

RECEIVED

CERTIFICATE OF POSTING

2023 JUL 18 PM 3:49 (Posting required under the provisions of NRS Chapter 241)

OFFICE OF THE CITY CLERK

Nora Lares, an employee of the City of Las Vegas, Nevada,
says that on the 3RD day of JULY, 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 11TH day
of JULY, 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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JULY, 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~~

NORA LARES



Signature
Department of Planning

Nora Lares

Contact Group Name: Agenda Mailing_updated 06.29.2023

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CERTIFICATE OF MAILING

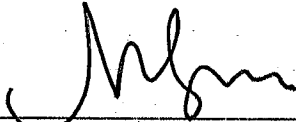
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Nora Lares

_____, an employee of the City of Las Vegas, Nevada,
says that on the 3RD day of JULY, 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 11TH day of
JULY, 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~~

NORA LARES



Signature
Department of Planning

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Las Vegas, Nevada 89107

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Henderson, Nevada 89052-6658

Victory Missionary Baptist Church
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Las Vegas, Nevada 89106

Mr. Narron Clark
P.O. Box 51
Forth Worth, Texas 76101

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Las Vegas, Nevada 89107

Mr. Ron Lurie
Arizona Charlie's
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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
Peccolè 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
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3505 East Harmon Avenue, Suite. B
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Las Vegas, Nevada 89146

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7132 Tropical Island Circle
Las Vegas, Nevada 89129-6570

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5076 Auburn Avenue
Las Vegas, Nevada 89108

Ms Paula Hutchison
5704 Ano Drive
Las Vegas, Nevada 89131

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

Mr. and Mrs. Brian Gilbert
941 Verdite Avenue
Henderson, Nevada 89011

Mr. and Mrs. George Muns
5916 Paseo Del Mar
Las Vegas, Nevada 89108

Ms. Rose Honrath
6109 Borden Circle
Las Vegas, Nevada 89107

Mr. Donald M. Mosley
Rancho/Oakey Neighborhood Association
1127 Westlund Drive
Las Vegas, Nevada 89102

Mr. Robert Phillips
8704 Monarchy Court
Las Vegas, Nevada 89129

Mr. Kenneth Williams
130 Palm Lane
Las Vegas Nevada 89101

Ms. Tracy Larkin-Thomason
Nevada Department of Transportation
600 South Grand Central Parkway, Suite #135
Las Vegas, Nevada 89106

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

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Las Vegas, Nevada 89129

Mr. Byron Royal III
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Las Vegas, Nevada 89106

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

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Las Vegas, Nevada 89106

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Las Vegas, Nevada 89107

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Las Vegas, Nevada 89149

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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.

July 11, 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 June 13, 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. 23-0024-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SH NEVADA, LLC - OWNER: SHOPS AT GRAND CANYON 14 SYNDICATIONS GROUP, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 4,054 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A CHURCH/HOUSE OF WORSHIP WHERE 400 FEET IS REQUIRED at 9430 West Sahara Avenue (APN 163-06-816-038), C-1 (Limited Commercial) Zone, Ward 2 (Seaman). Staff recommends APPROVAL.
8. 23-0117-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: THAIBARUS, LLC - For possible action on a Land Use Entitlement project request TO ALLOW A 96-FOOT LOT WIDTH WHERE 100 FEET IS REQUIRED FOR LOT 3 IN A PROPOSED FOUR-LOT SUBDIVISION on 2.03 acres at the northwest corner of Deer Springs Way and Thom Boulevard (APN 125-24-602-017), R-E (Residence Estates) Zone, Ward 6 (Brune). Staff recommends APPROVAL.
9. 23-0186-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CASA REAL, LLC - OWNER: CRAIG PARTNERS, LLC, ET AL - For possible action on a Land Use Entitlement project request FOR A PROPOSED 3,215 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL AND ANCILLARY OFF-SALE OF FULL ALCOHOL USE at 7121 West Craig Road, Suite #101 (APN 138-03-715-007), C-1 (Limited Commercial) Zone, Ward 4 (Allen-Palenske). Staff recommends APPROVAL.

