


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 2nd day of MAY, 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 9th day
of MAY, 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



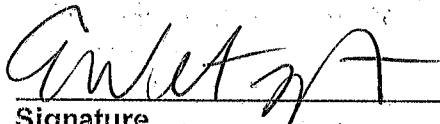
Signature

CERTIFICATE OF ELECTRONIC MAILING

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says that on the 2nd day of MAY, 2023, 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 9th day of
MAY, 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 03.30.23

1. [Illegible text]

2. [Illegible text]

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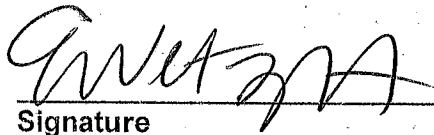
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_____, an employee of the City of Las Vegas, Nevada,
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NOTICE, the attached of which is a true and correct copy of a
PLANNING COMMISSION AGENDA, said meeting to be held on the 9th day of
MAY, 2023, 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

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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
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Forth Worth, Texas 76101

Mr. Patrick Smith
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Las Vegas, Nevada 89107

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

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3721 Capella Avenue
Las Vegas, Nevada 89102

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

Ms. Diana Howe
Peccole Ranch Community Association
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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
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Nevada Land
3505 East Harmon Avenue, Suite. B
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Las Vegas, Nevada 89108

VTN Nevada
2727 South Rainbow Boulevard
Las Vegas, Nevada 89146

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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

Ms. Lynn Bessent
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Las Vegas, Nevada 89108

Mr. Robert Phillips
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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
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Las Vegas, Nevada 89145

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

Mr. and Mrs. Brian Gilbert
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Henderson, Nevada 89011

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Las Vegas, Nevada 89129

Charleston Neighborhood Preservation
6633 Lowden Street
Las Vegas, Nevada 89107

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Las Vegas, Nevada 89106

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

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

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Las Vegas, Nevada 89104-1413

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Las Vegas, Nevada 89106

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Las Vegas, Nevada 89128

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Las Vegas, Nevada 89106

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Las Vegas, Nevada 89101

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Las Vegas, Nevada 89101

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Las Vegas, Nevada 89145

Mr. Matt Connolly
328 Troon Drive
Napa, California 94558

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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.

May 9, 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 April 11, 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.

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.

7. 23-0098 - PUBLIC HEARING - APPLICANT/OWNER: TEN15 HUNTRIDGE, LLC - For possible action on the following Land Use Entitlement project requests on 0.41 acres at 608 South Maryland Parkway (APN 139-34-801-013), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL on the Land Use Entitlement project.
 - 7a. 23-0098-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED GAMING ESTABLISHMENT, RESTRICTED USE (1 TO 5 MACHINES)
 - 7b. 23-0098-SUP2 - SPECIAL USE PERMIT - FOR A PROPOSED ALCOHOL, ON-PREMISE FULL USE WITH A WAIVER OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS FOR PARKING
8. 23-0103-MSP1 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT: CLARK COUNTY SCHOOL DISTRICT FACILITIES SERVICES - OWNER: SCHOOL BOARD OF TRUSTEES - For possible action on a Land Use Entitlement project request FOR A PROPOSED ANIMATED LED DISPLAY WALL SIGN AND EXISTING WALL SIGNS AT AN EXISTING PUBLIC PRIMARY AND SECONDARY SCHOOL on 23.72 acres at 2050 Sapphire Stone Avenue (APN 139-21-301-013), C-V (Civic) Zone, Ward 5 (Crear). Staff recommends APPROVAL.
9. 23-0104-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ELEGANZA BANQUET HALL - OWNER: KIMRIDGE DEVELOPMENT, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED BANQUET FACILITY USE on 3.08 acres at 4480 East Charleston Boulevard, Suite #101 (APN 140-

