

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 7th day of FEBRUARY, 2023, 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 14th day
of FEBRUARY, 2023, 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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FEBRUARY, 2023, 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 12.07.2022

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_____, an employee of the City of Las Vegas, Nevada,
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NOTICE, the attached of which is a true and correct copy of a
PLANNING COMMISSION AGENDA, said meeting to be held on the 14~~5~~th day of
FEBRUARY, 2023~~2~~, 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

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Las Vegas, Nevada 89104

Mr. Woodrow Wagner
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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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Ms. Jean Hall
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Las Vegas, Nevada 89101

Ms. Diana Howe
Peccole Ranch Community Association
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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
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Ms. Rose Honrath
6109 Borden Circle
Las Vegas, Nevada 89107

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

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Rancho/Oakey Neighborhood Association
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Las Vegas, Nevada 89102

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Las Vegas, Nevada 89129

Ms Paula Hutchison
5704 Ano Drive
Las Vegas, Nevada 89131

Mr. Kenneth Williams
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Las Vegas Nevada 89101

Mr. Timothy Voltz
325 Santa Fe Street
Las Vegas, Nevada 89145

Ms. Tracy Larkin-Thomason
Nevada Department of Transportation
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Las Vegas, Nevada 89106

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Henderson, Nevada 89011

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Las Vegas, Nevada 89134

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Las Vegas, Nevada 89131

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Charleston Neighborhood Preservation
6633 Lowden Street
Las Vegas, Nevada 89107

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Las Vegas, Nevada 89106

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Las Vegas, Nevada 89149

John's Loans and Jewelry
Attn: Howard Bock
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Las Vegas, Nevada 89104

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Las Vegas, Nevada 89104-1413

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Mayor Carolyn G. Goodman (At-Large)
Mayor Pro Tem Brian Knudsen (Ward 1)
Councilwoman Victoria Seaman (Ward 2)
Councilwoman Olivia Diaz (Ward 3)
Councilwoman Francis Allen-Palenske (Ward 4)
Councilman Cedric Crear (Ward 5)
Councilwoman Nancy E. Brune (Ward 6)



Commissioner Jeff Rogan, Chair
Commissioner Sam Cherry, Vice Chair
Commissioner Trinity Haven Schlottman
Commissioner Anthony Williams
Commissioner Donald Walsh
Commissioner Serena Kasama
Commissioner Jennifer Taylor

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.

February 14, 2023
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 January 10, 2023.
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. 22-0727-TMP1 - TENTATIVE MAP - UNLV MEDICAL DISTRICT - APPLICANT: G2 CAPITAL DEVELOPMENT - OWNER: BOARD OF REGENTS OF THE NEVADA SYSTEM OF HIGHER EDUCATION - For possible action on a Land Use Entitlement project request FOR A ONE-LOT COMMERCIAL SUBDIVISION on 18.96 acres at the southeast corner of Wellness Way and Shadow Lane (APNs 139-33-402-014, 015, 024, 028, 034, and 139-33-406-006), T6-UG (T6 Urban General) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.
8. 22-0728-TMP1 - TENTATIVE MAP - SUMMERLIN VILLAGE 25 PARCEL N - APPLICANT/OWNER: WOODSIDE HOMES OF NEVADA, LLC - For possible action on a Land Use Entitlement project request FOR A 40-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 9.86 acres at the northwest corner of Sky Vista Drive and Fox Hill Drive (APN 137-22-816-001), P-C (Planned Community) Zone [SF2 (Single Family Detached) Summerlin Special Land Use Designation], Ward 2 (Seaman). Staff recommends APPROVAL.

ONE MOTION - ONE VOTE

The following are items that may be considered in one motion/one vote. They are considered routine non-public and public hearing items with a Staff recommendation of approval. All public hearings and non-public hearings will be opened at one time. Any person representing an application or a member of the public or a member of the Planning Commission not in agreement with the conditions and all standard conditions for the application recommended by staff, should request to have that item removed from this part of the agenda.

9. ABEYANCE - 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 125-21-101-001), T-C (Town Center) Zone [PF-TC (Public Facilities) and UC-TC (Urban Center Mixed Use) Town Center Special Land Use Designations], Ward 4 (Allen-Palenske). Staff recommends APPROVAL on the Land Use Entitlement project.