10. 23-0187-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: J & M LEE INVESTMENTS, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED TWO-STORY, FOUR-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 0.16 acres at 2517 Valley Street (APN 139-36-410-015), R-3 (Medium Density Residential) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.
11. 23-0190-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: GOOMBA, LLC - OWNER: GARY CREAGH SR. AND GARY CREAGH, JR. - For possible action on a Land Use Entitlement project request FOR A PROPOSED 6,317 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE at 1412 South Main Street (APN 162-03-210-019), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.
12. 23-0202-VAC1 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a Land Use Entitlement project request for a Petition to Vacate a portion of Cimarron Road and a portion of a Bureau of Land Management right-of-way grant generally located between Westcliff Drive and Summerlin Parkway, Ward 1 (Knudsen). Staff recommends APPROVAL.
13. 23-0208-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DAVID RUIZ - OWNER: CHEYENNE LV CAPITAL - For possible action on a Land Use Entitlement project request FOR A PROPOSED TATTOO PARLOR/BODY PIERCING STUDIO USE at 7450 West Cheyenne Avenue, Suite #106 (APN 138-10-413-006), C-1 (Limited Commercial) Zone, Ward 4 (Allen-Palenske). Staff recommends APPROVAL.
14. 23-0209-SNC1 - STREET NAME CHANGE - PUBLIC HEARING - APPLICANT/OWNER: THE HOWARD HUGHES CORPORATION, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED STREET NAME CHANGE FROM: KETTLE BEND ROAD TO: ORROCK STREET generally located west of Clark County 215 between Sunset Run Drive and Kestrel Creek Avenue, Ward 2 (Seaman). Staff recommends APPROVAL.
15. 23-0211-VAC1 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: JIM MARSH AMERICAN CORPORATION - For possible action on a Land Use Entitlement project request for a Petition to Vacate a portion of a public drainage easement at 8575 West Centennial Parkway (APN 125-29-502-031), Ward 4 (Allen-Palenske). Staff recommends APPROVAL.
16. 23-0210-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: JIM MARSH AMERICAN CORPORATION - For possible action on a Land Use Entitlement project request FOR A MAJOR AMENDMENT TO A PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN REVIEW (SDR-40077) FOR A PROPOSED ADDITION OF A 6,566 SQUARE-FOOT DETACHED BUILDING TO AN EXISTING 29,280 SQUARE-FOOT MOTOR VEHICLES SALES (NEW) DEVELOPMENT WITH A WAIVER OF TOWN CENTER DEVELOPMENT STANDARDS on 3.57 acres at 8575 West Centennial Parkway (APN 125-29-502-031), T-C (Town Center) Zone [GC-TC (General Commercial) Town Center Special Land Use Designation], Ward 4 (Allen-Palenske). Staff recommends APPROVAL.
17. 23-0213 - PUBLIC HEARING - APPLICANT: MARISSA PRETKUS - OWNER: STICKY VI, LLC - For possible action on the following Land Use Entitlement project requests on 0.35 acres at 1508 South Main Street (APN 162-03-210-015), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL on the Land Use Entitlement project.
 - 17a. 23-0213-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 2,032 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE
 - 17b. 23-0213-SUP2 - SPECIAL USE PERMIT - FOR A PROPOSED GAMING ESTABLISHMENT, RESTRICTED USE (1 TO 5 MACHINES)
18. 23-0215-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT: COLLEGE OF SOUTHERN NEVADA - OWNER: BOARD OF REGENTS, UNIVERSITY OF NEVADA - For possible action on a Land Use Entitlement project request TO ALLOW A 228 SQUARE-FOOT SIGN AREA WHERE 75 SQUARE FEET IS THE MAXIMUM ALLOWED AND A 21-FOOT TALL SIGN WHERE 10 FEET IS THE MAXIMUM ALLOWED FOR A PROPOSED MONUMENT SIGN on 75.80 acres at the southeast corner of Charleston Boulevard and Torrey Pines Drive (APN 163-02-501-002), C-V (Civic) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.

