

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 **2nd** day of **APRIL**, **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 **9th** day
of **APRIL**, **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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_____, an employee of the City of Las Vegas, Nevada,
says that on the 2nd day of APRIL, 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 9th day of
APRIL, 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 03/14/2024

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Brianna Pascual

_____, an employee of the City of Las Vegas, Nevada,
says that on the 2nd day of APRIL, 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 9th day of
APRIL, 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

Mr. Pawlik
808 Park Paseo
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
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Nevada Land
3505 East Harmon Avenue, Suite. B
Las Vegas, Nevada 89121

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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 Auborn Avenue
Las Vegas, Nevada 89108

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

Ms Paula Hutchison
5704 Ano Drive
Las Vegas, Nevada 89131

Mr. Kenneth Williams
130 Palm Lane
Las Vegas Nevada 89101

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

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

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

Ms. Serina Choi
1930 Village Center Circle, Suite #3-219
Las Vegas, Nevada 89134

Mr. Michael Gittings
UFCW 711
1201 North Decatur Boulevard, Suite #116
Las Vegas, Nevada 89108

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

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

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

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

Ms. Denise Sida
910 Melrose Drive
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
1139 5th Place
Las Vegas, Nevada 89104-1413

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

Ms. Erna Clark
6501 Burgundy Way
Las Vegas, Nevada 89107

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Las Vegas, Nevada 89106

Mr. Michael J. McDonald
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Las Vegas, Nevada 89106

Boulder Dam Home Site Addition Association
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Ms. June Ingram
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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.

April 9, 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 March 12, 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.

ONE MOTION - ONE VOTE

The following are items that may be considered in one motion/one vote. They are considered routine non-public and public hearing items with a Staff recommendation of approval. All public hearings and non-public hearings will be opened at one time. Any person representing an application or a member of the public or a member of the Planning Commission not in agreement with the conditions and all standard conditions for the application recommended by staff, should request to have that item removed from this part of the agenda.

7. 23-0380-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MVB, LLC - OWNER: ARTS CORNER, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 3,214 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE WITH A 777 SQUARE-FOOT OUTDOOR PATIO AREA at 1 East Charleston Boulevard, Suite #100 (APN 139-33-801-024), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.
8. 23-0516-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: LOS CAMINOS DE LA VIDA TRUST, ET AL - For possible action on a Land Use Entitlement project request FOR A PROPOSED TWO-STORY, SIX-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 0.29 acres at 388 Maydelle Place (APN 139-36-110-022), R-3 (Medium Density Residential) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.
9. 23-0622-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DAIKON VEGAN SUSHI - THE M LIM, LLC - OWNER: WFM PARTNERS, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 2,380 SQUARE-FOOT ALCOHOL, ON-PREMISE BEER/WINE USE WITH A 305 SQUARE-FOOT OUTDOOR PATIO AREA at 7210 West Lake Mead Boulevard, Suite #1 (APN 138-22-601-004), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.
10. 23-0674-MOD1 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT/OWNER: CENTURY COMMUNITIES OF NEVADA, LLC - For possible action on a Land Use Entitlement project request TO AMEND THE SKYE CANYON DESIGN GUIDELINES TO AMEND MINIMUM BUILDING SETBACK AND MAXIMUM DRIVEWAY

SLOPE STANDARDS FOR TOWNHOMES IN THE SKYE R-2 DISTRICT on approximately 1,032 acres at the northwest corner of Grand Teton Drive and Grand Canyon Drive (APNs multiple), T-D (Traditional Development) Zone, Ward 6 (Brune). Staff recommends APPROVAL.

