

CERTIFICATE OF POSTING

(Posting required under the provisions of NRS Chapter 241)

Brianna Pascual, an employee of the City of Las Vegas, Nevada,
says that on the **6th** day of **FEBRUARY**, **2024**, at the hour of
1:00PM 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 **FEBRUARY**, **2024**, 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


Signature

CERTIFICATE OF ELECTRONIC MAILING

(Posting required under the provisions of NRS Chapter 241)

Brianna Pascual _____, an employee of the City of Las Vegas, Nevada, says that on the 6th day of FEBRUARY, 2024, 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 13th day of FEBRUARY, 2024, 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



Signature
Department of Planning

Brianna Pascual Mendoza

Contact Group Name: Agenda Mailing_updated 06.29.2023

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Brianna Pascual

_____, an employee of the City of Las Vegas, Nevada,
says that on the 6th day of FEBRUARY, 2024, 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 13th day of
FEBRUARY, 2024, 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



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 Connors 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

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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
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Las Vegas, Nevada 89134

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UFCW 711
1201 North Decatur Boulevard, Suite #116
Las Vegas, Nevada 89108

Ms. Sharon Linsenbardt
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Las Vegas, Nevada 89131

Ms. Tami Lord
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Denver, Colorado 80222

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Las Vegas, Nevada 89104

Ms. Denise Sida
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Las Vegas, Nevada 89101

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

Charleston Neighborhood Preservation
6633 Lowden Street
Las Vegas, Nevada 89107

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

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

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

Mr. Bob Coffin
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Las Vegas, Nevada 89104-1413

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Las Vegas, Nevada 89106

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Las Vegas, Nevada 89101

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Las Vegas, Nevada 89128

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

February 13, 2024
6:00 PM

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

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

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

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

PLANNING COMMISSION MEETING RULES OF CONDUCT:

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

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

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

BUSINESS ITEMS:

1. Call to Order
2. Announcement: Compliance with Open Meeting Law
3. Roll Call
4. Public Comment during this portion of the Agenda must be limited to matters on the Agenda for action. If you wish to be heard, come to the podium and give your name for the record. The amount of discussion, as well as the amount of time any single speaker is allowed, may be limited.
5. For Possible Action to Approve the Final Minutes for the Planning Commission Meeting of January 9, 2024
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. 23-0628-EOT1 - EXTENSION OF TIME - VARIANCE - APPLICANT/OWNER: TRI POINTE HOMES NEVADA, INC.
- For possible action on a Land Use Entitlement project request for the first Extension of Time of a previously approved Variance (21-0657-VAR1) TO ALLOW A 10-FOOT TALL RETAINING WALL WHERE SIX FEET IS THE MAXIMUM ALLOWED AND A TOTAL WALL HEIGHT OF 16 FEET WHERE 12 FEET IS THE MAXIMUM ALLOWED on a 6.58-acre portion of 25.00 acres generally located at the northeast corner of Iron Mountain Road and Alpine Ridge Way (APN 126-01-810-002), R-TH (Single Family Attached) Zone, 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.

8. 23-0249 - PUBLIC HEARING - APPLICANT: GIGAPOWER, LLC - OWNER: SOUTH SHORES, LLC - For possible action on the following Land Use Entitlement project requests on 1.64 acres at 8544 West Lake Mead Boulevard (APN 138-20-521-008), C-1 (Limited Commercial) Zone, Ward 4 (Allen-Palenske). Staff recommends APPROVAL on the Land Use Entitlement project.
 - 8a. 23-0249-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED UTILITY INSTALLATION, OTHER THAN LISTED USE
 - 8b. 23-0249-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A MAJOR AMENDMENT TO PLOT

PLAN REVIEW [Z-0003-89(3)] FOR THE PROPOSED ADDITION OF A FIBER DISTRIBUTION HUB TO AN EXISTING SHOPPING CENTER DEVELOPMENT

