

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 **5th** day of **MARCH**, **2024**, at the hour of
3:00PM 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 **12th** day
of **MARCH**, **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

Brianna Pascual
Signature

CERTIFICATE OF ELECTRONIC MAILING

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NOTICE, the attached of which is a true and correct copy of a
PLANNING COMMISSION AGENDA, said meeting to be held on the 12th day of
MARCH, 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

Brianna Pascual
Signature
Department of Planning

Brianna Pascual Mendoza

Contact Group Name: Agenda Mailing_updated 02/12/2024

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Brianna Pascual

_____, an employee of the City of Las Vegas, Nevada,
says that on the 5th day of MARCH, 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 12th day of
MARCH, 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

Brianna Pascual
Signature
Department of Planning

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Las Vegas, Nevada 89104

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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

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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
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McCarran International Airport
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Napa, California 94558

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Las Vegas, Nevada 89146

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6109 Borden Circle
Las Vegas, Nevada 89107

Ms. Dorothy Orr
7132 Tropical Island Circle
Las Vegas, Nevada 89129-6570

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
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Henderson, Nevada 89011

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Las Vegas, Nevada 89134

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Las Vegas, Nevada 89131

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LVRC Holdings, LLC
3371 North Buffalo Drive
Las Vegas, Nevada 89129

Charleston Neighborhood Preservation
6633 Lowden Street
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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Las Vegas, Nevada 89106

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Las Vegas, Nevada 89106

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Las Vegas, Nevada 89145

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

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.

March 12, 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 February 13, 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. 23-0665-TMP1 - TENTATIVE MAP - SUMMERLIN VILLAGE 29 PARCEL GH - APPLICANT: PN II, INC. - OWNER: THE HOWARD HUGHES COMPANY, LLC - For possible action on a Land Use Entitlement project request FOR A 98-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 29.49 acres at the northwest corner of Spring Run Drive and Sky Vista Drive (APNs 137-28-611-002, 003; 137-27-221-001 and 002) P-C (Planned Community) Zone [SF3 (Single Family Detached) Summerlin Special Land Use Designation], Ward 2 (Seaman). Staff recommends APPROVAL.
8. 24-0039-TMP1 - TENTATIVE MAP - FAIRVIEW AT SUMMERLIN VILLAGE 29 (PARCEL K) - APPLICANT: GREYSTONE NEVADA - OWNER: THE HOWARD HUGHES COMPANY, LLC - For possible action on a Land Use Entitlement project request for a FOR A 85-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 34.89 acres at the southeast corner of Spring Run Drive and Grand Park Boulevard (APNs 137-28-710-001 and 137-27-323-001), P-C (Planned Community) Zone [SF2 (Single Family Detached) Summerlin Special Land Use Designation], Ward 2 (Seaman). 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.

9. 23-0487 - PUBLIC HEARING - APPLICANT: MERAKI GREEK GRILL - OWNER: HIGH POINT VENTURE, LLC - For possible action on the following Land Use Entitlement project requests on 0.89 acres at 6420 Centennial Center Boulevard, Suite #120 (APN 125-28-511-002), T-C (Town Center) Zone [GC-TC (General Commercial - Town

Center) Special Land Use Designation], Ward 4 (Allen-Palenske). Staff recommends APPROVAL on the Land Use Entitlement project.