11. 24-0053-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: 702 LV MARKET, LLC - OWNER: ARIZONA CHARLIES, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED OPEN AIR VENDING/TRANSIENT SALES LOT USE at 740 South Decatur Boulevard (APN 138-36-701-022), C-2 (General Commercial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.
12. 24-0059-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JOSEPH STAMIS - OWNER: JPJM FAMILY TRUST - For possible action on a Land Use Entitlement project request FOR A PROPOSED RESIDENTIAL, ACCESSORY DWELLING UNIT [CASITA] USE at 2904 Justice Lane (APN 139-32-110-044), R-E (Residence Estates) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.
13. 24-0068-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: HELEN ADAMS - OWNER: HELLFIRE MEDIA, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED ASTROLOGER, HYPNOTIST, OR PSYCHIC ART AND SCIENCE USE at 600 East Charleston Boulevard (APN 162-03-501-001), P-R (Professional Office and Parking) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.
14. 24-0088-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: AMEDEO PIZZA ITALIAN CAFE - OWNER: 1151 S. BUFFALO DRIVE, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 1,459 SQUARE-FOOT ALCOHOL, ON-PREMISE BEER/WINE USE at 1181 South Buffalo Drive, Suite #115 (APN 163-04-510-010), C-1 (Limited Commercial) Zone, Ward 2 (Seaman). Staff recommends APPROVAL.
15. 24-0091-VAC1 - VACATION - PUBLIC HEARING - APPLICANT: PN II, INC. - OWNER: THE HOWARD HUGHES COMPANY, LLC - For possible action on a Land Use Entitlement project request for a Petition to Vacate a portion of public right-of-way on Grand Park Boulevard, generally located between Sandstone Rise Drive and Redpoint Drive, Ward 2 (Seaman). Staff recommends APPROVAL.
16. 24-0111-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NATHAN HALL - OWNER: 1421 MAIN STREET, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 5,690 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE WITH A 486 SQUARE-FOOT OUTDOOR PATIO AREA at 1421 South Main Street (APN 162-03-210-024), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

PUBLIC HEARING ITEMS

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 - 23-0661- 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.
 - 18a. ABEYANCE - 23-0661-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 4,070 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE
 - 18b. ABEYANCE - 23-0661-SUP2 - SPECIAL USE PERMIT - FOR A PROPOSED MIXED-USE

DEVELOPMENT

- 18c. ABEYANCE - 23-0661-VAC1 - VACATION - PETITION TO VACATE PUBLIC RIGHT-OF-WAY GENERALLY LOCATED AT THE NORTHEAST CORNER OF CHARLESTON BOULEVARD AND GRAND CENTRAL PARKWAY
- 18d. ABEYANCE - 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
- 19. ABEYANCE - 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.
- 20. ABEYANCE - 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.
- 21. 23-0558-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: KIMIKE CARR - 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 ADDITION TO A SINGLE-FAMILY DWELLING on 0.14 acres at 5613 Evergreen Avenue (APN 138-36-313-134), R-1 (Single Family Residential) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.
- 22. 23-0643-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: KFC - OWNER: PRE RANCHO CRAIG, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 2,650 SQUARE-FOOT RESTAURANT WITH DRIVE-THROUGH DEVELOPMENT WITH A 400 SQUARE-FOOT OUTDOOR PATIO AREA on a portion of 10.09 acres located on the east side of Rancho Drive, approximately 620 feet south of Craig Road (APN 138-02-715-012), C-2 (General Commercial) Zone, Ward 5 (Crear). Staff recommends APPROVAL.
- 23. 23-0671-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT: VERONICA MENDES-BROWN - OWNER: STEVEN T. BROWN AND VERONICA R. BROWN - For possible action on a Land Use Entitlement project request TO ALLOW AN EXISTING 16-FOOT TALL RESIDENTIAL ACCESSORY STRUCTURE [DETACHED CARPORT] TO EXCEED THE HEIGHT OF THE PRINCIPAL DWELLING UNIT WHERE SUCH IS NOT ALLOWED; A ZERO-FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED; A ZERO-FOOT SEPARATION FROM THE PRINCIPAL DWELLING WHERE SIX FEET IS REQUIRED; TO NOT BE AESTHETICALLY COMPATIBLE WITH THE PRINCIPAL DWELLING UNIT WHERE SUCH IS REQUIRED; A TOTAL ACCESSORY STRUCTURE SIZE OF 53 PERCENT OF THE PRINCIPAL DWELLING FLOOR AREA WHERE 50 PERCENT IS THE MAXIMUM ALLOWED; AND A LOT COVERAGE OF 52 PERCENT WHERE 50 PERCENT IS THE MAXIMUM ALLOWED on 0.17 acres at 5308 Rebecca Road (APN 125-35-217-001), R-1 (Single Family Residential) Zone, Ward 6 (Brune). Staff recommends DENIAL.
- 24. 24-0040 - PUBLIC HEARING - APPLICANT/OWNER: MELISSA KOSHIR AND JONATHAN MARGALIT - For possible action on the following Land Use Entitlement project requests on 0.51 acres at 1421 Marina Del Ray Court (APN 163-03-511-001), R-E (Residence Estates) Zone, Ward 1 (Knudsen). Staff recommends DENIAL on the Land Use Entitlement project.
 - 24a. 24-0040-VAR1 - VARIANCE - TO ALLOW A SIX-FOOT CORNER SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED FOR A PROPOSED RESIDENTIAL, ACCESSORY DWELLING UNIT [CASITA]
 - 24b. 24-0040-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED RESIDENTIAL, ACCESSORY DWELLING UNIT USE