- 9a. ABEYANCE - 22-0528-MOD1 - MAJOR MODIFICATION - FROM: UC-TC (URBAN CENTER MIXED USE) AND PF-TC (PUBLIC FACILITIES) TO: UC-TC (URBAN CENTER MIXED USE) TOWN CENTER SPECIAL LAND USE DESIGNATION
- 9b. ABEYANCE - 22-0528-SUP1 - SPECIAL USE PERMIT - TO ALLOW A MINI-STORAGE FACILITY USE
- 9c. ABEYANCE - 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
- 9d. ABEYANCE - 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
- 10. 22-0448-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: FLITE BANKING - OWNER: RIO VISTA PLAZA, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED DRIVE THROUGH USE on a portion of 3.52 acres at 7035 West Ann Road (APN 125-34-515-003), PD (Planned Development) Zone, Ward 6 (Brune). Staff recommends APPROVAL.
- 11. 22-0657 - PUBLIC HEARING - APPLICANT: SIGNATURE HOMES - OWNER: PRECEDENT PROPERTIES, LLC AND INTERNATIONAL, LLC - For possible action on the following Land Use Entitlement project requests on 2.14 acres at the northwest corner of La Mancha Avenue and Gaisford Street (APNs 126-25-401-004 and 005), Ward 4 (Allen-Palenske). Staff recommends APPROVAL on the Land Use Entitlement project.
 - 11a. 22-0657-ZON1 - REZONING - FROM: R-3 (MEDIUM DENSITY RESIDENTIAL) TO: R-TH (SINGLE FAMILY ATTACHED)
 - 11b. 22-0657-TMP1 - TENTATIVE MAP - LA MANCHA & GAISFORD - FOR A 29-LOT SINGLE-FAMILY ATTACHED RESIDENTIAL SUBDIVISION
- 12. 22-0707-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CHRISTOPHER LATORRE - OWNER: RAINBOW CHARLESTON PLAZA, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED TATTOO PARLOR/BODY PIERCING STUDIO USE at 1105 South Rainbow Boulevard, Suite #101 (APN 163-03-501-012), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.
- 13. 22-0708-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: KOOLSVILLE TATTOOS, LLC SERIES VII - OWNER: SEANMICHEAL, INC. - For possible action on a Land Use Entitlement project request FOR A PROPOSED TATTOO PARLOR/BODY PIERCING STUDIO USE at 1948 East Charleston Boulevard (APN 162-02-512-007), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.
- 14. 22-0719-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JETT GAMING, LLC - OWNER: HERBST HC, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED GAMING ESTABLISHMENT, RESTRICTED USE (1 TO 5 MACHINES) at 333 South Main Street (APN 139-34-210-006), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.
- 15. 22-0722-MSP1 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES - For possible action on a Land Use Entitlement project request FOR A PROPOSED FREESTANDING SIGN WITH AN ANIMATED LED DISPLAY AT AN EXISTING PUBLIC PRIMARY SCHOOL on 8.68 acres at 1800 Rock Springs Drive (APN 138-22-801-001), C-V (Civic) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.