- 9a. 23-0487-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 3,000 SQUARE-FOOT BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE WITH A 240 SQUARE-FOOT OUTDOOR PATIO AREA
- 9b. 23-0487-WVR1 - WAIVER - TO ALLOW THE REMOVAL OF A REQUIRED PARKING LOT LANDSCAPE ISLAND
- 10. 24-0019-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MARTINEZ AUTO CENTER - OWNER: NML FAMILY TRUST - For possible action on a Land Use Entitlement project request FOR A PROPOSED MOTOR VEHICLE SALES (USED) USE WITH A WAIVER TO ALLOW A 23,958 SQUARE-FOOT SITE AREA DESIGNATED FOR THE USE WHERE 25,000 SQUARE FEET IS THE MINIMUM REQUIRED at 1333 East Charleston Boulevard (APNs 139-34-811-061 and 063), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.
- 11. 24-0020-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SUMMERHOP, LLC - OWNER: SUMMERLIN RESTAURANT PROPERTY, LLC - For possible action on a request for a Land Use Entitlement project request FOR A PROPOSED 6,810 SQUARE-FOOT PUBS, BARS & LOUNGES [ALCOHOL, ON-PREMISE BEER/WINE] USE at 9651 Trailwood Drive (APN 138-19-420-008), P-C (Planned Community) Zone [VC (Village Center) Summerlin Special Land Use Designation], Ward 2 (Seaman). Staff recommends APPROVAL.
- 12. 24-0022-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: RONALD BASS - OWNER: WETHERBEE PROPERTIES, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED TATTOO PARLOR/BODY PIERCING STUDIO USE at 943 North Pecos Road (APN 139-25-601-004), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.
- 13. 24-0034-VAC1 - VACATION - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: DRP NV 4, LLC - For possible action on a Land Use Entitlement project request for a Petition to Vacate U.S. Government Patent Easements generally located at the northwest corner of La Madre Way and Grand Canyon Drive (APNs 125-31-201-010 and 125-31-301-014), Ward 4 (Allen-Palenske). Staff recommends APPROVAL.

PUBLIC HEARING ITEMS

- 14. ABEYANCE - RENOTIFICATION - 23-0384-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DAVID JAMES ROBINS - For possible action on a Land Use Entitlement project request TO ALLOW AN EXISTING RESIDENTIAL ACCESSORY STRUCTURE [SHED] TO BE LOCATED WITHIN THE REQUIRED FRONT YARD SETBACK WHERE SUCH IS NOT ALLOWED on 0.25 acres at 1257 Campbell Drive (APN 162-05-214-001), R-1 (Single Family Residential) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.
- 15. ABEYANCE - 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.
- 16. 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.
 - 16a. ABEYANCE - 23-0595-GPA1 - GENERAL PLAN AMENDMENT - FROM: O (OFFICE) TO: ML (MEDIUM LOW DENSITY RESIDENTIAL)