25. 24-0043-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JAIME GUIMAREY AND SERENA GUIMAREY - 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 [CARPORT]; TO ALLOW A ONE-FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED FOR AN EXISTING RESIDENTIAL ACCESSORY STRUCTURE [CASITA]; TO ALLOW A FIVE-FOOT SEPARATION FROM THE PRIMARY DWELLING WHERE SIX FEET IS REQUIRED FOR AN EXISTING RESIDENTIAL ACCESSORY STRUCTURE [CARPORT]; AND TO ALLOW EXISTING RESIDENTIAL ACCESSORY STRUCTURES [CARPORT AND MIDDLE SHED] TO NOT BE AESTHETICALLY COMPATIBLE WITH THE PRIMARY DWELLING WHERE SUCH IS REQUIRED on 0.25 acres at 6224 Budnick Circle (APN 138-02-510-052), R-1 (Single Family Residential) Zone, Ward 5 (Crear). Staff recommends DENIAL.
26. 24-0102-GPA1 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: KARDIA PROPERTIES, LLC - For possible action on a Land Use Entitlement project request FROM: TOD-2 (TRANSIT ORIENTED DEVELOPMENT - LOW) TO: H (HIGH DENSITY RESIDENTIAL) on 1.49 acres located on the south side of Harris Avenue between Lilly Lane and Effinger Street (APN 139-25-410-046), Ward 3 (Diaz). Staff recommends APPROVAL.
27. 24-0049 - PUBLIC HEARING - APPLICANT: GEORGE GEKAKIS, INC. - OWNER: KARDIA PROPERTIES, LLC - For possible action on the following Land Use Entitlement project requests on 1.49 acres located on the south side of Harris Avenue, between Lilly Lane and Effinger Street (APN 139-25-410-046), R-4 (High Density Residential) Zone, Ward 3 (Diaz). Staff recommends APPROVAL on the Land Use Entitlement project.
 - 27a. 24-0049-VAR1 - VARIANCE - TO ALLOW A PROPOSED 10-FOOT TALL FRONT YARD WALL WHERE FIVE FEET WITH A TWO-FOOT SOLID BASE IS THE MAXIMUM HEIGHT ALLOWED; TO ALLOW A PROPOSED 10-FOOT TALL PERIMETER WALL WHERE EIGHT FEET IS THE MAXIMUM HEIGHT ALLOWED AND TO ALLOW ZERO PERCENT CONTRASTING MATERIAL WHERE 20 PERCENT IS REQUIRED
 - 27b. 24-0049-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED FOUR-STORY, 60-UNIT SENIOR CITIZEN APARTMENT DEVELOPMENT WITH WAIVERS OF RESIDENTIAL ADJACENCY AND PERIMETER LANDSCAPE BUFFER REQUIREMENTS
28. 24-0061-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT: BROCK OHLSON - OWNER: 6060 ELTON AVENUE, LLC - For possible action on a Land Use Entitlement project request TO ALLOW TWO PROPOSED SIGNS ON THE EASTERN ELEVATION WHERE ONE SIGN IS ALLOWED AND TO ALLOW A 19 PERCENT COVERAGE OF THE EASTERN TENANT SPACE ELEVATION WHERE 10 PERCENT IS THE MAXIMUM ALLOWED on 0.24 acres at 6060 Elton Avenue (APN 138-35-518-015), P-R (Professional Office and Parking) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.
29. 24-0067 - PUBLIC HEARING - APPLICANT: MICHAELS DEVELOPMENT COMPANY I, L.P. - OWNER: SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY - For possible action on the following Land Use Entitlement project requests on 5.15 acres on the southeast corner of Duncan Drive and Edward Avenue (APN 138-12-210-021), Ward 5 (Crear). Staff recommends APPROVAL on the Land Use Entitlement project.
 - 29a. 24-0067-GPA1 - GENERAL PLAN AMENDMENT - FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: M (MEDIUM DENSITY RESIDENTIAL)
 - 29b. 24-0067-ZON1 - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: R-3 (MEDIUM DENSITY RESIDENTIAL)
 - 29c. 24-0067-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED TWO-STORY, 80-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF RESIDENTIAL ADJACENCY AND PERIMETER LANDSCAPE BUFFER REQUIREMENTS
30. 24-0069 - PUBLIC HEARING - APPLICANT/OWNER: INTEGRAL PARTNERS PARK PLACE CENTRE - LAS VEGAS, LLC - For possible action on the following Land Use Entitlement project requests on 14.72 acres on the southwest corner of Sirius Avenue and Rancho Drive (APN 162-08-418-002), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL on the Land Use Entitlement project.

