

CERTIFICATE OF POSTING

(Posting required under the provisions of NRS Chapter 241)

RECEIVED

2023 NOV 14 PM 3:51

OFFICE OF THE CITY CLERK

Brianna Pascual, an employee of the City of Las Vegas, Nevada,
says that on the **7th** day of **NOVEMBER**, **2023**, at the hour of
5:00PM there were posted copies of a NOTICE, the attached of which is a true and correct copy
of a **PLANNING COMMISSION AGENDA**, said meeting to be held on the **14th** day
of **NOVEMBER**, **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

Brianna Pascual

Brianna Pascual
Signature

CERTIFICATE OF ELECTRONIC MAILING

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Brianna Pascual

_____, an employee of the City of Las Vegas, Nevada,
says that on the 7th day of NOVEMBER, 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 14th day of
OCTOBER, 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.

Brianna Pascual

Brianna Pascual
Signature
Department of Planning

Nora Lares

Contact Group Name: Agenda Mailing_updated 06.29.2023

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(Posting required under the provisions of NRS Chapter 241)

Brianna Pascual

_____, an employee of the City of Las Vegas, Nevada,
says that on the 7th day of NOVEMBER, 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 14th day of
NOVEMBER, 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.

Brianna Pascual

Brianna Pascual

Signature

Department of Planning

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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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Las Vegas, Nevada 89107

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Las Vegas, Nevada 89101

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Peccole Ranch Community Association
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Las Vegas, Nevada 89117

Mr. David Clark
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Greater New Jerusalem MBC
1818 Martin L. King Boulevard
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7132 Tropical Island Circle
Las Vegas, Nevada 89129-6570

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Las Vegas, Nevada 89131

Mr. Kenneth Williams
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Las Vegas Nevada 89101

Mr. Timothy Voltz
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Nevada Department of Transportation
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Las Vegas, Nevada 89106

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Charleston Neighborhood Preservation
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Las Vegas, Nevada 89107

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Las Vegas, Nevada 89106

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Las Vegas, Nevada 89149

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

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Las Vegas, Nevada 89104-1413

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Mayor 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 Trinity Haven Schlottman, Chair
Commissioner Sam Cherry, Vice Chair
Commissioner Anthony Williams
Commissioner Jeff Rogan
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.

November 14, 2023
6:00 PM

ITEMS MAY BE TAKEN OUT OF THE ORDER PRESENTED AT THE DISCRETION OF THE CHAIRPERSON. TWO OR MORE AGENDA ITEMS FOR CONSIDERATION MAY BE COMBINED; AND ANY ITEM ON THE AGENDA MAY BE REMOVED OR RELATED DISCUSSION MAY BE DELAYED AT ANY TIME.

These proceedings are being video recorded as well as presented live on KCLV, Cable Channel 2. You can also watch this meeting live on Apple TV, Roku and Amazon Fire TV on the Go-Vegas app. The Planning Commission Meeting, as well as all other KCLV programming, can be viewed on the internet at www.kclv.tv/live. The proceedings will be rebroadcast on KCLV and the web the Saturday after the meeting at 10:00 AM, Monday at Midnight and the following Tuesday at 6:00 PM.

Backup material for this agenda may be obtained from the Department of Community Development, 495 South Main Street, 3rd Floor, 702-229-6301 or on the City's webpage at www.lasvegasnevada.gov.

ACTIONS: All actions except general plan amendments, rezonings, and related cases thereto are final unless an appeal is filed by the applicant or an aggrieved person, or a review is requested by a member of the City Council within ten days and payment of those costs shall be made upon filing of the application.

PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's condition, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.

5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input have been received; the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

BUSINESS ITEMS:

1. Call to Order
2. Announcement: Compliance with Open Meeting Law
3. Roll Call
4. Public Comment during this portion of the Agenda must be limited to matters on the Agenda for action. If you wish to be heard, come to the podium and give your name for the record. The amount of discussion, as well as the amount of time any single speaker is allowed, may be limited.
5. For Possible Action to Approve the Final Minutes for the Planning Commission Meeting of October 10, 2023.
6. For Possible Action - Any Items from the Planning Commission, staff and/or the applicant wish to be stricken or held in abeyance to a future meeting may be brought forward and acted upon at this time.