 - 16b. ABEYANCE - 23-0595-ZON1 - REZONING - FROM: O (OFFICE) TO: R-CL (SINGLE FAMILY COMPACT-LOT)
 - 16c. 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

- 16d. ABEYANCE - 23-0595-TMP1 - TENTATIVE MAP - TENAYA & BILPAR - FOR A PROPOSED 16-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION
17. ABEYANCE - 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.
- 17a. ABEYANCE - 23-0653-VAR1 - VARIANCE - TO ALLOW SEVEN PARKING SPACES WHERE EIGHT ARE REQUIRED
- 17b. ABEYANCE - 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
18. ABEYANCE - 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.
19. RENOTIFICATION - 23-0382 - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: UNITED STATES OF AMERICA AND CITY OF LAS VEGAS - For possible action on an Appeal of the Approval by the Planning Commission on the following Land Use Entitlement project requests on 5.43 acres at 7351 West Alexander Road (APNs 138-10-101-019, 138-10-101-006, 138-10-196-002, and 138-10-101-015), U (Undeveloped [R (Rural Density Residential) General Plan Designation] and C-V (Civic) Zones, Ward 4 (Allen-Palenske). NOTE: This item was remanded back to the Planning Commission for consideration TO ADDRESS A SOUND STUDY AND ASSOCIATED RECOMMENDATIONS. Staff recommends APPROVAL on the Land Use Entitlement project.
- 19a. RENOTIFICATION - 23-0382-VAR1 - VARIANCE - TO ALLOW A 13-FOOT TALL SOLID FRONT YARD WALL WHERE A FIVE-FOOT TALL FRONT YARD WALL/FENCE WITH A TWO-FOOT SOLID BASE IS THE MAXIMUM ALLOWED AND TO ALLOW A 10-FOOT TALL PERIMETER WALL WHERE EIGHT FEET IS THE MAXIMUM ALLOWED
- 19b. RENOTIFICATION - 23-0382-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A MAJOR AMENDMENT TO A PREVIOUSLY APPROVED DEVELOPMENT PLAN [Z-0022-88(1)] FOR THE PROPOSED EXPANSION OF WAYNE BUNKER PARK TO ESTABLISH AN OUTDOOR PICKLEBALL COMPLEX
20. 23-0616 - PUBLIC HEARING - APPLICANT/OWNER: HAREL PLUMBING & HEATING, INC. - For possible action on the following Land Use Entitlement project requests on 0.08 acres located on the east side of 13th Street, approximately 358 feet south of Mesquite Avenue and 13th Street (APN 139-35-212-015), R-3 (Medium Density Residential) Zone, Ward 5 (Crear). Staff recommends APPROVAL on the Land Use Entitlement project.
- 20a. 23-0616-VAR1 - VARIANCE - TO ALLOW ZERO PARKING SPACES WHERE SEVEN ARE REQUIRED
- 20b. 23-0616-VAR2 - VARIANCE - TO ALLOW A 15-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED AND TO ALLOW A TWO-FOOT DISTANCE BETWEEN BUILDINGS WHERE 10 FEET IS REQUIRED
- 20c. 23-0616-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED TWO-STORY, THREE-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS

21. 23-0661- PUBLIC HEARING - APPLICANT: SCHULMAN DEVELOPMENT - OWNER: UNION PACIFIC RAILROAD COMPANY - For possible action on the following Land Use Entitlement project requests on 5.90 acres at the northeast corner of Charleston Boulevard and Grand Central Parkway (APNs 139-33-810-003 and 004), PD (Planned Development) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL on the Land Use Entitlement project.
 - 21a. 23-0661-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 4,070 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE
 - 21b. 23-0661-SUP2 - SPECIAL USE PERMIT - FOR A PROPOSED MIXED-USE DEVELOPMENT
 - 21c. 23-0661-VAC1 - VACATION - PETITION TO VACATE PUBLIC RIGHT-OF-WAY GENERALLY LOCATED AT THE NORTHEAST CORNER OF CHARLESTON BOULEVARD AND GRAND CENTRAL PARKWAY
 - 21d. 23-0661-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED FIVE-STORY, 275-UNIT MIXED-USE DEVELOPMENT WITH 43,810 SQUARE FEET OF COMMERCIAL SPACE WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS
22. 23-0672-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: GOOD HOOD, LLC - For possible action on a Land Use Entitlement project request TO ALLOW A 152 SQUARE-FOOT SIGN AREA WHERE 75 SQUARE FEET IS THE MAXIMUM ALLOWED FOR A PROPOSED MONUMENT SIGN AND TO ALLOW A 50 SQUARE-FOOT SIGN AREA FOR A PROPOSED PROJECTING SIGN WHERE 32 SQUARE FEET IS THE MAXIMUM ALLOWED on 1.16 acres at 201 and 211 South Las Vegas Boulevard (APN 139-34-601-018), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends DENIAL.
23. 24-0003-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SEYEDHOSEIN REZA ZADEH MOUSAVI - For possible action on a Land Use Entitlement project request TO ALLOW AN EXISTING SIX-FOOT TALL SOLID WALL IN THE FRONT YARD WHERE FIVE FEET WITH A TWO-FOOT SOLID BASE IS THE MAXIMUM HEIGHT ALLOWED on 1.11 acres at 711 Campbell Drive (APN 139-32-306-009), R-A (Ranch Acres) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.
24. 24-0006-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT: JUANA VIZCARRA - OWNER: JUANA VIZCARRA AND GUADALUPE VIZCARRA - For possible action on a Land Use Entitlement project request TO ALLOW A THREE-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING RESIDENTIAL ACCESSORY STRUCTURE [DETACHED PATIO COVER] AND A FOUR-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING RESIDENTIAL ACCESSORY STRUCTURE [SHED] on 0.46 acres at 5309 West Gowan Road (APN 138-12-710-003), R-E (Residence Estates) Zone, Ward 5 (Crear). Staff recommends DENIAL.
25. 24-0015 - PUBLIC HEARING - APPLICANT/OWNER: KB HOMES LAS VEGAS INC., ET AL - For possible action on the following Land Use Entitlement project requests on a portion of 21.14 acres at the southwest corner of Fleet Wing Avenue and Kettle Ridge Drive (APNs Multiple), P-C (Planned Community) Zone [SFSD (Single Family Special Lot) Special Land Use Designation], Ward 2 (Seaman). Staff recommends DENIAL on the Land Use Entitlement project.
 - 25a.1. 24-0015-SCD1 - SUMMERLIN MAJOR DEVIATION - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA FROM A RESIDENTIAL STREET WHERE EIGHT FEET IS REQUIRED (1500 PACIFIC BAZA STREET, APN 137-22-614-015)
 - 25a.2. 24-0015-SCD2 - SUMMERLIN MAJOR DEVIATION - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA FROM A RESIDENTIAL STREET WHERE EIGHT FEET IS REQUIRED (1595 PACIFIC BAZA STREET, APN 137-22-515-033)
 - 25a.3. 24-0015-SCD3 - SUMMERLIN MAJOR DEVIATION - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA FROM A RESIDENTIAL STREET WHERE EIGHT FEET IS REQUIRED (1587 PACIFIC BAZA STREET, APN 137-22-515-035)
 - 25a.4. 24-0015-SCD4 - SUMMERLIN MAJOR DEVIATION - TO ALLOW A TWO-FOOT SETBACK TO THE LIVING AREA FROM A RESIDENTIAL STREET WHERE EIGHT FEET IS REQUIRED (1583 PACIFIC