- 30a. 24-0069-VAR1 - VARIANCE - TO ALLOW A 70-FOOT TALL OFF-PREMISE SIGN WHERE 40 FEET IS THE MAXIMUM ALLOWED
- 30b. 24-0069-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED CONVERSION OF AN EXISTING 70-FOOT TALL, 28-FOOT BY 20-FOOT CONSOLIDATED SIGN INTO AN OFF-PREMISE SIGN (NOT QUALIFYING AS A CITY COMMUNICATION SIGN) USE
- 31. 24-0072 - PUBLIC HEARING - APPLICANT/OWNER: THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS - For possible action on the following Land Use Entitlement project requests on 20.00 acres at the southeast corner of Hickam Avenue and Grand Canyon Drive (APNs 138-06-801-010 and 018), Ward 4 (Allen-Palenske). Staff recommends APPROVAL on the Land Use Entitlement project.
 - 31a. 24-0072-GPA1 - GENERAL PLAN AMENDMENT - FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: PF (PUBLIC FACILITY)
 - 31b. 24-0072-ZON1 - REZONING - FROM: U (UNDEVELOPED) [DR (DESERT RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: C-V (CIVIC)
- 32. 24-0075 - PUBLIC HEARING - APPLICANT: GREYSTONE OF NEVADA - OWNER: CENTENNIAL HILLS MOB OWNERS, LLC - For possible action on the following Land Use Entitlement project requests on 8.80 acres at the northwest corner of Durango Drive and Grand Montecito Parkway (APN 125-29-512-015), T-C (Town Center) Zone, Ward 4 (Allen-Palenske). Staff recommends DENIAL on the Land Use Entitlement project.
 - 32a. 24-0075-MOD1 - MAJOR MODIFICATION - FROM: UC-TC (URBAN CENTER MIXED-USE - TOWN CENTER) TO: M-TC (MEDIUM DENSITY RESIDENTIAL - TOWN CENTER)
 - 32b. 24-0075-VAR1 - VARIANCE - TO ALLOW STUB STREET TERMINI WHERE A CUL-DE-SAC OR HAMMERHEAD IS REQUIRED
 - 32c. 24-0075-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED GATED COMMUNITY WITH PRIVATE STREETS WITH A WAIVER TO ALLOW ONE ACTIVE GATED ENTRANCE WHERE AT LEAST TWO ARE REQUIRED
 - 32d. 24-0075-SDR1 - SITE DEVELOPMENT REVIEW - FOR A PROPOSED 117-LOT SINGLE-FAMILY ATTACHED RESIDENTIAL SUBDIVISION WITH WAIVERS OF TOWN CENTER STREET DEVELOPMENT STANDARDS
 - 32e. 24-0075-TMP1 - TENTATIVE MAP - DURANGO & GRAND MONTECITO - FOR A PROPOSED 117-LOT SINGLE-FAMILY ATTACHED RESIDENTIAL SUBDIVISION
- 33. 24-0078 - PUBLIC HEARING - APPLICANT/OWNER: GMC PROPERTY 1, LLC - For possible action on the following Land Use Entitlement project requests on 1.26 acres at 600 West Owens Avenue (APN 139-22-402-008), C-1 (Limited Commercial) Zone, Ward 5 (Crear). Staff recommends APPROVAL on the Land Use Entitlement project.
 - 33a. 24-0078-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED MORTUARY OR FUNERAL CHAPEL USE
 - 33b. 24-0078-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR THE PROPOSED REPLACEMENT OF A PREVIOUSLY APPROVED SINGLE-STORY, 13,144 SQUARE-FOOT FUNERAL CHAPEL DEVELOPMENT (21-0387-SDR1) WITH AN EXISTING ONE-STORY, 13,065 SQUARE-FOOT BUILDING
- 34. 24-0079-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: RODNIQUE STOKES - OWNER: HARMONY RESIDENTIAL, LLC, SERIES 1 - For possible action on a Land Use Entitlement project request FOR A PROPOSED COMMUNITY RESIDENCE (INCLUDING FAMILY COMMUNITY RESIDENCE AND TRANSITIONAL COMMUNITY RESIDENCE) USE at 5909 Harmony Avenue (APN 138-36-110-013), R-1 (Single Family Residential) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.
- 35. 24-0081 - PUBLIC HEARING - APPLICANT: CENTURY COMMUNITIES NEVADA, LLC - OWNER: SDE 50057 IRREVOCABLE BUSINESS TRUST AND SDE 60016 IRREVOCABLE BUSINESS TRUST - For possible action on