19. 23-0219-SDR1- SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: 7-ELEVEN INC. - For possible action on a Land Use Entitlement project request FOR THE PROPOSED ADDITION OF DIGITAL (LED) ELECTRONIC MESSAGE ILLUMINATION TO THE WEST FACE OF AN EXISTING OFF-PREMISE SIGN on 0.51 acres at 6070 West Sahara Avenue (APN 163-01-401-010), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.
20. 23-0220-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: ANDREA J. RUSSO AND SUSAN R. RUSSO - For possible action on a Land Use Entitlement project request FOR THE PROPOSED ADDITION OF DIGITAL (LED) ELECTRONIC MESSAGE ILLUMINATION TO THE WEST FACE OF AN EXISTING OFF-PREMISE SIGN on 0.79 acres at 6431 West Charleston Boulevard (APN 163-02-114-003), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.
21. 23-0221-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC, ET AL - OWNER: 3720 W DESERT INN, LLC - For possible action on a Land Use Entitlement project request FOR THE PROPOSED ADDITION OF DIGITAL (LED) ELECTRONIC MESSAGE ILLUMINATION TO THE WEST FACE OF AN EXISTING OFF-PREMISE SIGN on 0.45 acres at 3720 West Desert Inn Road (APN 162-08-410-033), M (Industrial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.
22. 23-0222-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: LAMAR TLC PROPERTIES, LLC - OWNER: NEW DISCOVERY, LTD - For possible action on a Land Use Entitlement project request FOR THE PROPOSED ADDITION OF DIGITAL (LED) ELECTRONIC MESSAGE ILLUMINATION TO THE SOUTH FACE OF AN EXISTING OFF-PREMISE SIGN on 1.78 acres at 1339 South Jones Boulevard (APN 163-01-102-022), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.

PUBLIC HEARING ITEMS:

23. ABEYANCE - 22-0651 - PUBLIC HEARING - APPLICANT: VEGAS STORAGE HOLDINGS, LLC - OWNER: JULIA D. SHARKEY TRUST - For possible action on the following Land Use Entitlement project requests on 2.33 acres at the southwest corner of Kyle Canyon Road and Alpine Ridge Way (APN 126-01-302-005), Ward 6 (Brune). Staff recommends DENIAL on 22-0651-SUP1 and 22-0651-SDR1. Staff recommends APPROVAL on 22-0651-GPA1 and 22-0651-ZON1.
 - 23a. ABEYANCE - 22-0651-GPA1 - GENERAL PLAN AMENDMENT - FROM: PCD (PLANNED COMMUNITY DEVELOPMENT) TO: SC (SERVICE COMMERCIAL)
 - 23b. ABEYANCE - 22-0651-ZON1 - REZONING - FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: C-1 (LIMITED COMMERCIAL)
 - 23c. ABEYANCE - 22-0651-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED MINI-STORAGE FACILITY USE
 - 23d. ABEYANCE - 22-0651-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED THREE-STORY, 104,256 SQUARE-FOOT, 541-UNIT MINI-STORAGE FACILITY WITH WAIVERS OF BUILDING ORIENTATION AND PERIMETER LANDSCAPE BUFFER REQUIREMENTS
24. ABEYANCE - 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 (Brune). Staff recommends DENIAL on the Land Use Entitlement project.
 - 24a. ABEYANCE - 22-0682-VAR1 - VARIANCE - TO ALLOW 38 PARKING SPACES WHERE 46 ARE REQUIRED