PUBLIC HEARING ITEMS

16. ABEYANCE - 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.
17. ABEYANCE - 22-0624 - PUBLIC HEARING - APPLICANT/OWNER: PROVIEW SERIES, LLC, SERIES 36 - For possible action on the following Land Use Entitlement project requests on 0.93 acres at 1701 South Las Vegas Boulevard (APN 162-03-310-002), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.
 - 17a. ABEYANCE - 22-0624-VAR1 - VARIANCE - TO ALLOW ZERO PARKING SPACES WHERE 512 ARE REQUIRED AND TO ALLOW ZERO LOADING SPACES WHERE TWO ARE REQUIRED
 - 17b. ABEYANCE - 22-0624-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED CONVERSION OF AN EXISTING AUTO REPAIR GARAGE INTO A TWO-STORY 26,927 SQUARE-FOOT COMMERCIAL SHELL BUILDING INCLUDING A 5,193 SQUARE-FOOT ROOF TOP DECK WITH A 9,745 SQUARE-FOOT OUTDOOR PATIO AREA WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS
18. ABEYANCE - 22-0650 - PUBLIC HEARING - APPLICANT: DAVID SHIRIT AND RYAN HOGGE - OWNER: SERENE PROPERTIES, LLC - For possible action on the following Land Use Entitlement project requests on 1.16 acres located on the northeast corner of West Lone Mountain Road and Serene Drive (APNs 125-35-401-011 and 125-35-401-012), C-2 (General Commercial) Zone, Ward 6 (Brune). Staff recommends DENIAL on the Land Use Entitlement project.
 - 18a. ABEYANCE - 22-0650-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 4,200 SQUARE-FOOT GAMING ESTABLISHMENT, RESTRICTED USE (6-15 MACHINES) WITH A WAIVER TO ALLOW A 1,250-FOOT DISTANCE SEPARATION FROM A CHURCH/HOUSE OF WORSHIP, A 1,150-FOOT DISTANCE SEPARATION FROM A SCHOOL, AND A 1,400-FOOT DISTANCE SEPARATION FROM A GAMING ESTABLISHMENT, NON-RESTRICTED USE WHERE 1,500 FEET IS REQUIRED
 - 18b. ABEYANCE - 22-0650-SUP2 - SPECIAL USE PERMIT - FOR A PROPOSED 4,200 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE
 - 18c. ABEYANCE - 22-0650-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 4,200 SQUARE-FOOT ONE-STORY COMMERCIAL DEVELOPMENT WITH WAIVERS OF TITLE 19 BUILDING ORIENTATION AND LANDSCAPE BUFFER REQUIREMENTS
19. ABEYANCE - 22-0654 - PUBLIC HEARING - APPLICANT/OWNER: ROYAL HERALD BYRON III – For possible action on the following Land Use Entitlement project requests on 0.33 acres on the north side of Miller Avenue, approximately 160 feet west of Lexington Street (APNs 139-21-510-075 through 077), C-2 (General Commercial) Zone, Ward 5 (Crear). Staff recommends DENIAL on the Land Use Entitlement project.

