

CERTIFICATE OF POSTING

(Posting required under the provisions of NRS Chapter 241)

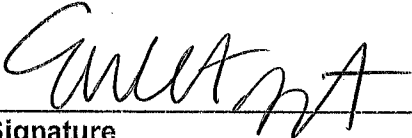
Emily Wetzstein, an employee of the City of Las Vegas, Nevada,
says that on the 6th day of JUNE, 2023, at the hour of
5:00PM there were posted copies of a NOTICE, the attached of which is a true and correct copy
of a PLANNING COMMISSION AGENDA, said meeting to be held on the 13th day
of JUNE, 2023, at 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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JUNE, 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

Members:

Adrian Hunt (A9230H@LVMPD.COM)
Adrian Viesca
Amanda Moss
AndyStahl@yahoo.com
Angela Torres
Barney Perkins
Ben.taylor@jacobs.com
Brian Petruzzelli
brian@roicre.com
Bryan Scott
Cedric Kerns
Chance Bonaventura
chancebona@gmail.com
Christine Hess
Christopher Ries LVMPD
Connie Chau
Daniel Adamson
David Riggleman
Denise Sida
Detrick Sanford
Edward Lehnardt
Gina Venglass
gjdegrella@juno.com
gowilbur4@gmail.com
Helen Coombs
James B. Lewis
Jennifer Davies
John Andrews
Kami Dempsey
Katherine Duncan
Kathleen Ray
Keith Spencer
Kim Bush
Kimberly Reid
Lora Kalkman
Maddie Gugino
marlamw@strategies360.com
Mayor's Office, All Staff
Melissa Jaarsma
michelefiore@me.com
Michelle Thackston
Mr. Ray Mitchell
pao@lasvegasnevada.gov
Patricia Cabrera
paul@metroplexgroup.com
Peter Jackson
Phyllis Collman
Planning, All Staff
Rae Heller
Richard Rozier
Rick Schroder

A9230H@LVMPD.COM
adrian.viesca@alumni.unlv.edu
amanda@snhba.com
AndyStahl@yahoo.com
torresa@rtcshnv.com
BPerkins@LasVegasNevada.GOV
Ben.taylor@jacobs.com
petruzzellib@gmail.com
brian@roicre.com
BScott@LasVegasNevada.GOV
ckerns@LasVegasNevada.GOV
cbonaventura@LasVegasNevada.GOV
chancebona@gmail.com
christine.hess@nvhousingcoalition.org
C14078R@LVMPD.COM
Connie.chau@mail.house.gov
dan@roicre.com
DRiggleman@LasVegasNevada.GOV
vegasvalleyrealtor@gmail.com
Detrivk.sanford@mail.house.gov
edward@roicre.com
gvenglass@LasVegasNevada.GOV
gjdegrella@juno.com
gowilbur4@gmail.com
helen.coombs@cityofhenderson.com
jblewis@LasVegasNevada.GOV
jdavies@LasVegasNevada.GOV
jealtllc@gmail.com
kdempsey@strategicsolutionsnv.com
w5cclv@gmail.com
KRAYENT2@aol.com
Keith.Spencer@cbre.com
kbush@ClarkCountyNV.gov
kreid@LasVegasNevada.GOV
lkalkman@LasVegasNevada.GOV
mgugino@kcnvlaw.com
marlamw@strategies360.com
mjaarsma@LasVegasNevada.GOV
michelefiore@me.com
mthackston@LasVegasNevada.GOV
rdmitch@cox.net
pao@lasvegasnevada.gov
pcabrera@LasVegasNevada.GOV
paul@metroplexgroup.com
pjackson@LasVegasNevada.GOV
collmangroup@gmail.com
rheller@LasVegasNevada.GOV
rrozier@LasVegasNevada.GOV
rschroder@LasVegasNevada.GOV

