 1,000 feet west of Oso Blanca Road, Ward 6 (Fiore). Staff recommends APPROVAL.
- 22. 22-0610-VAC1 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: KB HOME LAS VEGAS, INC. - For possible action on a Land Use Entitlement project request for a Petition to Vacate a public drainage easement generally located on the north side of Ann Road, approximately 1,025 feet west of Shaumber Road, Ward 4 (Anthony). Staff recommends APPROVAL.

PUBLIC HEARING ITEMS

- 23. ABEYANCE - 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 22-0454-GPA1 and 22-0454-ZON1. Staff recommends DENIAL on 22-0454-VAR1 and 22-0454-SDR1.
 - 23a. ABEYANCE - 22-0454-GPA1 - GENERAL PLAN AMENDMENT - FROM: PR-OS (PARKS, RECREATION AND OPEN SPACE) TO: SC (SERVICE COMMERCIAL)
 - 23b. ABEYANCE - 22-0454-ZON1 - REZONING - FROM: C-V (CIVIC) TO: C-1 (LIMITED COMMERCIAL)
 - 23c. 22-0454-VAR1 - VARIANCE - TO ALLOW 891 PARKING SPACES WHERE 1,068 SPACES ARE REQUIRED
 - 23d. 22-0454-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 187,000 SQUARE-FOOT MEDICAL OFFICE CAMPUS CONSISTING OF TWO THREE-STORY BUILDINGS AND TWO FUTURE PAD SITES
- 24. ABEYANCE - 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 APPROVAL.
- 25. ABEYANCE - 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.
 - 25a. ABEYANCE - 22-0534-MOD1 - MAJOR MODIFICATION - FROM: OS-R (OPEN SPACE AND