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. RENOTIFICATION - 23-0327-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: OPPORTUNITY VILLAGE - OWNER: STATE OF NEVADA, DIVISION OF STATE LANDS - For possible action on a Land Use Entitlement project request FOR A PROPOSED 63,990 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE WITH WAIVERS TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM AN INDIVIDUAL CARE CENTER, A 258-FOOT DISTANCE SEPARATION FROM A SCHOOL AND A 272-FOOT DISTANCE SEPARATION FROM A CITY PARK WHERE 400 FEET IS REQUIRED at 6300 West Oakey Boulevard (APN 163-02-601-005), C-V (Civic) Zone, Ward 1 (Knudsen). The Planning Commission (6-0 vote) and Staff recommend APPROVAL. NOTE: This item was remanded back to the Planning Commission for consideration to EXPAND THE USE TO THE OUTDOOR AREA IN ADDITION TO THE INTERIOR BUILDING SPACE FOR A TOTAL OF 302,307 SQUARE FEET.
8. 23-0454-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: STUFF MY TURKEY WITH SOUL - OWNER: SAHARA 3D, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 3,163 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE WITH A 200 SQUARE-FOOT OUTDOOR PATIO AREA at 4760 West Sahara Avenue, Suite #20 (APN 162-06-402-001), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.
9. 23-0460 - PUBLIC HEARING - APPLICANT: JOSEPH WICKMAN - OWNER: CENTER POINTE PLAZA, LLC - For possible action on the following Land Use Entitlement project requests at 10300 West Charleston Boulevard, Suite #1 (APN 137-36-814-003), P-C (Planned Community) Zone [VC (Village Commercial) and EC (Employment Center) Summerlin Special Land Use Designation], Ward 2 (Seaman). Staff recommends APPROVAL on the Land Use Entitlement project.

- 9a. 23-0460-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 5,052 SQUARE-FOOT BEERS, PUBS, LOUNGES [ALCOHOL, ON-PREMISE FULL] USE
- 9b. 23-0460-SUP2 - SPECIAL USE PERMIT - FOR A PROPOSED GAMING (RESTRICTED) [GAMING ESTABLISHMENT, RESTRICTED (6-15 MACHINES)] USE
- 10. 23-0465-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JUSTIN DAVIS - OWNER: NICOLA LVP LIMITED PARTNERSHIP - For possible action on a Land Use Entitlement project request FOR A PROPOSED AUTOMOBILE RENTAL USE at 3021 South Valley View Boulevard, Suite #209 (APN 162-07-702-007), M (Industrial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.
- 11. 23-0477-VAC1 - VACATION - PUBLIC HEARING - APPLICANT: TOLL NORTH LV, LLC - OWNER: ELKHORN 56, LLC - For possible action on a Land Use Entitlement project request for a Petition to Vacate a portion of Jones Boulevard public right-of-way, generally located between Deer Springs Way and Elkhorn Road, Ward 6 (Brune). Staff recommends APPROVAL.
- 12. 23-0494-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MICHELLE ZAMORA - OWNER: JOSEPHS FAMILY LIMITED PARTNERSHIP - For possible action on a Land Use Entitlement project request FOR A PROPOSED 819 SQUARE-FOOT MASSAGE ESTABLISHMENT USE WITH A WAIVER TO ALLOW A 140-FOOT DISTANCE SEPARATION FROM A PARCEL ZONED FOR RESIDENTIAL USE WHERE 400 FEET IS REQUIRED at 1815 West Charleston Boulevard, Suite #4 (APN 162-04-112-022), T4-C (T4 Corridor) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.
- 13. 23-0502-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DDT BAR - OWNER: DOWNTOWN CARSON, LLC - For possible action on the following Land Use Entitlement project request FOR A PROPOSED 2,607 SQUARE FOOT ALCOHOL, ON-PREMISE FULL AND ALCOHOL, OFF-PREMISE ANCILLARY USE at 124 South 6th Street, Unit #150 (APN 139-34-611-051), T6-UC (T6 Urban Core) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.
- 14. 23-0505-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: FEEL GOOD BRANDS - OWNER: 900 SOUTH MAIN, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 8,084 SQUARE-FOOT FOOD PROCESSING USE on 0.66 acres at 900 South Main Street (APNs 139-33-811-001 and 139-33-811-002), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.
- 15. 23-0564-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: H+C DISTILLERY - OWNER: NEVADA DISTILLING COMPANY, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 11,615 SQUARE-FOOT HEAVY MANUFACTURING FACILITY WITH WAIVERS OF THE APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS on 2.69 acres at the northwest corner of Wyoming Avenue and Industrial Road (APNs 162-04-606-003, 004 and 005), M (Industrial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