Robbie Hamdam
Robert Nolan
Roz Holcomb
rtcagendas@rtcsonv.com
Seth Floyd
Sharon Linsenbardt
Sherri Shoup
Stacey Campbell
Steve S. Horlock
Steven Taulbee
Sue Seawalt
Tanya Jackson-Renter
texdona@gmail.com
Todd
Vanessa Aoun
Zurama Gomez

qualitystarbenzlv@gmail.com
rnolan@LasVegasNevada.GOV
rholcomb@strategicsolutionsnv.com
rtcagendas@rtcsonv.com
sfloyd@LasVegasNevada.GOV
sgo@lvcoxmail.com
sshoup@LasVegasNevada.GOV
slcampbell@LasVegasNevada.GOV
shorlock@LasVegasNevada.GOV
staulbee@LasVegasNevada.GOV
sue.seawalt@clarkcountynv.gov
tjackson@LasVegasNevada.GOV
texdona@gmail.com
Todd@rgglv.com
VAoun@LasVegasNevada.GOV
zgomez@LasVegasNevada.GOV

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JUNE, 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

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

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

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

Mr. Byron Royal III
2000 Ekanger Circle
Las Vegas, Nevada 89106

John's Loans and Jewelry
Attn: Howard Bock
2230 South Paradise Road
Las Vegas, Nevada 89104

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

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

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

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

Charleston Neighborhood Preservation
6633 Lowden Street
Las Vegas, Nevada 89107

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

Mr. Bob Coffin
1139 5th Place
Las Vegas, Nevada 89104-1413

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
840 South Rancho Drive, Suite #4-334
Las Vegas, Nevada 89106

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

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

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

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

D. Hanslip
1200 Redwood Street, Suite #39
Las Vegas, Nevada 89146

Mr. Matt Connolly
328 Troon Drive
Napa, California 94558

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.

June 13, 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 May 9, 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. 23-0158 - APPLICANT/OWNER: MIGUEL GUTIERREZ - For possible action on the following Land Use Entitlement project requests on 1.21 acres at 4485 North Rainbow Boulevard (APN 138-03-602-013), C-1 (Limited Commercial) Zone, Ward 5 (Crear). Staff recommends APPROVAL on the Land Use Entitlement project.
 - 7a. 23-0158-EOT1 - EXTENSION OF TIME - SPECIAL USE PERMIT - FOR A SECOND EXTENSION OF TIME OF A PREVIOUSLY APPROVED SPECIAL USE PERMIT (SUP-75850) FOR A BUILDING MAINTENANCE SERVICE AND SALES USE
 - 7b. 23-0158-EOT2 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - FOR A SECOND EXTENSION OF TIME OF A PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN REVIEW (SDR-75851) FOR THE ADDITION OF A PROPOSED 9,000 SQUARE-FOOT BUILDING TO A SITE CONTAINING AN EXISTING 4,053 SQUARE-FOOT COMMERCIAL BUILDING WITH WAIVERS TO ALLOW A FIVE-FOOT LANDSCAPE BUFFER ON A PORTION OF THE SOUTH PERIMETER AND A ZERO-FOOT LANDSCAPE BUFFER ON A PORTION OF THE NORTH PERIMETER WHERE EIGHT FEET IS REQUIRED
8. 23-0177-TMP1 - TENTATIVE MAP - ROCK SPRINGS PLAZA - APPLICANT/OWNER: ROCK SPRING, LLC C/O SANSONE COMPANIES, LLC - For possible action on a Land Use Entitlement project request FOR A ONE-LOT COMMERCIAL SUBDIVISION on 3.50 acres at 7175 West Lake Mead Boulevard (APN 138-22-701-007), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.
9. 23-0192 - APPLICANT/OWNER: SUMMERLIN PARKWAY STORAGE, LLC - For possible action on the following Land Use Entitlement project requests on 2.50 acres located approximately 610 feet north of Westcliff Drive, approximately 500 feet west of Rainbow Boulevard (APN 138-27-802-001), C-1 (Limited Commercial) Zone, Ward 1

(Knudsen). Staff recommends APPROVAL on the Land Use Entitlement project.

- 9a. 23-0192-EOT1 - EXTENSION OF TIME - SPECIAL USE PERMIT - FOR A SECOND EXTENSION OF TIME OF AN APPROVED SPECIAL USE PERMIT (SUP-76707) FOR A PROPOSED MINI-STORAGE FACILITY USE
 - 9b. 23-0192-EOT2 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - FOR A SECOND EXTENSION OF TIME OF AN APPROVED SITE DEVELOPMENT PLAN REVIEW (SDR-76708) FOR A PROPOSED THREE-STORY, 750-UNIT MINI-STORAGE FACILITY CONSISTING OF TWO BUILDINGS FOR A TOTAL OF 123,672 SQUARE FEET
10. 23-0193-TMP1 - TENTATIVE MAP - CAPELLA AT SUNSTONE - APPLICANT: GREYSTONE NEVADA - OWNER: NORTHLAND, LLC - For possible action on a Land Use Entitlement project request FOR A 101-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 19.06 acres on the east side of Sun Park Drive, approximately 240 feet south of Moccasin Road (APN 125-06-510-002), T-D (Traditional Development) Zone [L (Residential Low) Sunstone Special Land Use Designation]], Ward 6 (Brune). 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.