RECREATION) TO: ML (MEDIUM-LOW DENSITY) LONE MOUNTAIN SPECIAL LAND USE DESIGNATION

- 25b. ABEYANCE - 22-0534-VAC1 - VACATION - PETITION TO VACATE A PORTION OF PUBLIC RIGHT-OF-WAY (MICHELLI CREST WAY) AND U.S. GOVERNMENT PATENT EASEMENTS
 - 25c. ABEYANCE - 22-0534-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 61-LOT SINGLE-FAMILY, DETACHED RESIDENTIAL SUBDIVISION
 - 25d. ABEYANCE - 22-0534-TMP1 - TENTATIVE MAP - CHALLENGER ISAAC NEWTON - FOR A PROPOSED 61-LOT SINGLE-FAMILY, DETACHED RESIDENTIAL SUBDIVISION
26. 22-0409-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ALFREDO ESPINOZA - For possible action on a Land Use Entitlement project request TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING PATIO COVER on 0.15 acres at 2113 Poplar Avenue (APN 139-35-611-023), R-1 (Single Family Residential) Zone, Ward 3 (Diaz). Staff recommends DENIAL.
27. 22-0536 - PUBLIC HEARING - APPLICANT/OWNER: LIAM PROPERTIES, LLC SERIES 3 - For possible action on the following Land Use Entitlement project requests on 0.16 acres at 820 South 6th Street (APN 139-34-410-198), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends DENIAL on 22-0536-WVR1. Staff recommends APPROVAL on 22-0536-SUP1.
- 27a. 22-0536-WVR1 - WAIVER - TO ALLOW A FIVE-FOOT TALL SOLID PERIMETER WALL WITHIN THE FRONT SETBACK AREA WHERE FIVE FEET WITH A TWO-FOOT SOLID BASE IS THE MAXIMUM ALLOWED
 - 27b. 22-0536-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED HOTEL, MOTEL OR HOTEL SUITES USE
28. 22-0559-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: VEGAS JIMADOR MEXICAN GRILL, INC. - OWNER: VESTAR BEST IN THE WEST PROPERTY, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 5,956 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE WITH 642 SQUARE FEET OF OUTDOOR DINING WITH WAIVERS TO ALLOW A 136-FOOT DISTANCE SEPARATION FROM A CHURCH/HOUSE OF WORSHIP AND A 100-FOOT DISTANCE SEPARATION FROM A SCHOOL WHERE 400 FEET IS REQUIRED at 2040 North Rainbow Boulevard (APN 138-23-215-005), C-1 (Limited Commercial) Zone, Ward 5 (Crear). Staff recommends APPROVAL.
29. 22-0561 - PUBLIC HEARING - APPLICANT: AMG AUTO SALES - OWNER: CAPELLA CENTER, LLC - For possible action on the following Land Use Entitlement project requests on 0.45 acres at 3730 Capella Avenue, Suites #1 through #6 (APN 162-08-410-009), M (Industrial) Zone, Ward 1 (Knudsen). Staff recommends DENIAL on the Land Use Entitlement project.
- 29a. 22-0561-VAR1 - VARIANCE - TO ALLOW ZERO ADDITIONAL PARKING SPACES WHERE 28 ADDITIONAL SPACES ARE REQUIRED FOR AN EXISTING PARKING IMPAIRED DEVELOPMENT
 - 29b. 22-0561-VAR2 - VARIANCE - TO ALLOW NO OUTDOOR STORAGE SCREENING WHERE SUCH IS REQUIRED AND TO ALLOW CHAIN LINK FENCING WITH RAZOR WIRE WHERE SUCH MATERIALS ARE PROHIBITED
 - 29c. 22-0561-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED AUTO REPAIR GARAGE, MAJOR USE
30. 22-0567 - PUBLIC HEARING - APPLICANT: WESTERN TRADES CONSTRUCTION, LLC - OWNER: SQUARE TRADE HOLDINGS, LLC - For possible action on the following Land Use Entitlement project requests on 1.20 acres at 1405 North Sandhill Road (APN 140-30-505-001), R-3 (Medium Density Residential) Zone, Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.
- 30a. 22-0567-VAR1 - VARIANCE - TO ALLOW 38 PARKING SPACES WHERE 40 ARE REQUIRED
 - 30b. 22-0567-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED SINGLE-STORY, 28-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF THE PERIMETER