9. 23-0582 - PUBLIC HEARING - APPLICANT: GIGAPOWER, LLC - OWNER: CANYON LAKES, LLC - For possible action on the following Land Use Entitlement project requests on 5.57 acres at 9080 West Sahara Avenue (APN 163-05-410-004) C-1 (Limited Commercial) Zone, Ward 2 (Seaman). Staff recommends APPROVAL on the Land Use Entitlement project.
 - 9a. 23-0582-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED UTILITY INSTALLATION, OTHER THAN LISTED USE
 - 9b. 23-0582-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A MAJOR AMENDMENT TO PLOT PLAN REVIEW [Z-0079-88] FOR THE PROPOSED ADDITION OF A FIBER DISTRIBUTION HUB WITHIN AN EXISTING SHOPPING CENTER DEVELOPMENT
10. 23-0594-VAC1 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: CENTURY COMMUNITIES NEVADA, LLC - For possible action on a Land Use Entitlement project request for a Petition to Vacate public drainage easements generally located at the southwest corner of Iron Mountain Road and Sheep Mountain Parkway, Ward 6 (Brune). Staff recommends APPROVAL.
11. 23-0623-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: UNITED COIN MACHINE CO. - OWNER: RZMZ FAMILY, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED GAMING ESTABLISHMENT, RESTRICTED USE (1 TO 5 MACHINES) at 1801 East Charleston Boulevard (APN 139-35-814-019), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.
12. 23-0624 - PUBLIC HEARING - APPLICANT: NEW CINGULAR WIRELESS PCS, LLC - OWNER: THE LOUISE ANN BENDA LIVING TRUST - For possible action on the following Land Use Entitlement project requests on 0.97 acres at 7941 North Jones Boulevard (APN 125-14-504-007), R-E (Residence Estates) Zone, Ward 6 (Brune). Staff recommends APPROVAL on the Land Use Entitlement project.
 - 12a. 23-0624-VAR1 - VARIANCE - TO ALLOW A 13-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 270 FEET IS THE MINIMUM REQUIRED
 - 12b. 23-0624-SUP1 - SPECIAL USE PERMIT - FOR A MAJOR AMENDMENT TO AN APPROVED SPECIAL USE PERMIT (SUP-60674) FOR THE PROPOSED EXPANSION OF AN EXISTING WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN USE
13. 23-0625 - PUBLIC HEARING - APPLICANT: INCLUSIVE HOSPITALITY, LLC - OWNER: 1021 MAIN STREET, LLC - For possible action on the following Land Use Entitlement project requests located at 1021 South Main Street, Suite #150 (APN 139-33-801-025), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL on the Land Use Entitlement project.
 - 13a. 23-0625-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 3,230 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE WITH A 1,321 SQUARE-FOOT OUTDOOR PATIO AREA
 - 13b. 23-0625-SUP2 - SPECIAL USE PERMIT - FOR A PROPOSED GAMING ESTABLISHMENT, RESTRICTED USE (1 TO 5 MACHINES)
14. 23-0656-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: UNITED COIN MACHINE CO. - OWNER: ELKHORN HUALAPAI, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED GAMING (INCIDENTAL GAMING MACHINES ONLY) USE at 7161 North Hualapai Way, Suite #110 (APN 126-24-517-004), PD (Planned Development) Zone [VC (Village Commercial) Cliff's Edge Special Land Use Designation], Ward 4 (Allen-Palenske). Staff recommends APPROVAL.

PUBLIC HEARING ITEMS

15. ABEYANCE - 23-0535-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DOUG AND STACIE HUGHES - For possible action on a Land Use Entitlement project request TO ALLOW AN 18-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR A PROPOSED RESIDENTIAL ACCESSORY STRUCTURE [MAIL ROOM] AND TO ALLOW TWO PROPOSED RESIDENTIAL ACCESSORY STRUCTURES [MAIL ROOM AND GARAGE] TO BE LOCATED IN FRONT OF THE MAIN DWELLING UNIT WHERE SUCH IS NOT ALLOWED

AND THE TOTAL FLOOR AREA OF ALL RESIDENTIAL ACCESSORY STRUCTURES [MAIL ROOM AND GARAGE] TO EXCEED THE PRIMARY DWELLING FLOOR AREA WHERE SUCH IS NOT ALLOWED on 0.96 acres at 422 South Rancho Drive (APN 139-32-601-043), R-A (Ranch Acres) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.