- 11. 23-0071-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: MERCADO 888, LLC - For possible action on a Land Use Entitlement project request FOR THE PROPOSED ADDITION OF DIGITAL (LED) ELECTRONIC MESSAGE BOARD ILLUMINATION TO AN EXISTING OFF-PREMISE SIGN [BILLBOARD] on 3.03 acres located at 1134 South Rainbow Boulevard (APN 163-02-101-002), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.
- 12. 23-0147-VAC1 - VACATION - PUBLIC HEARING - APPLICANT: CHRISTY OLIVERI - OWNER: OLIVERI FAMILY REVOCABLE LIVING TRUST - For possible action on a Land Use Entitlement project request for a Petition to Vacate a portion of a Access Easement at 9102 Bart Street (APN 125-09-511-005), Ward 6 (Brune). Staff recommends APPROVAL.
- 13. 23-0174-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: PASHA INVESTMENT, LLC - OWNER: BEHFA, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 2,880 SQUARE-FOOT ALCOHOL, OFF-PREMISE FULL USE at 2934 Lake East Drive (APN 163-08-611-035), C-1 (Limited Commercial) Zone, Ward 2 (Seaman). Staff recommends APPROVAL.
- 14. 23-0176 - PUBLIC HEARING - APPLICANT/OWNER: THE HOWARD HUGHES COMPANY, LLC - For possible action on the following Land Use Entitlement project requests on the north side of Lake Mead Boulevard alignment, 740 feet west of Reverence Parkway (APNs Multiple), P-C (Planned Community) Zone, Ward 2 (Seaman). Staff recommends APPROVAL on the Land Use Entitlement project.
 - 14a. 23-0176-MOD1 - MAJOR MODIFICATION - FOR MODIFICATIONS TO THE SUMMERLIN WEST VILLAGE 27 DEVELOPMENT PLAN [562.29 ACRES]
 - 14b. 23-0176-TMP1 - TENTATIVE MAP - SUMMERLIN WEST VILLAGE 27 PHASE 2 - FOR A 22-LOT PARENT TENTATIVE MAP FOR SUMMERLIN WEST VILLAGE 27 [462.74 ACRES]
- 15. 23-0179-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JASEN WOOD - OWNER: KURASHIGE 2013, LLC - For possible action on a Land Use Entitlement project request FOR A MAJOR AMENDMENT OF AN APPROVED SPECIAL USE PERMIT (20-0338-SUP1) FOR A PROPOSED 1,000 SQUARE-FOOT EXPANSION TO AN EXISTING 1,000 SQUARE-FOOT TATTOO PARLOR/BODY PIERCING STUDIO at 101 South Rainbow Boulevard, Suites #27 and #28 (APN 138-34-513-008), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.
- 16. 23-0180-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ALEC NUNEZ - OWNER: 612 CARSON, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 1,348

SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE at 616 East Carson Avenue, Suite #140 (APN 139-34-611-024), T6-UC (T6 Urban Core) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