PUBLIC HEARING ITEMS

- 16. TABLED - RENOTIFICATION - 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, SUP3, MSP1, and SDR1]. Staff recommends APPROVAL on 23-0052-VAC1.
 - 16a. TABLED - RENOTIFICATION - 23-0052-ZON1 - REZONING - FROM: T4-MS (T4 MAIN STREET) AND T4-N (T4 NEIGHBORHOOD) TO T5-MS (T5 MAIN STREET)
 - 16b. TABLED - RENOTIFICATION - 23-0052-VAC1 - VACATION - PETITION TO VACATE A PUBLIC ALLEYWAY BETWEEN VAN BUREN AVENUE AND JACKSON AVENUE FROM G STREET TO F STREET
 - 16c. TABLED - RENOTIFICATION - 23-0052-VAR1 - VARIANCE - TO ALLOW 34 STORIES WHERE SEVEN STORIES IS THE MAXIMUM ALLOWED

- 16d. TABLED - RENOTIFICATION - 23-0052-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 462-FOOT TALL BUILDING WITHIN THE 140-FOOT AIRPORT OVERLAY DISTRICT
- 16e. TABLED - RENOTIFICATION - 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
- 16f. 23-0052-SUP3 - SPECIAL USE PERMIT - FOR A PROPOSED AUTOMOBILE RENTAL USE
- 16g. TABLED - RENOTIFICATION - 23-0052-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 34-STORY, 222-UNIT HOTEL AND CASINO DEVELOPMENT WITH 489 MULTI-FAMILY RESIDENTIAL UNITS WITH WAIVERS OF THE TITLE 19.09 FORM BASED CODE DEVELOPMENT STANDARDS
- 16h. TABLED - RENOTIFICATION - 23-0052-MSP1 - MASTER SIGN PLAN - FOR A PROPOSED NON-RESTRICTED GAMING ESTABLISHMENT [HOTEL AND CASINO]
- 17. ABEYANCE - 23-0273 - PUBLIC HEARING - APPLICANT: AND GO CONCEPTS, LLC - OWNER: PRE RANCHO CRAIG, LLC - For possible action on the following Land Use Entitlement project requests on 0.70 acres on the south side of Craig Road, approximately 900 feet west of the intersection of Craig Road and Jones Boulevard (APN 138-02-715-013), C-2 (General Commercial) Zone, Ward 5 (Crear). Staff recommends DENIAL on the Land Use Entitlement project.
 - 17a. ABEYANCE- 23-0273-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED DRIVE-THROUGH USE
 - 17b. ABEYANCE- 23-0273-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 1,000 SQUARE-FOOT RESTAURANT WITH DRIVE-THROUGH WITH A WAIVER OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS
- 18. ABEYANCE- 23-0364 - PUBLIC HEARING - APPLICANT/OWNER: WIESNER SURVIVORS TRUST - For possible action on the following Land Use Entitlement project requests located on 0.33 acres at 4543 North Rancho Drive (APN 138-02-202-014), C-2 (General Commercial) Zone, Ward 5 (Crear). Staff recommends DENIAL on the Land Use Entitlement project.
 - 18a. ABEYANCE- 23-0364-VAR1 - VARIANCE - TO ALLOW 118 PARKING SPACES WHERE 185 PARKING SPACES ARE REQUIRED
 - 18b. ABEYANCE- 23-0364-SUP1 - SPECIAL USE PERMIT - FOR AN EXISTING 12,701 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE WITH A 2,712 SQUARE-FOOT OUTDOOR PATIO AREA WITH A WAIVER TO ALLOW A 348-FOOT SEPARATION DISTANCE FROM A SCHOOL WHERE 400 FEET IS REQUIRED
 - 18c. ABEYANCE- 23-0364-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A MAJOR AMENDMENT TO A PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN REVIEW [SD-0045-00 (1)] FOR A PROPOSED PARKING LOT RECONFIGURATION TO ESTABLISH A 1,581 SQUARE-FOOT OUTDOOR PLAZA AREA
- 19. 23-0288 - PUBLIC HEARING - APPLICANT: FUYI PROPERTIES, LLC - OWNER: SIEGEL SUNSET LLC, ET AL - For possible action on the following Land Use Entitlement project requests on 1.37 acres at the northwest corner of Coolidge Avenue and Casino Center Boulevard (APNs 139-34-401-010, 015 through 017, and 034 through 038), Ward 3 (Diaz). Staff recommends DENIAL on 23-0288 [SUP1, SUP2, and VAC1]. Staff recommends APPROVAL on 23-0288- ZON1.
 - 19a. 23-0288-ZON1 - REZONING - FROM: C-1 (LIMITED COMMERCIAL) AND C-M (COMMERCIAL/INDUSTRIAL) TO: C-2 (GENERAL COMMERCIAL)
 - 19b. 23-0288-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED AUTOMOBILE RENTAL USE