LANDSCAPE BUFFER REQUIREMENTS

31. 22-0571 - PUBLIC HEARING - APPLICANT: CROSS CONSTRUCTION - OWNER: LE FAMILY TRVST, LLC - For possible action on the following Land Use Entitlement project requests on 0.46 acres at 3270 North Buffalo Drive (APN 138-10-403-027), C-1 (Limited Commercial) Zone, Ward 4 (Anthony). Staff recommends DENIAL on the Land Use Entitlement project.
- 31a. 22-0571-VAR1 - VARIANCE - TO ALLOW THREE ADDITIONAL PARKING SPACES WHERE SIX ADDITIONAL SPACES ARE REQUIRED FOR A PARKING IMPAIRED DEVELOPMENT
 - 31b. 22-0571-VAR2 - VARIANCE - TO ALLOW A ZERO-FOOT REAR YARD SETBACK WHERE 14 FEET IS REQUIRED
 - 31c. 22-0571-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A MAJOR AMENDMENT TO AN APPROVED PLOT PLAN AND BUILDING ELEVATION REVIEW [Z-0007-90(2)] FOR A PROPOSED 813 SQUARE-FOOT ADDITION AND 234 SQUARE-FOOT EXISTING ADDITION TO AN EXISTING SINGLE-STORY, 5,870 SQUARE-FOOT OFFICE BUILDING
32. 22-0572-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT: J DAPPER - OWNER: J CHRISTOPHER AND JAIME M. DAPPER - For possible action on a Land Use Entitlement project request TO ALLOW THE TOTAL FLOOR AREA OF ALL ACCESSORY STRUCTURES TO BE 88 PERCENT OF THE PRIMARY DWELLING FLOOR AREA WHERE 50 PERCENT IS THE MAXIMUM ALLOWED AND A ZERO-FOOT SEPARATION FROM THE PRIMARY DWELLING WHERE SIX FEET IS REQUIRED FOR AN EXISTING DETACHED ACCESSORY STRUCTURE (CLASS II) [GARAGE] on 0.99 acres at 2500 Pinto Lane (APN 139-32-702-008), R-A (Ranch Acres) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.
33. 22-0579-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: LAS VEGAS-CLARK COUNTY LIBRARY DISTRICT - OWNER: CITY OF LAS VEGAS - For possible action on a Land Use Entitlement project request FOR A PROPOSED TWO-STORY, 40,430 SQUARE-FOOT COMMUNITY LIBRARY WITH A WAIVER OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 2.54 acres on the west side of Martin L King Boulevard approximately 400 feet south of Mount Mariah Drive (APN 139-21-313-014), C-PB (Planned Business Park) Zone, Ward 5 (Crear). Staff recommends APPROVAL.
34. 22-0580-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: MARIANA N. RIVAS TORRES- For possible action on a Land Use Entitlement project request TO ALLOW A 30-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR AN EXISTING PATIO COVER [CARPORT]; TO ALLOW A 15-FOOT TALL PATIO COVER [CARPORT] WHERE 12 FEET IS THE MAXIMUM HEIGHT ALLOWED; TO ALLOW A ONE-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [CORRAL]; TO ALLOW AN EXISTING ACCESSORY STRUCTURE (CLASS II) [BARNHOUSE] TO NOT BE AESTHETICALLY COMPATIBLE WITH THE PRIMARY DWELLING WHERE SUCH IS REQUIRED; TO ALLOW A SIX-FOOT TALL FRONT YARD WALL WITH A THREE-FOOT SOLID WALL BASE HEIGHT WHERE FIVE FEET WITH A TWO-FOOT SOLID WALL BASE IS THE MAXIMUM ALLOWED; AND TO ALLOW A 26-FOOT ON-CENTER DISTANCE BETWEEN PILASTERS WHERE 24 FEET IS THE MAXIMUM ALLOWED FOR AN EXISTING FRONT YARD WALL on 1.14 acres at 6151 Donald Nelson Avenue (APN 125-14-607-004), R-E (Residence Estates) Zone, Ward 6 (Fiore). Staff recommends DENIAL.
35. 22-0581- PUBLIC HEARING - APPLICANT/OWNER: BUENOS AIRES AIR CONDITIONING & HEATING, INC. - For possible action on the following Land Use Entitlement project requests on 0.61 acres at 5200 Vegas Drive (APN 138-24-801-027), C-1 (Limited Commercial) Zone, Ward 5 (Crear). Staff recommends DENIAL on the Land Use Entitlement project.
- 35a. 22-0581-VAR1 - VARIANCE - TO ALLOW EXISTING 10-FOOT TALL PERIMETER WALLS WHERE EIGHT FEET IS THE MAXIMUM ALLOWED
 - 35b. 22-0581-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED TWO-STORY, 3,073 SQUARE-FOOT ADDITION TO AN EXISTING SINGLE-STORY, 1,548 SQUARE-FOOT BUILDING MAINTENANCE SERVICE AND SALES DEVELOPMENT AND FOR EXISTING WALLS AND FENCES TO INCLUDE RAZOR WIRE