17. 23-0182-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: KEVIN SELTZER - For possible action on a Land Use Entitlement project request FOR A 2,198 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE INCLUDING A 289 SQUARE-FOOT OUTDOOR PATIO AREA at 750 South Rampart Boulevard, Suite #15 (APN 138-32-312-005), PD (Planned Development) Zone, Ward 2 (Seaman). Staff recommends APPROVAL.
18. 23-0184-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DILLON BERKABILE - OWNER: OPS 1, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 3,626 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE WITH A 450 SQUARE-FOOT OUTDOOR PATIO AREA AND A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A CHURCH/HOUSE OF WORSHIP WHERE 400 FEET IS REQUIRED at 9410 West Sahara Avenue, Suite #130 (APN 163-06-816-037), C-1 (Limited Commercial) Zone, Ward 2 (Seaman). Staff recommends APPROVAL.
19. 23-0194-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JULIAN MAGANA - OWNER: QUAIL PINE, LLC - For possible action on the following Land Use Entitlement project request FOR A PROPOSED 96 SQUARE-FOOT MASSAGE ESTABLISHMENT USE WITH A WAIVER TO ALLOW A 105-FOOT DISTANCE SEPARATION FROM A PARCEL ZONED FOR RESIDENTIAL USE WHERE 400 FEET IS REQUIRED at 501 South Rancho Drive, Suite H51 (APNs 139-32-710-054 and 055), T5-MS (T5 Main Street) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.
20. 23-0197 - PUBLIC HEARING - APPLICANT/OWNER: STICKY IX, LLC - For possible action on the following Land Use Entitlement project requests on 0.57 acres at the northeast corner of Imperial Avenue and Commerce Street (APN 162-03-105-015), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL on the Land Use Entitlement project.
 - 20a. 23-0197-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 17,983 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE WITH A 4,768 SQUARE-FOOT OUTDOOR PLAZA AREA AND 549 SQUARE-FOOT OUTDOOR PATIO AREA.
 - 20b. 23-0197-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR THE PROPOSED CONVERSION OF AN EXISTING 4,768 SQUARE-FOOT PARKING LOT INTO AN OPEN AIR PLAZA

PUBLIC HEARING ITEMS

21. 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.
 - 21a. ABEYANCE - 22-0483-GPA1 - GENERAL PLAN AMENDMENT - FROM: L (LOW DENSITY RESIDENTIAL) TO: ML (MEDIUM LOW DENSITY RESIDENTIAL)
 - 21b. ABEYANCE - 22-0483-ZON1 - REZONING - FROM: U (UNDEVELOPED) [L (LOW DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: R-CL (SINGLE FAMILY COMPACT-LOT)
 - 21c. 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
 - 21d. ABEYANCE - 22-0483-TMP1 - TENTATIVE MAP - CENTENNIAL & SHAUMBER SINGLE-FAMILY RESIDENTIAL - FOR A 40-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION
22. 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.