- 19c. 23-0288-SUP2 - SPECIAL USE PERMIT - FOR A PROPOSED MIXED-USE DEVELOPMENT WITH A WAIVER TO ALLOW A SURFACE PARKING LOT ALONG THE STREET FRONTAGE
- 19d. 23-0288-VAC1 - PETITION TO VACATE - TO VACATE THE SOUTHERN PORTION OF A PUBLIC ALLEYWAY GENERALLY LOCATED BETWEEN 1ST STREET AND CASINO CENTER BOULEVARD
- 19e. 23-0288-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED EIGHT-STORY, MIXED-USE DEVELOPMENT CONSISTING OF 114 CONDOMINIUM UNITS, 214 HOTEL RESIDENCE ROOMS, AND 31,644 SQUARE FEET OF COMMERCIAL AREA WITH WAIVERS OF THE APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS
- 20. 23-0310-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: HER-LOZ 1, LLC - OWNER: DI VEGAS, LLC - For possible action on a Land Use Entitlement project request FOR A MAJOR AMENDMENT TO A PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN REVIEW (SDR-60983) FOR THE PROPOSED ADDITION OF FUEL PUMPS AND CANOPY TO AN EXISTING COMMERCIAL DEVELOPMENT on 1.60 acres at 5590 North Rainbow Boulevard (APN 125-35-101-010), C-1 (Limited Commercial) Zone, Ward 6 (Brune). Staff recommends APPROVAL.
- 21. 23-0329-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT: ELEFTERIA MANGAFAS - OWNER: MANGAFA REVOCABLE TRUST - For possible action on a Land Use Entitlement project request TO ALLOW A PROPOSED FIVE FEET TALL SOLID WALL IN THE FRONT YARD WHERE FIVE FEET WITH A TWO-FOOT SOLID BASE IS THE MAXIMUM HEIGHT ALLOWED on 0.63 acres at 10000 Hidden Knoll Court (APN 163-07-415-011 and 012), R-PD6 (Residential Planned Development - 6 Units Per Acre) Zone, Ward 2 (Seaman). Staff recommends DENIAL.
- 22. 23-0332-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT: SUZETTE A. STERNER - OWNER: GARY L. AND SUZETTE A. STERNER - For possible action on a Land Use Entitlement project request TO ALLOW A ZERO-FOOT SEPARATION FROM THE PRIMARY DWELLING WHERE SIX FEET IS REQUIRED FOR AN EXISTING RESIDENTIAL ACCESSORY STRUCTURE [SHED] on 0.17 acres at 5805 Negril Avenue (APN 125-25-214-049), R-PD3 (Residential Planned Development - 3 Units per Acre) Zone, Ward 6 (Brune). Staff recommends DENIAL.