BAZA STREET, APN 137-22-515-036)

- 25a.5. 24-0015-SCD5 - SUMMERLIN MAJOR DEVIATION - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA FROM A RESIDENTIAL STREET WHERE EIGHT FEET IS REQUIRED (1535 PACIFIC BAZA STREET, APN 137-22-614-048)
- 25a.6. 24-0015-SCD6 - SUMMERLIN MAJOR DEVIATION - TO ALLOW A FOUR-FOOT SETBACK TO THE LIVING AREA FROM A RESIDENTIAL STREET WHERE EIGHT FEET IS REQUIRED (1519 PACIFIC BAZA STREET, APN 137-22-614-051)
- 25a.7. 24-0015-SCD7 - SUMMERLIN MAJOR DEVIATION - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA FROM A RESIDENTIAL STREET WHERE EIGHT FEET IS REQUIRED (1515 PACIFIC BAZA STREET, APN 137-22-614-052)
- 25a.8. 24-0015-SCD8 - SUMMERLIN MAJOR DEVIATION - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA FROM A RESIDENTIAL STREET WHERE EIGHT FEET IS REQUIRED (1605 CROWNED EAGLE STREET, APN 137-22-515-046)
- 25a.9. 24-0015-SCD9 - SUMMERLIN MAJOR DEVIATION - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA FROM A RESIDENTIAL STREET WHERE EIGHT FEET IS REQUIRED (1597 CROWNED EAGLE STREET, APN 137-22-515-048)
- 25a.10. 24-0015-SCD10 - SUMMERLIN MAJOR DEVIATION - TO ALLOW A FOUR-FOOT SETBACK TO THE LIVING AREA FROM A RESIDENTIAL STREET WHERE EIGHT FEET IS REQUIRED (1589 CROWNED EAGLE STREET, APN 137-22-515-050)
- 25a.11. 24-0015-SCD11 - SUMMERLIN MAJOR DEVIATION - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA FROM A RESIDENTIAL STREET WHERE EIGHT FEET IS REQUIRED (1585 CROWNED EAGLE STREET, APN 137-22-515-051)
- 25a.12. 24-0015-SCD12 - SUMMERLIN MAJOR DEVIATION - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA FROM A RESIDENTIAL STREET WHERE EIGHT FEET IS REQUIRED (1581 CROWNED EAGLE STREET, APN 137-22-515-052)
- 25a.13. 24-0015-SCD13 - SUMMERLIN MAJOR DEVIATION - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA FROM A RESIDENTIAL STREET WHERE EIGHT FEET IS REQUIRED (1569 CROWNED EAGLE STREET, APN 137-22-614-066)
- 25a.14. 24-0015-SCD14 - SUMMERLIN MAJOR DEVIATION - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA FROM A RESIDENTIAL STREET WHERE EIGHT FEET IS REQUIRED (1549 CROWNED EAGLE STREET, APN 137-22-614-070)
- 25a.15. 24-0015-SCD15 - SUMMERLIN MAJOR DEVIATION - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA FROM A RESIDENTIAL STREET WHERE EIGHT FEET IS REQUIRED (1545 CROWNED EAGLE STREET, APN 137-22-614-071)
- 25a.16. 24-0015-SCD16 - SUMMERLIN MAJOR DEVIATION - TO ALLOW A FOUR-FOOT SETBACK TO THE LIVING AREA FROM A RESIDENTIAL STREET WHERE EIGHT FEET IS REQUIRED (1537 CROWNED EAGLE STREET, APN 137-22-614-073)
- 25a.17. 24-0015-SCD17 - SUMMERLIN MAJOR DEVIATION - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA FROM A RESIDENTIAL STREET WHERE EIGHT FEET IS REQUIRED (1614 ROCK KESTREL STREET, APN 137-22-515-062)
- 25a.18. 24-0015-SCD18 - SUMMERLIN MAJOR DEVIATION - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA FROM A RESIDENTIAL STREET WHERE EIGHT FEET IS REQUIRED (1618 ROCK KESTREL STREET, APN 137-22-515-063)
- 25a.19. 24-0015-SCD19 - SUMMERLIN MAJOR DEVIATION - TO ALLOW A TWO-FOOT SETBACK TO THE LIVING AREA FROM A RESIDENTIAL STREET WHERE EIGHT FEET IS REQUIRED (1559 PACIFIC

BAZA STREET, APN 137-22-614-042)