- 19a. ABEYANCE - 22-0654-VAR1 - VARIANCE - TO ALLOW 17 PARKING SPACES WHERE 21 ARE REQUIRED
- 19b. ABEYANCE - 22-0654-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED TWO-STORY, 2,520 SQUARE-FOOT COMMERCIAL SHELL BUILDING DEVELOPMENT
- 20. ABEYANCE - 22-0667-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SAUL REGALADO - For possible action on a Land Use Entitlement project request TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED, A 14-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED, A ZERO-FOOT SEPARATION TO THE MAIN DWELLING UNIT WHERE SIX FEET IS REQUIRED AND TO BE LOCATED WITHIN THE FRONT YARD SETBACK AREA WHERE SUCH IS NOT ALLOWED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [GARAGE]; AND AN EXISTING ACCESSORY STRUCTURE (CLASS II) [CARPORT] TO BE LOCATED IN THE FRONT YARD SETBACK AREA WHERE SUCH IS NOT ALLOWED, WITH A THREE-FOOT CORNER SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED, A 10-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED AND A ZERO-FOOT SEPARATION TO THE MAIN DWELLING UNIT WHERE SIX FEET IS REQUIRED on 0.15 acres at 601 Biltmore Drive, (APN 139-27-810-010), R-1 (Single Family Residential) Zone, Ward 5 (Crear). Staff recommends DENIAL.
- 21. 22-0662 - PUBLIC HEARING - APPLICANT/OWNER: JANKOSA, INC. - For possible action on the following Land Use Entitlement project requests on 0.52 acres at 1600 North Jones Boulevard (APN 138-24-401-002), C-1 (Limited Commercial) Zone, Ward 5 (Crear). Staff recommends DENIAL on the Land Use Entitlement project.
 - 21a. 22-0662-VAR1 - VARIANCE - TO ALLOW 13 PARKING SPACES WHERE 37 ARE REQUIRED
 - 21b. 22-0662-VAR2 - VARIANCE - TO ALLOW A RESIDENTIAL ADJACENCY SETBACK OF 18 FEET WHERE 77 FEET IS REQUIRED
 - 21c. 22-0662-SUP1 - SPECIAL USE PERMIT - FOR A DRIVE THROUGH USE
 - 21d. 22-0662-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A MAJOR AMENDMENT TO AN APPROVED SITE DEVELOPMENT PLAN REVIEW (SDR-7265) FOR A PROPOSED 3,080 SQUARE-FOOT RETAIL AND 1,695 SQUARE-FOOT RESTAURANT WITH DRIVE THROUGH DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS
- 22. 22-0672 - PUBLIC HEARING - APPLICANT/OWNER: ART OF BARBERING, LLC - For possible action on the following Land Use Entitlement project requests on 0.66 acres at the southeast corner of Miller Avenue and Martin L King Boulevard (APNs 139-21-510-078 and 079), C-2 (General Commercial) Zone, Ward 5 (Crear). Staff recommend DENIAL on the Land Use Entitlement project.
 - 22a. 22-0672-VAR1 - VARIANCE - TO ALLOW A 15-FOOT TALL MONUMENT SIGN WHERE 10 FEET IS ALLOWED
 - 22b. 22-0672-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED TWO-STORY, 8,535 SQUARE-FOOT BUSINESS SCHOOL AND OFFICE DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS, TO NOT ORIENT THE BUILDING TO THE CORNER AND STREET FRONTAGES WHERE SUCH IS REQUIRED AND TO ALLOW A LOADING ZONE AT THE STREET FRONTAGE WHERE REQUIRED TO BE PLACED ON THE SITE INTERIOR
- 23. 22-0675 - PUBLIC HEARING - APPLICANT: WESTERN TRADES CONSTRUCTION, LLC - OWNER: SQUARE TRADE HOLDINGS, LLC - For possible action on the following Land Use Entitlement project requests on 0.16 acres on the east side of 9th Street, approximately 50 feet south of Wilson Avenue (APN 139-26-410-012), R-3 (Medium Density Residential) Zone, Ward 5 (Crear). Staff recommends APPROVAL on the Land Use Entitlement project.