16. ABEYANCE - 23-0565-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: EFRAIM ZAKEN - OWNER: VINTAGE VEGAS GAMBLING, INC. - For possible action on a Land Use Entitlement project request FOR A PROPOSED 5,721 SQUARE-FOOT AUTOMOBILE RENTAL USE at 128 Fremont Street (APNs 139-34-111-014, 021, 022, and 024), C-2 (General Commercial) Zone, Ward 5 (Crear). Staff recommends APPROVAL.
17. ABEYANCE - 23-0595 - PUBLIC HEARING - APPLICANT: SUMMIT HOMES OF NEVADA, LLC - OWNER: FF SERIES HOLDINGS, LLC - For possible action on the following Land Use Entitlement project requests on 1.99 acres at the northeast corner of Bilpar Road and Tenaya Way (APN 125-22-801-011), Ward 6 (Brune). Staff recommends DENIAL on the Land Use Entitlement project.
 - 17a. ABEYANCE - 23-0595-GPA1 - GENERAL PLAN AMENDMENT - FROM: O (OFFICE) TO: ML (MEDIUM LOW DENSITY RESIDENTIAL)
 - 17b. ABEYANCE - 23-0595-ZON1 - REZONING - FROM: O (OFFICE) TO: R-CL (SINGLE FAMILY COMPACT-LOT)
 - 17c. ABEYANCE - 23-0595-VAR1 - VARIANCE - TO ALLOW A 1.00 CONNECTIVITY RATIO WHERE 1.30 IS REQUIRED AND TO ALLOW NON-STANDARD STREET TERMINI WHERE A CUL-DE-SAC OR HAMMERHEAD TERMINUS IS REQUIRED
 - 17d. ABEYANCE - 23-0595-TMP1 - TENTATIVE MAP - TENAYA & BILPAR - FOR A PROPOSED 16-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION
18. 23-0444-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: GUADALUPE MICHEL - For possible action on a Land Use Entitlement project request TO ALLOW AN EXISTING FIVE-FOOT TALL FENCE WITH A THREE-FOOT SOLID BASE IN THE FRONT YARD WHERE FIVE FEET WITH A TWO-FOOT SOLID BASE IS THE MAXIMUM HEIGHT ALLOWED on 0.21 acres at 4912 Montebello Avenue (APN 140-32-611-005), R-1 (Single Family Residential) Zone, Ward 3 (Diaz). Staff recommends DENIAL.
19. 23-0452-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT: JOE LOPEZ - OWNER: EXTRA SPACE STORAGE - For possible action on a Land Use Entitlement project request TO ALLOW A PROPOSED EIGHT-FOOT TALL FRONT YARD FENCE WHERE FIVE FEET IS THE MAXIMUM HEIGHT ALLOWED on 1.69 acres at 1120 South Las Vegas Boulevard (APN 162-03-112-002), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends DENIAL.
20. 23-0503-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: MP CMG RANCHO, LLC - OWNER: PRE RANCHO CRAIG, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 2,325 SQUARE-FOOT RESTAURANT WITH DRIVE-THROUGH DEVELOPMENT WITH A WAIVER OF BUILDING ORIENTATION STANDARDS WITH A 250 SQUARE-FOOT OUTDOOR PATIO AREA on a portion of 10.09 acres located on the east side of Rancho Drive, approximately 800 feet south of Craig Road (APN 138-02-715-012), C-2 (General Commercial) Zone, Ward 5 (Crear). Staff recommends APPROVAL.
21. 23-0561-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: PCB, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED FACILITY FOR TRANSITIONAL LIVING FOR RELEASED OFFENDERS USE WITH WAIVERS TO ALLOW AN 823-FOOT DISTANCE SEPARATION FROM A CITY PARK AND TO ALLOW A 1,018-FOOT DISTANCE SEPARATION FROM AN INDIVIDUAL CARE CENTER LICENSED FOR MORE THAN 12 CHILDREN WHERE 1,500 FEET IS REQUIRED at 230, 234, 238 and 248 West Chicago Avenue (APNs 162-04-710-132, 133, 134 and 135), R-4 (High Density Residential) Zone, Ward 3 (Diaz). Staff recommends DENIAL.
22. 23-0627-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: PETERSEN MANAGEMENT - OWNER: MADISON CHURCH, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED FIVE-STORY TALL, 92-UNIT MIXED-USE DEVELOPMENT WITH 7,520 SQUARE FEET OF COMMERCIAL AREA WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS AREA 2

DEVELOPMENT STANDARDS on 0.80 acres at 300 South 7th Street (APN 139-34-710-035), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