- 23. 23-0451-VAR1 - VARIANCE- PUBLIC HEARING - APPLICANT: JOHN Y CHANG - OWNER: JOHN Y CHANG AND EMILY TANG - For possible action on a Land Use Entitlement project request TO ALLOW A 35-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED, A ONE-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED, A ZERO-FOOT SEPARATION FROM THE MAIN DWELLING UNIT WHERE SIX FEET IS REQUIRED AND TO BE LOCATED IN FRONT OF THE MAIN DWELLING UNIT WHERE SUCH IS NOT ALLOWED FOR TWO EXISTING RESIDENTIAL ACCESSORY STRUCTURES [CARPORTS] on 0.47 acres at 6408 West Ann Road (APN 125-26-403-031), R-E (Residence Estates) Zone, Ward 6 (Brune). Staff recommends DENIAL.
- 24. 23-0453-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RAIDEL RAVELO NODA - For possible action on a Land Use Entitlement project request TO ALLOW AN EXISTING SIX-FOOT TALL WALL IN THE FRONT YARD WHERE FIVE FEET IS THE MAXIMUM HEIGHT ALLOWED AND WITH A THREE-FOOT SOLID BASE WHERE TWO FEET IS THE MAXIMUM HEIGHT ALLOWED on 0.11 acres at 2620 Rising Legend Way (APN 139-20-814-033), R-CL (Single Family Compact-Lot) Zone, Ward 5 (Crear). Staff recommends DENIAL.
- 25. 23-0457-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: THE CAVASOS FAMILY REVOCABLE LIVING TRUST - For possible action on a Land Use Entitlement project request TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED FOR AN EXISTING RESIDENTIAL ACCESSORY STRUCTURE [DETACHED PATIO COVER 1], A ZERO-FOOT REAR YARD SETBACK WHERE THREE FEET IS REQUIRED FOR EXISTING RESIDENTIAL ACCESSORY STRUCTURES [SHED 1, DETACHED PATIO COVER 1, DETACHED PATIO COVER 2], A ZERO-FOOT CORNER SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED FOR EXISTING RESIDENTIAL ACCESSORY STRUCTURES [SHED 1, SHED 2, DETACHED PATIO COVER 3], A ZERO-FOOT SEPARATION FROM THE PRIMARY DWELLING WHERE SIX FEET IS REQUIRED FOR AN EXISTING RESIDENTIAL ACCESSORY STRUCTURE [DETACHED PATIO COVER 3], AND TO ALLOW CORRUGATED METAL WHERE SUCH MATERIAL IS PROHIBITED FOR EXISTING GATES on 0.19 acres at 1029 Palmhurst Drive (APN 138-34-411-033), R-1 (Single Family Residential) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.
- 26. 23-0461-MSP1 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT: CLARK COUNTY SCHOOL DISTRICT -