32-401-005), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

10. 23-0108-MSP1 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT: CLARK COUNTY SCHOOL DISTRICT FACILITIES SERVICES - OWNER: SCHOOL BOARD OF TRUSTEES - For possible action on a Land Use Entitlement project request FOR A PROPOSED ANIMATED LED DISPLAY WALL SIGN AND AN EXISTING WALL SIGN AT AN EXISTING PUBLIC PRIMARY SCHOOL on 18.93 acres at 5350 West Tropical Parkway (APN 125-25-603-001), C-V (Civic) Zone, Ward 6 (Brune). Staff recommends APPROVAL.
11. 23-0111 - PUBLIC HEARING - APPLICANT/OWNER: ECW 1, LLC - For possible action on the following Land Use Entitlement project requests on 1.73 acres at the northwest corner of Sahara Avenue and Red Rock Street (APN 163-01-401-008), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL on the Land Use Entitlement project.
 - 11a. 23-0111-VAC1 - VACATION - PETITION TO VACATE EXISTING U.S. GOVERNMENT PATENT EASEMENTS GENERALLY LOCATED AT THE NORTHWEST CORNER OF SAHARA AVENUE AND RED ROCK STREET
 - 11b. 23-0111-TMP1 - TENTATIVE MAP - QUICKY SAHARA - FOR A ONE-LOT COMMERCIAL SUBDIVISION
12. 23-0115-WVR1 - WAIVER - PUBLIC HEARING - APPLICANT/OWNER: COUNTY OF CLARK DEPARTMENT OF REAL PROPERTY MANAGEMENT - For possible action on a Land Use Entitlement project request TO ALLOW AN EIGHT-FOOT TALL SOLID WALL ERECTED BETWEEN THE FRONT PROPERTY LINE AND THE PRIMARY STRUCTURE WHERE FIVE-FEET WITH A TWO-FOOT SOLID BASE IS THE MAXIMUM HEIGHT ALLOWED on 2.65 acres at 121 South Martin L King Boulevard (APN 139-33-501-022), T5-M (T5 Maker) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.
13. 23-0116-VAC1 - VACATION - PUBLIC HEARING - APPLICANT: SIGNATURE HOMES - OWNER: PRECEDENT PROPERTIES, LLC and INTERNATIONAL, LLC - For possible action on a Land Use Entitlement project request for a Petition to Vacate U.S. Government Patent Easements generally located 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.
14. 23-0119 - PUBLIC HEARING - APPLICANT/OWNER: BELAGRASCO ON MAIN, LLC - For possible action on the following Land Use Entitlement project requests on 0.31 acres on the southeast corner of Imperial Avenue and Main Street (APN 162-03-210-022), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL on the Land Use Entitlement project.
 - 14a. 23-0119-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 4,327 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE WITH A 3,154 OUTDOOR PATIO AREA
 - 14b. 23-0119-SUP2 - SPECIAL USE PERMIT - FOR A PROPOSED 1,480 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE WITH A 492 OUTDOOR PATIO AREA
15. 23-0120-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NABIHA RIVERA - OWNER: BUFFALO ALTA CENTER, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 2,551 SQUARE-FOOT ALCOHOL, ON-PREMISE BEER/WINE USE at 450 South Buffalo Drive, Suite #115 (APN 138-34-201-001), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.

PUBLIC HEARING ITEMS

16. ABEYANCE - 22-0428 - PUBLIC HEARING - APPLICANT: BONANZA AUTO PLAZA, LLC - OWNER: BONANZA AUTO PLAZA, LLC, ET AL - For possible action on the following Land Use Entitlement project requests on 3.42 acres at 4561 and 4565 East Bonanza Road (APNs 140-32-101-016 and 017), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.
 - 16a. ABEYANCE - 22-0428-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED AUTO REPAIR GARAGE, MAJOR USE
 - 16b. ABEYANCE - 22-0428-SUP2 - SPECIAL USE PERMIT - FOR A PROPOSED AUTO SMOG CHECK USE