36. 22-0586 - PUBLIC HEARING - APPLICANT: MOJAVE GROUP, LLC - OWNER: ISO DEVELOPMENT PARTNERS 1, LLC - For possible action on the following Land Use Entitlement project requests on 0.14 acres at 308 North 14th Street (APN 139-35-212-025), Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.
- 36a. 22-0586-ZON1 - REZONING - FROM: R-3 (MEDIUM DENSITY RESIDENTIAL) TO: R-4 (HIGH DENSITY RESIDENTIAL)
 - 36b. 22-0586-VAR1 - VARIANCE - TO ALLOW A 6,098 SQUARE-FOOT LOT WHERE 7,000 SQUARE FEET IS THE MINIMUM ALLOWED AND A 13-FOOT REAR YARD SETBACK WHERE 20 FEET IS THE MINIMUM REQUIRED
 - 36c. 22-0586-VAR2 - VARIANCE - TO ALLOW ZERO PARKING SPACES WHERE 28 SPACES ARE REQUIRED
 - 36d. 22-0586-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED THREE-STORY, 19-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS
37. 22-0587-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: MICHAEL SHAI DADON - For possible action on a Land Use Entitlement project request TO ALLOW AN EXISTING SIX-FOOT TALL SOLID FRONT YARD FENCE WHERE FIVE FEET WITH A TWO-FOOT SOLID BASE IS THE MAXIMUM ALLOWED on 0.15 acres at 2816 Lakecrest Drive (APN 138-16-615-021), R-PD5 (Residential Planned Development - 5 Units per Acre) Zone, Ward 4 (Anthony). Staff recommends DENIAL.
38. 22-0591 - PUBLIC HEARING - APPLICANT: S.T. ENTERPRISES, LLC - OWNER: ZELZAH SHRINE TEMPLE, INC. - For possible action on the following Land Use Entitlement requests on a portion of 2.26 acres located on the north side of Sahara Avenue, approximately 330 feet east of Eastern Avenue (APN 162-01-401-004), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.
- 38a. 22-0591-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED CAR WASH, FULL SERVICE OR AUTO DETAILING USE
 - 38b. 22-0591-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 4,814 SQUARE-FOOT FULL SERVICE CAR WASH DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS AND TO ALLOW CHAIN LINK FENCING WHERE SUCH MATERIAL IS PROHIBITED
39. 22-0592 - PUBLIC HEARING - APPLICANT: INVESTAR USA - OWNER: EL WALKER, LLC, ET AL - For possible action on the following Land Use Entitlement project requests on 0.64 acres at the southeast corner of Bonneville Avenue and 8th Street (APNs 139-34-801-016 and 139-34-810-122), C-1 (Limited Commercial) and R-1 (Single Family Residential) Zones, Ward 3 (Diaz). Staff recommends APPROVAL on 22-0592-ZON1. Staff recommends DENIAL on 22-0592-SUP1 and 22-0592-SDR1.
- 39a. 22-0592-ZON1 - REZONING - FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: C-1 (LIMITED COMMERCIAL) ON 0.16 ACRES AT 613 SOUTH 8TH STREET [APN 139-34-810-122]
 - 39b. 22-0592-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED MULTI-FAMILY RESIDENTIAL USE
 - 39c. 22-0592-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED SIX-STORY, 113-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF TITLE 19 BUILDING SETBACK, RESIDENTIAL ADJACENCY SETBACK, LOT COVERAGE, PARKING AND PERIMETER LANDSCAPE BUFFER STANDARDS
40. 22-0614 - PUBLIC HEARING - APPLICANT: WOW BUILD CO ONE, LLC - OWNER: HARVEY M. MILLER FAMILY TRUST - For possible action on the following Land Use Entitlement project requests on 1.09 acres at the northeast corner of Vegas Drive and Simmons Street (APN 139-20-801-012), C-1 (Limited Commercial) Zone, Ward 6 (Fiore). Staff recommends DENIAL on the Land Use Entitlement project.
- 40a. 22-0614-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED CAR WASH, FULL SERVICE OR AUTO DETAILING USE

- 40b. 22-0614-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 4,814 SQUARE-FOOT CAR WASH DEVELOPMENT WITH WAIVERS OF TITLE 19 BUILDING ORIENTATION AND LANDSCAPE BUFFER REQUIREMENTS

Citizens Participation:

41. 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