- 22a. ABEYANCE - 23-0050-VAR1 - VARIANCE - TO ALLOW 144 PARKING SPACES WHERE 193 ARE REQUIRED
 - 22b. ABEYANCE - 23-0050-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED MIXED-USE DEVELOPMENT
 - 22c. 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
23. ABEYANCE - 23-0052 - PUBLIC HEARING - APPLICANT/OWNER: HARLEM NIGHTS, LLC - For possible action on the following Land Use Entitlement project requests on 1.95 acres at the northwest corner of Jackson Avenue and F Street (APNs 139-27-110-059 through 061 and 072 through 076), Ward 5 (Crear). Staff recommends DENIAL on 23-0052 [ZON1, VAR1, VAR2, SUP1, SUP2, SDR1, and MSP1]. Staff recommends APPROVAL on 23-0052-VAC1.
- 23a. ABEYANCE - 23-0052-ZON1 - REZONING - FROM: T4-MS (T4 MAIN STREET) AND T4-N (T4 NEIGHBORHOOD) TO T5-MS (T5 MAIN STREET)
 - 23b. ABEYANCE - 23-0052-VAC1 - VACATION - PETITION TO VACATE A PUBLIC ALLEYWAY BETWEEN VAN BUREN AVENUE AND JACKSON AVENUE FROM G STREET TO F STREET
 - 23c. ABEYANCE - 23-0052-VAR1 - VARIANCE - TO ALLOW 60 STORIES WHERE SEVEN STORIES IS THE MAXIMUM ALLOWED
 - 23d. ABEYANCE - RENOTIFICATION - 23-0052-VAR2 - VARIANCE - TO ALLOW THE BACKING OF MOTOR VEHICLES ONTO A PUBLIC STREET FROM A PARKING AREA [LOADING ZONE] WHERE SUCH IS PROHIBITED
 - 23e. ABEYANCE - 23-0052-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 687-FOOT TALL BUILDING WITHIN THE 140-FOOT AIRPORT OVERLAY DISTRICT
 - 23f. ABEYANCE - 23-0052-SUP2 - SPECIAL USE PERMIT - FOR A PROPOSED MASSAGE ESTABLISHMENT USE WITH WAIVERS TO ALLOW A 104-FOOT DISTANCE SEPARATION FROM A CHURCH/HOUSE OF WORSHIP AND A 192-FOOT DISTANCE SEPARATION FROM A CITY PARK, AND A 244-FOOT DISTANCE SEPARATION FROM A PARCEL ZONED FOR RESIDENTIAL USE WHERE 400 FEET IS REQUIRED AND TO ALLOW THE HOURS OF OPERATION TO BE 24 HOURS A DAY WHERE OTHERWISE LIMITED TO 6:00 AM TO 10:00 PM
 - 23g. ABEYANCE - 23-0052-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 60-STORY, 764-UNIT HOTEL AND CASINO DEVELOPMENT WITH 458 MULTI-FAMILY RESIDENTIAL UNITS WITH WAIVERS OF THE TITLE 19.09 FORM BASED CODE DEVELOPMENT STANDARDS
 - 23h. ABEYANCE - 23-0052-MSP1 - MASTER SIGN PLAN - FOR A PROPOSED NON-RESTRICTED GAMING ESTABLISHMENT [HOTEL AND CASINO]
24. ABEYANCE - 23-0053 - PUBLIC HEARING - APPLICANT: AOKI ENERGY STORAGE, LLC - OWNER: 50055 IRREVOCABLE BUSINESS TRUST, ET AL - For possible action on the following Land Use Entitlement project requests on 12.80 acres located at the northwest corner of Log Cabin Way and Rimrock Street (APNs 126-01-201-008, 009 and 010), Ward 6 (Brune). Staff recommends DENIAL on the Land Use Entitlement project.
- 24a. ABEYANCE - 23-0053-GPA1 - GENERAL PLAN AMENDMENT - FROM: PCD (PLANNED COMMUNITY DEVELOPMENT) TO: SC (SERVICE COMMERCIAL)
 - 24b. ABEYANCE - 23-0053-ZON1 - REZONING - FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: C-1 (LIMITED COMMERCIAL)

25. ABEYANCE - 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.
26. ABEYANCE - 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.
- 26a. 23-0135-VAR1 - VARIANCE - TO ALLOW 37 PARKING SPACES WHERE 40 ARE REQUIRED
- 26b. ABEYANCE - 23-0135-VAC1 - VACATION - PETITION TO VACATE A PORTION OF THE EAST SIDE OF WILLOW TRAIL BETWEEN MELODY LANE AND SPRING ROAD
- 26c. ABEYANCE - 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
27. 21-0178-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: TBC-THE BORING COMPANY - OWNER: CITY OF LAS VEGAS - For possible action on a Land Use Entitlement project request for a Major Amendment to a previously approved Special Use Permit (20-0204-SUP1) TO EXPAND A PROPOSED MONORAIL (TUNNEL) USE generally located beneath the rights-of-way of 4th Street from U.S. Highway 95 to Stewart Avenue; Bonneville Avenue from Main Street to Martin L. King Boulevard; Bridger Avenue from Main Street to Las Vegas Boulevard; Charleston Boulevard from Martin L. King Boulevard to Las Vegas Boulevard; Commerce Street from Main Street to Oakey Boulevard; Desert Inn Road from Interstate 15 to Valley View Boulevard; Grand Central Parkway from City Parkway to Bonneville Avenue; Main Street from Ogden Avenue to U.S. Highway 95; Martin L. King Boulevard from Bonneville Avenue to Interstate 15/Oakey Boulevard; Ogden Avenue from Main Street to City Parkway; Paradise Road from Sahara Avenue to St. Louis Avenue; Rancho Drive from Interstate 15/Palace Station to Desert Inn Road; Robin Leach Lane from the World Market Center to The Smith Center; Sahara Avenue from Valley View Boulevard to Commercial Center; St. Louis Avenue from Paradise Road to Las Vegas Boulevard; Valley View Boulevard from Desert Inn Road to Sahara Avenue; Wyoming Avenue/Oakey Boulevard from Martin L. King Boulevard to Las Vegas Boulevard; Interstate 15 from Martin L. King Boulevard/Oakey Boulevard to Ranch Drive/Palace Station, and U.S. Highway 95 from 4th Street to Main Street, Wards 1, 3 and 5 (Knudsen, Diaz, and Crear). Staff recommends APPROVAL.
28. 22-0670 - PUBLIC HEARING - APPLICANT: SIDHOM BROTHERS COMPANY, LLC - OWNER: HJEE, LLC, ET AL - For possible action on the following Land Use Entitlement project requests on 4.49 acres on the west side of Decatur Boulevard, approximately 149 feet south of Vegas Drive (APNs 138-25-518-003 and 006), C-1 (Limited Commercial) Zone, Ward 5 (Crear). Staff recommends DENIAL on the Land Use Entitlement project.
- 28a. 22-0670-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED CAR WASH, FULL SERVICE OR AUTO DETAILING USE
- 28b. 22-0670-SUP2 - SPECIAL USE PERMIT - FOR A PROPOSED MINI-STORAGE FACILITY USE
- 28c. 22-0670-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 28,070 SQUARE-FOOT COMMERCIAL DEVELOPMENT CONSISTING OF A 173-UNIT MINI-STORAGE FACILITY, CAR WASH, RESTAURANT WITH DRIVE THROUGH AND COMMERCIAL SHELL BUILDING WITH WAIVERS OF BUILDING DESIGN REQUIREMENTS
29. 22-0682 - PUBLIC HEARING - APPLICANT: 814 SERVICES, LLC - OWNER: SCHNEIDER FAMILY TRUST - For possible action on the following Land Use Entitlement project requests on 1.54 acres at the northeast corner of Horse Drive and Fort Apache Road (APN 125-08-210-002), O (Office) Zone, Ward 6 (Brunie). Staff recommends DENIAL on the Land Use Entitlement project.
- 29a. 22-0682-VAR1 - VARIANCE - TO ALLOW 38 PARKING SPACES WHERE 46 ARE REQUIRED