- 25a.20. 24-0015-SCD20 - SUMMERLIN MAJOR DEVIATION - TO ALLOW A TWO-FOOT SETBACK TO THE LIVING AREA FROM A RESIDENTIAL STREET WHERE EIGHT FEET IS REQUIRED (1555 PACIFIC BAZA STREET, APN 137-22-614-043)
- 25a.21. 24-0015-SCD21 - SUMMERLIN MAJOR DEVIATION - TO ALLOW A TWO-FOOT SETBACK TO THE LIVING AREA FROM A RESIDENTIAL STREET WHERE EIGHT FEET IS REQUIRED (1551 PACIFIC BAZA STREET, APN 137-22-614-044)
- 25a.22. 24-0015-SCD22 - SUMMERLIN MAJOR DEVIATION - TO ALLOW A TWO-FOOT SETBACK TO THE LIVING AREA FROM A RESIDENTIAL STREET WHERE EIGHT FEET IS REQUIRED (1547 PACIFIC BAZA STREET, APN 137-22-614-045)
- 25a.23. 24-0015-SCD23 - SUMMERLIN MAJOR DEVIATION - TO ALLOW A TWO-FOOT SETBACK TO THE LIVING AREA FROM A RESIDENTIAL STREET WHERE EIGHT FEET IS REQUIRED (1543 PACIFIC BAZA STREET, APN 137-22-614-046)
- 25a.24. 24-0015-SCD24 - SUMMERLIN MAJOR DEVIATION - TO ALLOW A TWO-FOOT SETBACK TO THE LIVING AREA FROM A RESIDENTIAL STREET WHERE EIGHT FEET IS REQUIRED (1546 ROCK KESTREL STREET, APN 137-22-614-076)
- 25a.25. 24-0015-SCD25 - SUMMERLIN MAJOR DEVIATION - TO ALLOW A TWO-FOOT SETBACK TO THE LIVING AREA FROM A RESIDENTIAL STREET WHERE EIGHT FEET IS REQUIRED (1550 ROCK KESTREL STREET, APN 137-22-614-077)
- 25a.26. 24-0015-SCD26 - SUMMERLIN MAJOR DEVIATION - TO ALLOW A TWO-FOOT SETBACK TO THE LIVING AREA FROM A RESIDENTIAL STREET WHERE EIGHT FEET IS REQUIRED (1554 ROCK KESTREL STREET, APN 137-22-614-078)
- 25a.27. 24-0015-SCD27 - SUMMERLIN MAJOR DEVIATION - TO ALLOW A TWO-FOOT SETBACK TO THE LIVING AREA FROM A RESIDENTIAL STREET WHERE EIGHT FEET IS REQUIRED (1558 ROCK KESTREL STREET, APN 137-22-614-079)
- 25a.28. 24-0015-SCD28 - SUMMERLIN MAJOR DEVIATION - TO ALLOW A TWO-FOOT SETBACK TO THE LIVING AREA FROM A RESIDENTIAL STREET WHERE EIGHT FEET IS REQUIRED (1562 ROCK KESTREL STREET, APN 137-22-614-080)
- 25a.29. 24-0015-SCD29 - SUMMERLIN MAJOR DEVIATION - TO ALLOW A TWO-FOOT SETBACK TO THE LIVING AREA FROM A RESIDENTIAL STREET WHERE EIGHT FEET IS REQUIRED (1566 ROCK KESTREL STREET, APN 137-22-614-081)
- 25a.30. 24-0015-SCD30 - SUMMERLIN MAJOR DEVIATION - TO ALLOW A TWO-FOOT SETBACK TO THE LIVING AREA FROM A RESIDENTIAL STREET WHERE EIGHT FEET IS REQUIRED (1570 ROCK KESTREL STREET, APN 137-22-614-082)
- 25a.31. 24-0015-SCD31 - SUMMERLIN MAJOR DEVIATION - TO ALLOW A TWO-FOOT SETBACK TO THE LIVING AREA FROM A RESIDENTIAL STREET WHERE EIGHT FEET IS REQUIRED (1574 ROCK KESTREL STREET, APN 137-22-614-083)
- 25a.32. 24-0015-SCD32 - SUMMERLIN MAJOR DEVIATION - TO ALLOW A TWO-FOOT SETBACK TO THE LIVING AREA FROM A RESIDENTIAL STREET WHERE EIGHT FEET IS REQUIRED (1578 ROCK KESTREL STREET, APN 137-22-614-084)
- 25a.33. 24-0015-SCD33 - SUMMERLIN MAJOR DEVIATION - TO ALLOW A TWO-FOOT SETBACK TO THE LIVING AREA FROM A RESIDENTIAL STREET WHERE EIGHT FEET IS REQUIRED (1582 ROCK KESTREL STREET, APN 137-22-614-085)
- 25a.34. 24-0015-SCD34 - SUMMERLIN MAJOR DEVIATION - TO ALLOW A TWO-FOOT SETBACK TO THE LIVING AREA FROM A RESIDENTIAL STREET WHERE EIGHT FEET IS REQUIRED (1586 ROCK

KESTREL STREET, APN 137-22-515-055)