23. 23-0629 - PUBLIC HEARING - APPLICANT/OWNER: IHC HEALTH SERVICES, INC. - For possible action on the following Land Use Entitlement project requests on 7.66 acres at 510 South Rampart Boulevard (APN 138-32-314-001), PD (Planned Development) Zone, Ward 2 (Seaman). Staff recommends DENIAL on the Land Use Entitlement project.
 - 23a. 23-0629-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED GARDEN SUPPLY/PLANT NURSERY USE
 - 23b. 23-0629-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 66,720 SQUARE-FOOT GARDEN SUPPLY/PLANT NURSERY DEVELOPMENT WITH A WAIVER OF BUILDING ORIENTATION REQUIREMENTS
24. 23-0631 - PUBLIC HEARING - APPLICANT: THE PUNK ROCK MUSEUM INC. - OWNER: 1422 WESTERN AVENUE, LLC - For possible action on the following Land Use Entitlement project requests on 0.54 acres at 1422 Western Avenue (APN 162-04-602-016), M (Industrial) Zone, Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.
 - 24a. 23-0631-SUP1 - SPECIAL USE PERMIT - FOR A MAJOR AMENDMENT TO AN APPROVED SPECIAL USE PERMIT (23-0031-SUP1) FOR A PROPOSED 11,777 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE WITH A 11,745 SQUARE-FOOT OUTDOOR PLAZA AREA
 - 24b. 23-0631-SUP2 - SPECIAL USE PERMIT - FOR A PROPOSED OPEN AIR VENDING/TRANSIENT SALES LOT USE
 - 24c. 23-0631-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A MAJOR AMENDMENT TO AN APPROVED SITE DEVELOPMENT PLAN REVIEW (21-0605-SDR1) FOR A PROPOSED PARKING LOT RECONFIGURATION TO ESTABLISH AN OUTDOOR PLAZA AREA
25. 23-0645 - PUBLIC HEARING - APPLICANT/OWNER: DOWNTOWN SANCHEZ, LLC - For possible action on the following Land Use Entitlement project requests on 0.16 acres at 623 South 4th Street (APN 139-34-311-138), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL on the Land Use Entitlement project.
 - 25a. 23-0645-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 1,235 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE WITH A 4,980 SQUARE-FOOT OUTDOOR PATIO AREA
 - 25b. 23-0645-SUP2 - SPECIAL USE PERMIT - FOR A PROPOSED OPEN AIR VENDING/TRANSIENT SALES LOT USE
26. 23-0648-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: BRYAN BARAHONA - 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 [CASITA] AND A TOTAL ACCESSORY STRUCTURE SIZE OF 70 PERCENT OF THE PRIMARY DWELLING FLOOR AREA WHERE 50 PERCENT IS THE MAXIMUM ALLOWED on 0.15 acres at 1200 Cold Stream Drive (APN 140-29-610-023), R-1 (Single Family Residential) Zone, Ward 3 (Diaz). Staff recommends DENIAL.
27. 23-0653 - PUBLIC HEARING - APPLICANT/OWNER: VYACHESLAV WESTON - For possible action on the following Land Use Entitlement project requests on 0.20 acres at the northeast corner of Vegas Drive and Michael Way (APN 138-24-403-032), R-3 (Medium Density Residential) Zone, Ward 5 (Crear). Staff recommends DENIAL on the Land Use Entitlement project.
 - 27a. 23-0653-VAR1 - VARIANCE - TO ALLOW SEVEN PARKING SPACES WHERE EIGHT ARE REQUIRED
 - 27b. 23-0653-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED TWO-STORY, FOUR-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF TITLE 19.06 DEVELOPMENT STANDARDS

28. 23-0657-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT: HENRRY GUTIERREZ SOSA - OWNER: ACELY NAPOLES NAPOLES - For possible action on a Land Use Entitlement project request TO ALLOW ZERO-FOOT SEPARATION FROM THE PRINCIPAL DWELLING UNIT WHERE SIX FEET IS REQUIRED AND TO NOT BE AESTHETICALLY COMPATIBLE WITH THE PRINCIPAL DWELLING UNIT WHERE SUCH IS REQUIRED FOR AN EXISTING RESIDENTIAL ACCESSORY STRUCTURE [CASITA] on 0.10 acres at 6529 Orchid Hill Circle (APN 138-26-111-049), R-CL (Single Family Compact-Lot) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.
29. 23-0660-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ADAN CASTILLO - For possible action on a Land Use Entitlement project request TO ALLOW THE TOTAL FLOOR AREA TO BE 75 PERCENT OF THE PRIMARY DWELLING FLOOR AREA WHERE 50 PERCENT IS THE MAXIMUM ALLOWED FOR A PROPOSED RESIDENTIAL ACCESSORY STRUCTURE [CASITA] on 0.14 acres at 2112 Poplar Avenue (APN 139-35-611-029), R-1 (Single Family Residential) Zone, Ward 3 (Diaz). Staff recommends DENIAL.
30. 23-0664-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a Land Use Entitlement project request FOR A MAJOR AMENDMENT TO AN APPROVED SITE DEVELOPMENT PLAN REVIEW (SDR-47296) FOR A PROPOSED TWO-STORY TALL, 9,500 SQUARE-FOOT ADDITION TO AN EXISTING 24,245 SQUARE-FOOT CHARTER PRIMARY SCHOOL DEVELOPMENT WITH WAIVERS OF THE APPENDIX F INTERIM DOWNTOWN LAS VEGAS AREA 2 DEVELOPMENT STANDARDS on 1.56 acres at 320 South 9th Street (APN 139-34-701-010), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.
31. 24-0023-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT: HARTLAUER SIGNS - OWNER: GOOD HOOD, LLC - For possible action on a Land Use Entitlement project request TO ALLOW A TWO-FOOT SETBACK WHERE FIVE FEET IS REQUIRED FOR TWO PREVIOUSLY APPROVED MONUMENT SIGNS on 1.16 acres at 201 South Las Vegas Boulevard (APN 139-34-601-018), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

DIRECTOR'S BUSINESS:

32. 24-0014-TXT1 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to amend LVMC 19.06, 19.09, 19.12 and 19.18 regarding tiny houses, LVMC 19.17 regarding height bonus, and to provide for other related matters. Staff recommends APPROVAL.

Citizens Participation:

33. 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