- 29b. 22-0682-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED SINGLE-STORY, 13,545 SQUARE-FOOT INDIVIDUAL CARE CENTER WITH A WAIVER OF BUILDING ORIENTATION REQUIREMENTS
30. 23-0043-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: 1301 E OGDEN AVE, LLC - For possible action on a Land Use Entitlement project request FOR THE PROPOSED ADDITION OF ONE UNIT AND ONSITE IMPROVEMENTS TO AN EXISTING FOUR-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF TITLE 19.09 FORM-BASED CODE DEVELOPMENT STANDARDS on 0.16 acres at 1301 East Ogden Avenue (APN 139-35-211-101), T5-N (T5 Neighborhood) Zone, Ward 3 (Diaz). Staff recommends DENIAL.
31. 23-0086-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: CITY PARKWAY V, INC. - For possible action on a Land Use Entitlement project request for a proposed Major Amendment of a previously approved Site Development Plan Review (22-0323-SDR1) TO ALLOW A FOUR-STORY, 65,000 SQUARE-FOOT OFFICE BUILDING EXPANSION on 2.57 acres at the northeast corner of Main Street and Bonneville Avenue (APNs 139-34-210-014 through 018, 139-34-311-001 through 007, and 139-34-311-017 through 022), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.
32. 23-0151-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: LEE CHING HUANG - For possible action on a Land Use Entitlement project request TO ALLOW A 15-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR AN EXISTING ADDITION TO A RESIDENTIAL DWELLING on 0.21 acres at 4363 Mountain View Boulevard (APN 162-06-610-044), R-E (Residence Estates) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.
33. 23-0152 - PUBLIC HEARING - APPLICANT/OWNER: TIMOTHY A MOTT, ET AL - For possible action on the following Land Use Entitlement project requests on 3.99 acres at the northeast corner of Log Cabin Way and Four Views Street (APN 125-05-606-010), R-E (Residence Estates) Zone, Ward 6 (Brune). Staff recommends DENIAL on 23-0152 [VAR1 through VAR5]. Staff recommends APPROVAL on 23-0152-WVR1.
- 33a. 23-0152-WVR1 - WAIVER - TO ALLOW NO OFFSITE IMPROVEMENTS, INCLUDING SIDEWALKS, CURBS, GUTTERS AND STREETLIGHTS WHERE SUCH ARE REQUIRED
- 33b. 23-0152-VAR1 - VARIANCE - TO ALLOW A 40-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 1
- 33c. 23-0152-VAR2 - VARIANCE - TO ALLOW A 40-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 2
- 33d. 23-0152-VAR3 - VARIANCE - TO ALLOW A 40-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 3
- 33e. 23-0152-VAR4 - VARIANCE - TO ALLOW A 40-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 4
- 33f. 23-0152-VAR5 - VARIANCE - TO ALLOW A 40-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 5
34. 23-0175-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JIM AND JEAN HAYES TRUST - For possible action on a Land Use Entitlement project request TO ALLOW A ZERO-FOOT REAR YARD SETBACK WHERE THREE FEET IS REQUIRED AND A ZERO-FOOT CORNER SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED FOR AN EXISTING RESIDENTIAL ACCESSORY STRUCTURE [SHED 1]; A ZERO-FOOT REAR YARD SETBACK WHERE THREE FEET IS REQUIRED FOR A SECOND EXISTING RESIDENTIAL ACCESSORY STRUCTURE [SHED 2]; BOTH RESIDENTIAL ACCESSORY STRUCTURES [SHEDS 1 AND 2] TO NOT BE AESTHETICALLY COMPATIBLE WITH THE PRINCIPAL DWELLING UNIT WHERE SUCH IS REQUIRED; AND A 12-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED FOR AN EXISTING CARPORT on 0.21 acres at 6912 Cortez Court (APN 138-34-512-024), R-1 (Single Family Residential) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.
35. 23-0181-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: PARADISE LAS VEGAS,

LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 8,100 SQUARE-FOOT CANNABIS CONSUMPTION LOUNGE USE at 3216 West Desert Inn Road (APN 162-08-418-009), M (Industrial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

36. 23-0183 - PUBLIC HEARING - APPLICANT: FAWN DOUGLAS - OWNER: NUWU ART, LLC - For possible action on the following Land Use Entitlement project requests on 0.14 acres at 1331 South Maryland Parkway (APN 162-02-210-006), Ward 3 (Diaz). Staff recommends APPROVAL on the Land Use Entitlement project.
- 36a. 23-0183-ZON1 - REZONING - FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-O (PROFESSIONAL OFFICE)
 - 36b. 23-0183-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED MUSEUM, ART DISPLAY, OR ART SALES (PRIVATE) USE
37. 23-0188 - PUBLIC HEARING - APPLICANT: AMI HADAD - OWNER: AA LUXURY SALONS AND SUITES - For possible action on the following Land Use Entitlement project requests on 0.85 acres on the east side of Jones Boulevard, approximately 250 feet north of Doe Avenue (APN 163-01-201-006), Ward 1 (Knudsen). Staff recommends DENIAL on the Land Use Entitlement project.
- 37a. 23-0188-VAR1 - VARIANCE - TO ALLOW 35 PARKING SPACES WHERE 98 ARE REQUIRED AND TO ALLOW ZERO LOADING SPACES WHERE TWO ARE REQUIRED
 - 37b. 23-0188-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 720 SQUARE-FOOT MASSAGE ESTABLISHMENT USE
 - 37c. 23-0188-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED ONE-STORY, 11,798 SQUARE-FOOT COMMERCIAL DEVELOPMENT WITH WAIVERS OF TITLE 19 PERIMETER LANDSCAPE BUFFER REQUIREMENTS
38. 23-0196 - PUBLIC HEARING - APPLICANT: DEEP ROOTS MEDICAL, LLC - OWNER: GLK HOLDINGS IV BRUCE, LLC - For possible action on the following Land Use Entitlement project requests on 1.47 acres at 5991 West Cheyenne Avenue (APN 138-13-101-005), C-1 (Limited Commercial) Zone, Ward 5 (Crear). Staff recommends DENIAL on the Land Use Entitlement project.
- 38a. 23-0196-VAR1 - VARIANCE - TO ALLOW 69 PARKING SPACES WHERE 78 ARE REQUIRED
 - 38b. 23-0196-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED INSTALLATION OF A DRIVE THROUGH USE WITHIN AN EXISTING 17,203 SQUARE-FOOT COMMERCIAL DEVELOPMENT AND TO RECONFIGURE THE PARKING LOT

Citizens Participation:

39. 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

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City Hall, 495 South Main Street, 1st Floor