- 16c. ABEYANCE - 22-0428-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 16,330 SQUARE-FOOT MAJOR AUTO REPAIR GARAGE DEVELOPMENT WITH WAIVERS OF BUILDING DESIGN AND PERIMETER LANDSCAPE BUFFER REQUIREMENTS
17. 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 (Allen-Palenske). Staff recommends DENIAL on the Land Use Entitlement project.
- 17a. ABEYANCE - 22-0483-GPA1 - GENERAL PLAN AMENDMENT - FROM: L (LOW DENSITY RESIDENTIAL) TO: ML (MEDIUM LOW DENSITY RESIDENTIAL)
- 17b. ABEYANCE - 22-0483-ZON1 - REZONING - FROM: U (UNDEVELOPED) [L (LOW DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: R-CL (SINGLE FAMILY COMPACT-LOT)
- 17c. 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
- 17d. ABEYANCE - 22-0483-TMP1 - TENTATIVE MAP - CENTENNIAL & SHAUMBER SINGLE-FAMILY RESIDENTIAL - FOR A 40-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION
18. ABEYANCE - 22-0718-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: EXOS APARTMENTS, LLC - For possible action on a Land Use Entitlement project request FOR A THREE-STORY, 20-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF THE TITLE 19.09 FORM BASED CODE DEVELOPMENT STANDARDS on 0.20 acres on the east side of 9th Street, approximately 173 feet north of Stewart Avenue (APN 139-35-211-001), T5-N (T5 Neighborhood) Zone, Ward 5 (Crear). Staff recommends DENIAL.
19. ABEYANCE - 23-0027 - PUBLIC HEARING - APPLICANT: BANNER CENTENNIAL HILLS, LLC - OWNER: CENTENNIAL HILLS MOB OWNERS, LLC - For possible action on the following Land Use Entitlement project requests on 8.80 acres at the northwest corner of Durango Drive and Grand Montecito Parkway (APN 125-29-512-015), T-C (Town Center) Zone [UC-TC (Urban Center Mixed-Use - Town Center) Special Land Use Designation], Ward 4 (Allen-Palenske). Staff recommends DENIAL on the Land Use Entitlement project.
- 19a. ABEYANCE - 23-0027-VAR1 - VARIANCE - TO ALLOW 392 PARKING SPACES WHERE 440 ARE REQUIRED
- 19b. ABEYANCE - 23-0027-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A MAJOR AMENDMENT TO A PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN REVIEW (21-0764-SDR1) TO RECONFIGURE THE PARKING LOT FOR A PROPOSED 264-UNIT, MULTI-FAMILY RESIDENTIAL DEVELOPMENT
20. ABEYANCE - 23-0047 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on the following Land Use Entitlement project requests on 1.15 acres at the northeast corner of Jefferson Avenue and D Street (APNs 139-27-211-024, 025, and 028 through 031); T4-MS (T4 Main Street) Zone, Ward 5 (Crear). Staff recommends APPROVAL on the Land Use Entitlement project.
- 20a. ABEYANCE - 23-0047-ZON1 - REZONING - FROM: T3-N (T3 NEIGHBORHOOD) TO: T4-MS (T4 MAIN STREET) [APNs 139-27-211-030 and 031]
- 20b. ABEYANCE - 23-0047-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED FIVE-STORY, MIXED-USE DEVELOPMENT CONSISTING OF 104 RESIDENTIAL UNITS WITH 6,438 SQUARE FEET OF COMMERCIAL SPACE AND A SINGLE-STORY 5,776 SQUARE-FOOT COMMERCIAL DEVELOPMENT
21. ABEYANCE - 23-0050 - PUBLIC HEARING - APPLICANT/OWNER: THE GOLDEN APARTMENTS, LLC - For possible action on the following Land Use Entitlement project requests on 3.03 acres at the northwest corner of Vegas Drive and Simmons Street (APNs 139-20-403-001 and 002), C-1 (Limited Commercial) Zone, Ward 5

(Crear). Staff recommends DENIAL on the Land Use Entitlement project.