OWNER: SCHOOL BOARD OF TRUSTEES - For possible action on a Land Use Entitlement project request FOR A PROPOSED WALL SIGN WITH ANIMATED LED DISPLAY AND EXISTING WALL SIGNAGE AT AN EXISTING PUBLIC PRIMARY SCHOOL on 10.00 acres at 7770 West Delhi Avenue (APN 138-09-701-004), C-V (Civic) Zone, Ward 4 (Allen-Palenske). Staff recommends DENIAL.

27. 23-0466 - PUBLIC HEARING - APPLICANT: BEAZER HOMES - OWNER: RAINBOW CREEK, LLC - For possible action on the following Land Use Entitlement project requests on 2.83 acres on the east side of Rainbow Boulevard, approximately 500 feet north of Azure Avenue (APN 125-26-101-004), Ward 6 (Brune). Staff recommends APPROVAL on the Land Use Entitlement project.
- 27a. 23-0466-ZON1 - REZONING - FROM: R-3 (MEDIUM FAMILY RESIDENTIAL) TO: R-TH (SINGLE FAMILY ATTACHED)
 - 27b. 23-0466-VAR1 - VARIANCE - TO ALLOW 59 PARKING SPACES WHERE 63 SPACES ARE REQUIRED
 - 27c. 23-0466-VAR2 - VARIANCE - TO ALLOW A STUB STREET TERMINUS WHERE A CUL-DE-SAC OR HAMMERHEAD IS REQUIRED, A CONNECTIVITY RATIO OF 1.00 WHERE 1.30 IS REQUIRED, AND TO ALLOW A PRIVATE STREET WITHOUT A GATE TO NOT MEET PUBLIC STREET STANDARDS
 - 27d. 23-0466-VAR3 - VARIANCE - TO ALLOW A 10-FOOT FRONT YARD SETBACK WHERE 18 FEET IS REQUIRED TO THE FRONT GARAGE ENTRY (LOT 1)
 - 27e. 23-0466-VAR4 - VARIANCE - TO ALLOW A 10-FOOT FRONT YARD SETBACK WHERE 18 FEET IS REQUIRED TO THE FRONT GARAGE ENTRY (LOT 2)
 - 27f. 23-0466-VAR5 - VARIANCE - TO ALLOW A 10-FOOT FRONT YARD SETBACK WHERE 18 FEET IS REQUIRED TO THE FRONT GARAGE ENTRY (LOT 3)
 - 27g. 23-0466-VAR6 - VARIANCE - TO ALLOW A 10-FOOT FRONT YARD SETBACK WHERE 18 FEET IS REQUIRED TO THE FRONT GARAGE ENTRY (LOT 4)
 - 27h. 23-0466-VAR7 - VARIANCE - TO ALLOW A 10-FOOT FRONT YARD SETBACK WHERE 18 FEET IS REQUIRED TO THE FRONT GARAGE ENTRY (LOT 5)
 - 27i. 23-0466-VAR8 - VARIANCE - TO ALLOW A 10-FOOT FRONT YARD SETBACK WHERE 18 FEET IS REQUIRED TO THE FRONT GARAGE ENTRY (LOT 6)
 - 27j. 23-0466-TMP1 - TENTATIVE MAP - RAINBOW CROSSING - FOR A 29-LOT SINGLE FAMILY ATTACHED RESIDENTIAL SUBDIVISION
28. 23-0467-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT: MARIA RODRIGUEZ - OWNER: RAUL GIL AND MARIA GIL - For possible action on a Land Use Entitlement project request TO ALLOW A 38-FOOT LOT WIDTH WHERE 100 FEET IS REQUIRED at 1201 South Commerce Street (APN 162-03-110-116), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz). Staff recommends DENIAL.
29. 23-0468-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: PIERRO'S LANDSCAPE & MAINTENANCE, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 5,448 SQUARE-FOOT BUILDING MAINTENANCE AND STORAGE DEVELOPMENT WITH WAIVERS OF OFFSITE IMPROVEMENTS AND PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 1.24 acres located on the south side of Ricky Road, approximately 435 feet east of Rancho Drive (APN 138-12-810-012), C-2 (General Commercial) Zone, Ward 5 (Crear).
30. 23-0480 - PUBLIC HEARING - APPLICANT: JAZMIN GAMONAL - OWNER: LUCKY KIDS DAYCARE 3, LLC - For possible action on the following Land Use Entitlement project requests on 0.17 acres at 713 North Eastern Avenue (APN 139-26-811-073), P-R (Professional Office and Parking) Zone, Ward 3 (Diaz). Staff recommends DENIAL.
- 30a. 23-0480-VAR1 - VARIANCE - TO ALLOW FOUR PARKING SPACES WHERE NINE SPACES ARE REQUIRED