- 24b. ABEYANCE - 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
- 25. 23-0109 - PUBLIC HEARING - APPLICANT: ARTS DISTRICT FOOD PARK, LLC - OWNER: GERBY INVESTMENTS II, LLC - For possible action on the following Land Use Entitlement project requests on 0.80 acres at 105 West Wyoming Avenue (APNs 162-04-609-007 and 008), M (Industrial) Zone, Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.
 - 25a. 23-0109-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 5,885 SQUARE-FOOT ALCOHOL ON-PREMISE FULL USE WITH A 6,694 SQUARE-FOOT OUTDOOR PLAZA AREA
 - 25b. 23-0109-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR THE PROPOSED CONVERSION OF AN EXISTING 5,885 SQUARE-FOOT MAJOR AUTO REPAIR GARAGE INTO A RESTAURANT DEVELOPMENT WITH A PROPOSED 6,694 SQUARE-FOOT OUTDOOR PLAZA
- 26. 23-0112 - PUBLIC HEARING - APPLICANT: AMBLESIDE PROPERTIES, LLLP AND CITY OF LAS VEGAS - OWNER: MOGEN HOLDINGS COMPANY, LLC - For possible action on the following Land Use Entitlement project requests on 2.33 acres at the northwest corner of Alpine Place and Appian Way (APNs 138-36-811-000 through 034), Ward 1 (Knudsen). Staff recommends APPROVAL on the Land Use Entitlement project.
 - 26a. 23-0112-GPA1 - GENERAL PLAN AMENDMENT - FROM: TOD-1 (TRANSIT ORIENTED DEVELOPMENT - HIGH) TO: M (MEDIUM DENSITY RESIDENTIAL)
 - 26b. 23-0112-ZON1 - REZONING - FROM: C-1 (LIMITED COMMERCIAL) TO: R-TH (SINGLE FAMILY ATTACHED)
 - 26c. 23-0112-TMP1 - TENTATIVE MAP - ALPINE & APPIAN - FOR A PROPOSED 31-LOT SINGLE-FAMILY ATTACHED RESIDENTIAL SUBDIVISION
- 27. 23-0178 - PUBLIC HEARING - APPLICANT/OWNER: BRODIE LESOURD - For possible action on the following Land Use Entitlement project requests on 0.22 acres at 1001 East Bonanza Road (APN 139-26-411-001), Ward 5 (Crear). Staff recommends APPROVAL on 23-0178- GPA1 and 23-0178-ZON1. Staff recommends DENIAL on 23-0178-SDR1.
 - 27a. 23-0178-GPA1 - GENERAL PLAN AMENDMENT - FROM: PF (PUBLIC FACILITY) TO: MXU (MIXED USE)
 - 27b. 23-0178-ZON1 - REZONING - FROM: P-R (PROFESSIONAL OFFICE AND PARKING) TO: R-3 (MEDIUM DENSITY RESIDENTIAL)
 - 27c. 23-0178-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED CONVERSION OF AN EXISTING ONE-STORY SINGLE-FAMILY DWELLING TO A TWO-STORY, FOUR-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF APPENDIX F DOWNTOWN LAS VEGAS INTERIM DEVELOPMENT STANDARDS
- 28. 23-0216-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: DIAMOND ZING, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED ADDITION OF FOUR UNITS TO AN EXISTING ONE-STORY, THREE-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS on 0.22 acres at 401 South 11th Street (APN 139-34-811-028), R-4 (High Density Residential) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