- 25a.35. 24-0015-SCD35 - SUMMERLIN MAJOR DEVIATION - TO ALLOW A TWO-FOOT SETBACK TO THE LIVING AREA FROM A RESIDENTIAL STREET WHERE EIGHT FEET IS REQUIRED (1590 ROCK KESTREL STREET, APN 137-22-515-056)
- 25a.36. 24-0015-SCD36 - SUMMERLIN MAJOR DEVIATION - TO ALLOW A TWO-FOOT SETBACK TO THE LIVING AREA FROM A RESIDENTIAL STREET WHERE EIGHT FEET IS REQUIRED (1594 ROCK KESTREL STREET, APN 137-22-515-057)
- 25a.37. 24-0015-SCD37 - SUMMERLIN MAJOR DEVIATION - TO ALLOW A TWO-FOOT SETBACK TO THE LIVING AREA FROM A RESIDENTIAL STREET WHERE EIGHT FEET IS REQUIRED (1598 ROCK KESTREL STREET, APN 137-22-515-058)
- 25a.38. 24-0015-SCD38 - SUMMERLIN MAJOR DEVIATION - TO ALLOW A TWO-FOOT SETBACK TO THE LIVING AREA FROM A RESIDENTIAL STREET WHERE EIGHT FEET IS REQUIRED (1602 ROCK KESTREL STREET, APN 137-22-515-059)
- 25a.39. 24-0015-SCD39 - SUMMERLIN MAJOR DEVIATION - TO ALLOW A TWO-FOOT SETBACK TO THE LIVING AREA FROM A RESIDENTIAL STREET WHERE EIGHT FEET IS REQUIRED (1606 ROCK KESTREL STREET, APN 137-22-515-060)
- 25a.40. 24-0015-SCD40 - SUMMERLIN MAJOR DEVIATION - TO ALLOW A TWO-FOOT SETBACK TO THE LIVING AREA FROM A RESIDENTIAL STREET WHERE EIGHT FEET IS REQUIRED (1610 ROCK KESTREL STREET, APN 137-22-515-061)
26. 24-0021-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: THE PERRY C. ROGERS AND NICOLE P. ROGERS FAMILY TRUST - For possible action on a Land Use Entitlement project request TO ALLOW A PROPOSED RESIDENTIAL ACCESSORY STRUCTURE [CASITA] AND PATIO COVER TO BE PLACED IN THE FRONT YARD SETBACK WHERE SUCH IS NOT ALLOWED AND TO ALLOW A 10-FOOT SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED FOR A PROPOSED PATIO COVER on 0.98 acres at 3000 Arabian Road (APN 139-32-305-004), R-A (Ranch Acres) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.
27. 24-0026-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LUIS FLORES - OWNER: LUKE AND LINDA CHOI FAMILY TRUST - For possible action on a Land Use Entitlement project request FOR A PROPOSED AUTO REPAIR GARAGE, MINOR USE at 2301 North Decatur Boulevard, Suite #150 (APN 138-24-511-036), C-1 (Limited Commercial) Zone, Ward 5 (Crear). Staff recommends APPROVAL.
28. 24-0033-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: IVAN SANCHEZ - For possible action on a Land Use Entitlement project request TO ALLOW A 12-FOOT CORNER SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED, A TWO-FOOT SEPARATION FROM THE PRIMARY DWELLING WHERE SIX FEET IS REQUIRED, A ZERO-FOOT REAR YARD SETBACK WHERE THREE FEET IS REQUIRED FOR AN EXISTING RESIDENTIAL ACCESSORY STRUCTURE [CASITA]; A ZERO-FOOT REAR YARD SETBACK WHERE THREE FEET IS REQUIRED FOR AN EXISTING RESIDENTIAL ACCESSORY STRUCTURE [SHED]; A ZERO-FOOT REAR YARD SETBACK WHERE THREE FEET IS REQUIRED, AND A ZERO-FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED FOR AN EXISTING RESIDENTIAL ACCESSORY STRUCTURE [CHICKEN COOP]; AND A TOTAL ACCESSORY STRUCTURE COVERAGE OF 63 PERCENT OF THE PRIMARY DWELLING FLOOR AREA WHERE 50 PERCENT IS THE MAXIMUM ALLOWED, AND TO ALLOW RESIDENTIAL ACCESSORY STRUCTURES [CASITA, SHED, AND CHICKEN COOP] TO NOT BE AESTHETICALLY COMPATIBLE WITH THE PRINCIPAL DWELLING UNIT WHERE SUCH IS REQUIRED on 0.15 acres at 2401 Howard Drive (APN 162-01-311-043), R-1 (Single Family Residential) Zone, Ward 3 (Diaz). Staff recommends DENIAL.
29. 24-0041-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT: JEFF WHITTLE - OWNER: L&E IRREVOCABLE TRUST - For possible action on a Land Use Entitlement project request TO ALLOW A 40-FOOT FRONT YARD SETBACK WHERE 50 FEET IS THE MINIMUM REQUIRED AND A SIX-FOOT TALL VEHICULAR AND PEDESTRIAN GATE WHERE FIVE FEET IS THE MAXIMUM HEIGHT ALLOWED FOR A PROPOSED SINGLE-FAMILY DWELLING on 0.49 acres located on the west side of Thom Boulevard, approximately 165 feet north of Grand Teton Drive (APN 125-12-801-039), R-E (Residence Estates) Zone, Ward 6 (Brune). Staff recommends