- 30b. 23-0480-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A MAJOR AMENDMENT TO A PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN REVIEW [Z-0011-00(1)] FOR A PARKING LOT RECONFIGURATION TO ESTABLISH AN OUTDOOR PLAY AREA FOR A PROPOSED CHILD CARE CENTER WITH A WAIVER OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS
- 31. 23-0484 - PUBLIC HEARING - APPLICANT: SHANE TERRY - OWNER: TONY CHIN HSEIN TSAI AND JASMIN PEI WEN TSAI - For possible action of the following Land Use Entitlement project requests on 0.32 acres at 1300 South Main Street, Suite #120 (APN 162-03-110-094), Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.
 - 31a. 23-0484-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 3,554 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL AND ALCOHOL, OFF-PREMISE ANCILLARY USE WITH A 750 SQUARE-FOOT OUTDOOR PATIO AREA
 - 31b. 23-0484-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED NIGHT CLUB WITH AN OUTDOOR PATIO AREA
- 32. 23-0485 - PUBLIC HEARING - APPLICANT: CLARK COUNTY SCHOOL DISTRICT - OWNER: SCHOOL BOARD OF TRUSTEES - For possible action on the following Land Use Entitlement project requests on 7.32 acres at 1200 North 27th Street (APN 139-25-202-001), C-V (Civic) Zone, Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.
 - 32a. 23-0485-VAR1 - VARIANCE - TO ALLOW DEVIATIONS FROM TITLE 19.10 C-V (CIVIC) DEVELOPMENT STANDARDS
 - 32b. 23-0485-VAR2 - VARIANCE - TO ALLOW 101 PARKING SPACES WHERE 123 SPACES ARE REQUIRED
 - 32c. 23-0485-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED TWO-STORY, 88,647 SQUARE-FOOT PRIMARY PUBLIC SCHOOL
 - 32d. 23-0485-MSP1 - MASTER SIGN PLAN - FOR A PROPOSED WALL SIGN WITH ANIMATED LED DISPLAY AND OTHER PROPOSED SIGNAGE
- 33. 23-0496-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: XO LIQUOR RAINBOW, LLC - OWNER: RAINBOW COMMERCIAL, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 4,000 SQUARE-FOOT ALCOHOL, OFF-PREMISE FULL USE at 2300 North Rainbow Boulevard, Suites #113 and 114 (APN 138-23-110-041), C-1 (Limited Commercial) Zone, Ward 5 (Crear). Staff recommends APPROVAL.
- 34. 23-0499-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: ADVENT UNITED METHODIST CHURCH - For possible action on a Land Use Entitlement project request FOR A PROPOSED 83,555 SQUARE-FOOT, FOUR-STORY MIXED USE DEVELOPMENT INCLUDING A 1,200 SQUARE-FOOT CLINIC, A 2,500 SQUARE-FOOT INDIVIDUAL CARE CENTER [CHILD CARE], 50 MULTI-FAMILY RESIDENTIAL UNITS AND AN EXISTING 4,995 SQUARE-FOOT CHURCH WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 2.72 acres at the southeast corner of Rancho Drive and Jay Avenue (APNs 138-12-710-045 and 046), C-2 (General Commercial) Zone, Ward 5 (Crear). Staff recommends APPROVAL.

DIRECTOR'S BUSINESS:

- 35. 23-0509-TXT1 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to amend LVMC 19.10.020 regarding the C-V (Civic) District, and to provide for other related matters. Staff recommends APPROVAL.
- 36. 23-0556-DIR1 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to approve the 2024 Planning Commission Meeting Schedule. Staff has NO RECOMMENDATION.

Citizens Participation:

37. 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