29. 23-0228 - PUBLIC HEARING - APPLICANT: BBC IMPORTS, LLC - OWNER: SAHARA MOHAWK, LLC - For possible action on the following Land Use Entitlement project requests on 0.65 acres at 5320 West Sahara Avenue, Suite #1 (APN 163-01-804-005), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends DENIAL on the Land Use Entitlement project.
 - 29a. 23-0228-VAR1 - VARIANCE - TO ALLOW ZERO ADDITIONAL PARKING SPACES WHERE 27 ARE REQUIRED FOR A PARKING IMPAIRED DEVELOPMENT
 - 29b. 23-0228-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 715 SQUARE-FOOT MASSAGE ESTABLISHMENT USE WITH WAIVERS TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM AN EXISTING MASSAGE ESTABLISHMENT USE WHERE 1,000 FEET IS REQUIRED AND A 217-FOOT DISTANCE SEPARATION FROM AN INDIVIDUAL CARE CENTER [DAYCARE] USE WHERE 400 FEET IS REQUIRED
30. 23-0237 - PUBLIC HEARING - APPLICANT: THE MOJAVE GROUP - OWNER: ISO DEVELOPMENT PARTNERS 2, LLC - For possible action on the following Land Use Entitlement project requests on 1.78 acres at 331 West Utah Avenue (APNs 162-04-608-002 and 007), Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.
 - 30a. 23-0237-ZON1 - REZONING - FROM: M (INDUSTRIAL) TO: C-2 (GENERAL COMMERCIAL)
 - 30b. 23-0237-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED MIXED-USE DEVELOPMENT
 - 30c. 23-0237-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED SEVEN-STORY MIXED-USE DEVELOPMENT CONSISTING OF 279 MULTI-FAMILY RESIDENTIAL UNITS; 97 HOTEL SUITE UNITS; 2,800 SQUARE FEET OF INTERIOR COMMERCIAL SPACE AND A 1,000 SQUARE-FOOT OUTDOOR PLAZA WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS
31. 23-0240-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SERENITY WELLNESS CENTER, LLC - OWNER: 1800 INDUSTRIAL, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 3,700 SQUARE-FOOT CANNABIS CONSUMPTION LOUNGE USE IN CONJUNCTION WITH AN EXISTING CANNABIS DISPENSARY USE at 1800 Industrial Road, Suites #100 and #102 (APN 162-04-704-003), M (Industrial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.
32. 23-0242 - PUBLIC HEARING - APPLICANT: CLARK COUNTY SCHOOL DISTRICT FACILITIES SERVICES - OWNER: SCHOOL BOARD OF TRUSTEES - For possible action on the following Land Use Entitlement project requests on 18.19 acres at the northeast corner of Smoke Ranch Road and Maverick Street (APN 138-14-802-005), C-V (Civic) Zone, Ward 5 (Crear). Staff recommends APPROVAL on the Land Use Entitlement project.
 - 32a. 23-0242-VAR1 - VARIANCE - TO ALLOW DEVIATIONS FROM TITLE 19.10 C-V (CIVIC) DEVELOPMENT STANDARDS
 - 32b. 23-0242-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED TWO-STORY, 143,316 SQUARE-FOOT PRIMARY PUBLIC SCHOOL DEVELOPMENT
33. 23-0252 - PUBLIC HEARING - APPLICANT/OWNER: WESTON VYACHESLAV - For possible action on the following Land Use Entitlement project requests on 0.20 acres generally located at the northwest corner of Vegas Drive and Michael Way (APN 138-24-403-032), Ward 5 (Crear). Staff recommends APPROVAL on the Land Use Entitlement project.
 - 33a. 23-0252-GPA1 - GENERAL PLAN AMENDMENT - FROM: L (LOW DENSITY RESIDENTIAL) TO: M (MEDIUM DENSITY RESIDENTIAL)
 - 33b. 23-0252-ZON1 - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: R-3 (MEDIUM DENSITY RESIDENTIAL)

34. 23-0255 - PUBLIC HEARING - APPLICANT/OWNER: RED HOOK SAGE, LLC - For possible action on the following Land Use Entitlement project requests on 2.82 acres at 4100 West Charleston Boulevard (APNs 139-31-801-007, -009 and -017), C-1 (Limited Commercial) and C-V (Civic) Zones, Ward 1 (Knudsen). Staff recommends APPROVAL on the Land Use Entitlement project.
- 34a. 23-0255-ZON1 - REZONING - FROM: C-V (CIVIC) TO: C-1 (LIMITED COMMERCIAL) [APN 139-31-801-017]
- 34b. 23-0255-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED THREE-STORY, 22,500 SQUARE-FOOT PRIMARY SCHOOL WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS

DIRECTOR'S BUSINESS:

35. 23-0278-TXT1 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to amend LVMC 19.09 regarding utilities, outdoor seating and dining, and signage, and to provide for other related matters. Staff recommends APPROVAL.

CITIZENS PARTICIPATION:

36. 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