DENIAL.

30. 24-0042-VAR1 - VARIANCE - APPLICANT/OWNER: RITA LAGUNA - For possible action on the following Land Use Entitlement project request TO ALLOW A ZERO-FOOT SEPARATION FROM THE PRIMARY DWELLING UNIT WHERE SIX FEET IS REQUIRED, AND TO BE LOCATED WITHIN THE FRONT YARD SETBACK WHERE SUCH IS NOT ALLOWED FOR AN EXISTING RESIDENTIAL ACCESSORY STRUCTURE [CARPORT]; AND A ZERO-FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED, AND A ZERO-FOOT SEPARATION FROM THE PRIMARY DWELLING UNIT WHERE SIX FEET IS REQUIRED FOR AN EXISTING RESIDENTIAL ACCESSORY STRUCTURE on 0.14 acres at 2400 Howard Drive (APN 162-01-311-064), R-1 (Single Family Residential) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

DIRECTOR'S BUSINESS:

31. 23-0675-DIR1 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CENTURY COMMUNITIES OF NEVADA, LLC - For possible action on a Land Use Entitlement project request FOR THE SECOND AMENDMENT OF THE FIFTH AMENDMENT AND RESTATEMENT OF THE SKYE CANYON DEVELOPMENT AGREEMENT TO AMEND EXHIBIT L (VILLAGE STREET AND TRAIL SECTIONS), Ward 6 (Brune). Staff recommends APPROVAL.
32. 23-0676-DIR1 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CENTURY COMMUNITIES OF NEVADA, LLC - For possible action on a Land Use Entitlement project request FOR THE FIRST AMENDMENT OF THE SECOND AMENDED AND RESTATED SKYE CANYON PARKS AGREEMENT, Ward 6 (Brune). Staff recommends APPROVAL.
33. 24-0027-DIR1 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: GARY CAVALIER - For possible action on a Land Use Entitlement project request to designate the property known as Leroy and Carrie Christensen House as a Historic Site on the City of Las Vegas Historic Property Register as approved by the Historic Preservation Commission (23-0027-HPC1) at 500 West Van Buren Avenue (APN 139-27-110-044), T4-N (T4 Neighborhood) Zone, Ward 5 (Crear). The Historic Preservation Commission (HPC) and Staff recommend APPROVAL.

Citizens Participation:

34. Citizens Participation: Public comment during this portion of the agenda must be limited to matters within the jurisdiction of the Planning Commission. No subject may be acted upon by the Planning Commission unless that subject is on the agenda and is scheduled for action. If you wish to be heard, come to the podium and give your name for the record. The amount of discussion on any single subject, as well as the amount of time any single speaker is allowed, may be limited.

THIS MEETING HAS BEEN PROPERLY NOTICED AND POSTED AT THE FOLLOWING LOCATIONS IN ACCORDANCE WITH THE NOTICING STANDARDS AS OUTLINED IN NRS 241.020:

The City of Las Vegas website – www.lasvegasnevada.gov
The Nevada Public Notice website – notice.nv.gov
City Hall, 495 South Main Street, 1st Floor