- 21a. ABEYANCE - 23-0050-VAR1 - VARIANCE - TO ALLOW 144 PARKING SPACES WHERE 193 ARE REQUIRED
 - 21b. ABEYANCE - 23-0050-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED MIXED-USE DEVELOPMENT
 - 21c. ABEYANCE - 23-0050-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED THREE-STORY MIXED-USE DEVELOPMENT WITH 112 MULTI-FAMILY RESIDENTIAL UNITS AND 7,403 SQUARE FEET OF COMMERCIAL FLOOR AREA, INCLUDING A CONVENIENCE STORE WITH FUEL PUMPS AND CANOPY WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS, RESIDENTIAL ADJACENCY STANDARDS AND BUILDING ORIENTATION STANDARDS
22. ABEYANCE - 23-0088-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RACHEL GIL - For possible action on a Land Use Entitlement project request TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED AND A FOUR-FOOT SEPARATION FROM THE MAIN BUILDING WHERE SIX FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [SHADE STRUCTURE] at 7909 Powderham Avenue (APN 163-04-512-011), R-1 (Single Family Residential) Zone, Ward 2 (Seaman). Staff recommends DENIAL.
23. 23-0088 - PUBLIC HEARING - APPLICANT: VAC DEVELOPMENT - OWNER: BLISS DEVELOPMENT 6, LLC - For possible action on the following Land Use Entitlement project requests on 1.75 acres at the northeast corner of Charleston Boulevard and Mohawk Street (APNs 138-36-803-001, 002, 015 and 016), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends DENIAL on the Land Use Entitlement project.
- 23a. 23-0088-VAR1 - VARIANCE - TO ALLOW 36 PARKING SPACES WHERE 66 ARE REQUIRED
 - 23b. 23-0088-VAR2 - VARIANCE - TO ALLOW A FIVE-FOOT FRONT AND SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED AND A RESIDENTIAL ADJACENCY MATCHING SETBACK OF FIVE FEET WHERE 14 FEET IS REQUIRED
 - 23c. 23-0088-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED DRIVE THROUGH USE
 - 23d. 23-0088-SUP2 - SPECIAL USE PERMIT - FOR A PROPOSED DRIVE THROUGH USE
 - 23e. 23-0088-SUP3 - SPECIAL USE PERMIT - FOR A PROPOSED AUTO REPAIR GARAGE, MINOR USE
 - 23f. 23-0088-SUP4 - SPECIAL USE PERMIT - FOR A PROPOSED 3,085 SQUARE-FOOT ALCOHOL, OFF-PREMISE BEER/WINE USE
 - 23g. 23-0088-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 9,967 SQUARE-FOOT COMMERCIAL DEVELOPMENT INCLUDING A CONVENIENCE STORE WITH FUEL PUMPS AND CANOPY, TWO RESTAURANTS WITH DRIVE THROUGHS AND A MINOR AUTO REPAIR GARAGE WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS
24. 23-0095-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ROBIN MAURICIO MARADIAGA GARCIA - For possible action on a Land Use Entitlement project request TO ALLOW AN EIGHT-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED FOR AN EXISTING ADDITION TO A SINGLE FAMILY DWELLING AND A ZERO-FOOT SEPARATION FROM THE MAIN BUILDING WHERE SIX FEET IS REQUIRED FOR AN EXISTING RESIDENTIAL ACCESSORY STRUCTURE on 0.15 acres at 621 Donner Street (APN 138-25-712-082), R-1 (Single Family Residential) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.
25. 23-0099-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ROBERT W. LALLY - OWNER: LX DURANGO INVESTMENTS, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED MARIJUANA DISPENSARY USE at 7105 North Durango Road, Suite #120 (APN 125-20-117-005), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) Special Land Use Designation], Ward 4 (Allen-Palenske). Staff recommends APPROVAL.