- 23a. 22-0675-WVR1 - WAIVER - TO ALLOW THE BACKING OF MOTOR VEHICLES ONTO A PUBLIC STREET FROM A PARKING AREA WHERE SUCH IS PROHIBITED
- 23b. 22-0675-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED TWO-STORY, EIGHT-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS FOR AREA 2
24. 22-0679-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: MILTON R GANT - For possible action on a Land Use Entitlement project request TO ALLOW A FOUR-FOOT SEPARATION FROM THE MAIN DWELLING UNIT WHERE SIX FEET IS REQUIRED AND TO BE LOCATED IN FRONT OF THE MAIN DWELLING UNIT WHERE SUCH IS NOT ALLOWED FOR A PROPOSED ACCESSORY STRUCTURE (CLASS II) [GARAGE] on 0.15 acres at 609 Artie Street (APN 138-25-314-003), R-1 (Single Family Residential) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.
25. 22-0683-VAR1 - VARIANCE - PUBLIC HEARING - OWNER/APPLICANT: NVHOME, LLC - For possible action on a Land Use Entitlement project request TO ALLOW A BUILDING HEIGHT GREATER THAN TWO STORIES WHERE A MAXIMUM OF TWO STORIES IS ALLOWED FOR A PROPOSED ROOFTOP DECK on 0.54 acres at 1690 South Valadez Street (APN 163-04-605-008), R-E (Residence Estates) Zone, Ward 2 (Seaman). Staff recommends DENIAL.
26. 22-0701 - PUBLIC HEARING - APPLICANT/OWNER: FOUNDERS CLASSICAL ACADEMY OF LAS VEGAS - For possible action on the following Land Use Entitlement project requests on 7.45 acres at 5730 West Alexander Road (APN 138-01-401-005), U (Undeveloped) Zone, [ML (Medium Low Density Residential) General Plan Designation], Ward 5 (Crear). Staff recommends APPROVAL on the Land Use Entitlement project.
- 26a. 22-0701-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED ALTERNATIVE PARKING ANALYSIS TO ALLOW 186 PARKING SPACES WHERE 249 ARE REQUIRED
- 26b. 22-0701-SUP2 - SPECIAL USE PERMIT - FOR A MAJOR AMENDMENT TO AN APPROVED SPECIAL USE PERMIT (SUP-65910) TO ALLOW 1,467 STUDENTS WHERE 750 WERE PREVIOUSLY ALLOWED FOR AN EXISTING PUBLIC OR PRIVATE SCHOOL, PRIMARY USE
- 26c. 22-0701-SUP3 - SPECIAL USE PERMIT - FOR A MAJOR AMENDMENT TO AN APPROVED SPECIAL USE PERMIT (SUP-65911) TO ALLOW 1,467 STUDENTS WHERE 750 WERE PREVIOUSLY ALLOWED FOR AN EXISTING PUBLIC OR PRIVATE SCHOOL, SECONDARY USE
- 26d. 22-0701-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A MAJOR AMENDMENT TO AN APPROVED SITE DEVELOPMENT PLAN REVIEW (SDR-65912) FOR A PROPOSED TWO-STORY, 27,200 SQUARE-FOOT ADDITION TO AN EXISTING 67,126 SQUARE-FOOT PRIMARY AND SECONDARY SCHOOL DEVELOPMENT
27. 22-0704-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: VALUE MARKET - OWNER: VALUE, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 2,600 SQUARE-FOOT ALCOHOL, OFF-PREMISE FULL USE at 1510 East Sahara Avenue (APN 162-02-411-019), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.
28. 22-0710-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT: BORHAN MORADI - OWNER: LOERA IRMA FAMILY TRUST, ET AL - For possible action on a Land Use Entitlement project request TO ALLOW A 13-FOOT CORNER SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED FOR A PROPOSED ACCESSORY STRUCTURE (CLASS II) [CASITA] on 0.18 acres at 4945 Currie Drive (APN 140-32-711-100), R-1 (Single Family Residential) Zone, Ward 3 (Diaz). Staff recommends DENIAL.
29. 22-0716 - PUBLIC HEARING - APPLICANT/OWNER: CURTIS L & KAREN E LAUX - For possible action on the following Land Use Entitlement project requests on 0.52 acres at 6128 Matisse Avenue (APN 125-11-710-

051), R-PD2 (Residential Planned Development - 2 Units per Acre) Zone, Ward 6 (Brune). Staff recommends DENIAL on the Land Use Entitlement project.

- 29a. 22-0716-VAR1 - VARIANCE - TO ALLOW A PROPOSED ACCESSORY STRUCTURE (CLASS I) [CASITA] IN FRONT OF THE PRIMARY DWELLING UNIT WHERE SUCH IS NOT ALLOWED WITH A 19-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED, AND A ZERO-FOOT DISTANCE SEPARATION FROM THE MAIN DWELLING UNIT WHERE SIX FEET IS REQUIRED
- 29b. 22-0716-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED ACCESSORY STRUCTURE (CLASS I) USE
- 30. 22-0720-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: HANS MOUSAVI - For possible action on a Land Use Entitlement project request TO ALLOW AN EXISTING SEVEN-FOOT TALL SOLID WALL WITHIN THE FRONT YARD SETBACK WHERE FIVE FEET WITH A TWO-FOOT SOLID BASE IS THE MAXIMUM ALLOWED on 1.11 acres at 711 Campbell Drive (APN 139-32-306-009), R-A (Ranch Acres) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.
- 31. 22-0723-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ALLURE HOMEOWNERS ASSOCIATION - For possible action on a Land Use Entitlement project request TO ALLOW TWO FREESTANDING SIGNS ALONG THE SAHARA AVENUE FRONTAGE WHERE ONE SIGN IS ALLOWED AND A PROPOSED MONUMENT SIGN TO BE LOCATED 27 FEET FROM AN EXISTING FREESTANDING SIGN WHERE A MINIMUM OF 100 FEET OF SEPARATION IS REQUIRED on 2.05 acres at 200 West Sahara Avenue (APN 162-04-815-000), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

Citizens Participation:

- 32. 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