26. 23-0101 - PUBLIC HEARING - APPLICANT: KAINEN LAW GROUP, PLLC - OWNER: BRAINTREE VENTURES, LLC - For possible action on the following Land Use Entitlement project requests on 1.06 acres at 3303 Novat Street (APN 137-12-410-012), PD (Planned Development) Zone [VC (Village Commercial) Lone Mountain West Special Land Use Designation], Ward 4 (Allen-Palenske). Staff recommends DENIAL on the Land Use Entitlement project.
- 26a. 23-0101-VAR1 - VARIANCE - TO ALLOW A 40-FOOT TALL BUILDING WHERE 35 FEET IS THE MAXIMUM HEIGHT ALLOWED
 - 26b. 23-0101-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A MAJOR AMENDMENT TO A PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN REVIEW (SDR-21198) FOR A PROPOSED 4,030 SQUARE-FOOT ADDITION TO AN EXISTING 10,230 SQUARE-FOOT COMMERCIAL OFFICE DEVELOPMENT AND TO REMOVE TWO DRIVE-THROUGH TELLER LANES AND LANDSCAPE ISLAND
27. 23-0113 - PUBLIC HEARING - APPLICANT/OWNER: SIENDA EVELYN - For possible action on the following Land Use Entitlement project requests on 0.46 acres at 6010 Moonlight Drive (APN 125-27-610-056), Ward 6 (Brune). Staff recommends DENIAL on the Land Use Entitlement project.
- 27a. 23-0113-VAR1 - VARIANCE - TO ALLOW VEHICULAR ACCESS FROM A PRIMARY OR SECONDARY THOROUGHFARE WHERE SUCH IS PROHIBITED AND A 96-FOOT LOT WIDTH ADJACENT TO A PRIMARY OR SECONDARY THOROUGHFARE WHERE 100 FEET IS REQUIRED
 - 27b. 23-0113-ZON1 - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: R-1 (SINGLE FAMILY RESIDENTIAL)
28. 23-0121 - PUBLIC HEARING - APPLICANT: MOE MOMENI - OWNER: BM HOME, INC. - For possible action on the following Land Use Entitlement project requests on 0.86 acres at the northeast corner of Cheyenne Avenue and Hualapai Way (APN 138-07-413-002), PD (Planned Development) Zone [NC (Neighborhood Commercial) Lone Mountain Special Land Use Designation], Ward 4 (Allen-Palenske). Staff recommends DENIAL on the Land Use Entitlement project.
- 28a. 23-0121-VAR1 - VARIANCE - TO ALLOW NO ADDITIONAL LOADING ZONE SPACE WHERE ONE IS REQUIRED
 - 28b. 23-0121-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 6,424 SQUARE-FOOT COMMERCIAL PAD DEVELOPMENT INCLUDING GENERAL RETAIL TENANT SPACE AND A RESTAURANT WITH DRIVE THROUGH
29. 23-0123 - PUBLIC HEARING - APPLICANT/OWNER: BLIND CENTER OF NEVADA, INC. - For possible action on the following Land Use Entitlement project requests on 4.48 acres at the northeast corner of Washington Avenue and Classic Cars Lane (APN 139-26-201-013), Ward 5 (Crear). Staff recommends DENIAL on 23-0123-VAR1, 23-0123-VAR2, and 23-0123-SDR1. Staff recommends APPROVAL on 23-0123-ZON1 and 23-0123-SNC1.
- 29a. 23-0123-ZON1 - REZONING - FROM: C-V (CIVIC) TO: R-3 (MEDIUM DENSITY RESIDENTIAL)
 - 29b. 23-0123-VAR1 - VARIANCE - TO ALLOW 101 PARKING SPACES WHERE 152 SPACES ARE REQUIRED
 - 29c. 23-0123-VAR2 - VARIANCE - TO ALLOW A SIX-FOOT TALL FENCE WITHIN THE FRONT YARD OF A RESIDENTIAL PROPERTY WHERE FIVE FEET IS THE MAXIMUM ALLOWED
 - 29d. 23-0123-SNC1 - STREET NAME CHANGE - FROM: CLASSIC CARS LANE TO: VISIONS PARK LANE, GENERALLY LOCATED WEST OF BRUCE STREET BETWEEN WASHINGTON AVENUE AND GRAGSON AVENUE
 - 29e. 23-0123-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED THREE-STORY, 100-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER STANDARDS

- 30. 23-0134-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: CORNER BUILDING, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 4,035 SQUARE-FOOT CANNABIS CONSUMPTION LOUNGE USE at 1205 South Main Street (APN 162-03-105-011), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.
- 31. 23-0135 - PUBLIC HEARING - APPLICANT/OWNER: RESIDENCES AT MELODY, LLC, ET AL - For possible action on the following Land Use Entitlement project requests on 0.97 acres at 3900 Melody Lane, and 1768 and 1774 Willow Trail (APNs 139-19-802-002 and 005), R-3 (Medium Density Residential) Zone, Ward 5 (Crear). Staff recommends DENIAL on 23-0135-SDR1. Staff recommends APPROVAL on 23-0135-VAC1.
 - 31a. 22-0135-VAC1 - VACATION - PETITION TO VACATE A PORTION OF THE EAST SIDE OF WILLOW TRAIL BETWEEN MELODY LANE AND SPRING ROAD
 - 31b. 23-0135-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR THE ADDITION OF A PROPOSED TWO-STORY, 12-UNIT MULTI-FAMILY RESIDENTIAL BUILDING AND SITE IMPROVEMENTS TO AN EXISTING MULTI-FAMILY RESIDENTIAL DEVELOPMENT CONTAINING FOUR-UNIT AND NINE-UNIT BUILDINGS

DIRECTOR'S BUSINESS:

- 32. ABEYANCE - 23-0092-GPA1 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a Land Use Entitlement project request TO AMEND AND INCORPORATE A SUPPLEMENTAL RECREATION AND OPEN SPACE ELEMENT TO THE CITY OF LAS VEGAS 2050 MASTER PLAN CONSISTENT WITH SECTION 11 OF ORDINANCE 6788, All Wards. Staff recommends APPROVAL.
- 33. ABEYANCE - 23-0094-DIR1 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion for possible action on adopting the Nuestro Futuro Este Las Vegas Special Area Plan for the East Las Vegas area, Ward 3 (Diaz). Staff recommends APPROVAL.

Citizens Participation:

- 34. 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