the following Land Use Entitlement project request on 18.24 acres on the south side of Kyle Canyon Road, approximately 820 feet south of the road alignment and approximately 1,005 feet west of the Shaumber Road alignment (APNs 126-01-401-007, 008 and 009; 126-02-801-018, 020 and 021), Ward 6 (Brune). Staff recommends DENIAL on the Land Use Entitlement project.

- 35a. 24-0081-GPA1 - GENERAL PLAN AMENDMENT - FROM: PCD (PLANNED COMMUNITY DEVELOPMENT) TO: ML (MEDIUM LOW DENSITY RESIDENTIAL)
- 35b. 24-0081-ZON1 - REZONING - FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: R-CL (SINGLE FAMILY COMPACT-LOT)
- 36. 24-0086 - PUBLIC HEARING - APPLICANT/OWNER: KB HOME LAS VEGAS INC. - For possible action on the following Land Use Entitlement project requests on a portion of 13.97 acres at the northwest corner of Flight Range Avenue and Desert Foothill Drive (APNs Multiple), P-C (Planned Community) Zone [SFSD (Single Family Special Lot) Summerlin Special Land Use Designation], Ward 2 (Seaman). Staff recommends DENIAL on the Land Use Entitlement project.
 - 36a. 24-0086-SCD1 - SUMMERLIN MAJOR DEVIATION - TO ALLOW A ONE-FOOT SETBACK TO THE EXTERIOR WALL SURFACE FROM A RESIDENTIAL STREET WHERE TWO FEET IS REQUIRED (1458 WHISTLING KITE STREET, APN 137-23-216-022)
 - 36b. 24-0086-SCD2 - SUMMERLIN MAJOR DEVIATION - TO ALLOW A ONE-FOOT SETBACK TO THE EXTERIOR WALL SURFACE FROM A RESIDENTIAL STREET WHERE TWO FEET IS REQUIRED (1434 WHISTLING KITE STREET, APN 137-23-216-025)
 - 36c. 24-0086-SCD3 - SUMMERLIN MAJOR DEVIATION - TO ALLOW A ONE-FOOT SETBACK TO THE EXTERIOR WALL SURFACE FROM A RESIDENTIAL STREET WHERE TWO FEET IS REQUIRED (1503 UPLAND SANDPIPER STREET - LOT #103)
 - 36d. 24-0086-SCD4 - SUMMERLIN MAJOR DEVIATION - TO ALLOW A ONE-FOOT SETBACK TO THE EXTERIOR WALL SURFACE FROM A RESIDENTIAL STREET WHERE TWO FEET IS REQUIRED (1486 UPLAND SANDPIPER STREET - LOT #113)
 - 36e. 24-0086-SCD5 - SUMMERLIN MAJOR DEVIATION - TO ALLOW A ONE-FOOT SETBACK TO THE EXTERIOR WALL SURFACE FROM A RESIDENTIAL STREET WHERE TWO FEET IS REQUIRED (1441 NOCTURNAL FLIGHT STREET, APN 137-23-216-050)
 - 36f. 24-0086-SCD6 - SUMMERLIN MAJOR DEVIATION - TO ALLOW A ONE-FOOT SETBACK TO THE EXTERIOR WALL SURFACE FROM A RESIDENTIAL STREET WHERE TWO FEET IS REQUIRED (1480 NOCTURNAL FLIGHT STREET, APN 137-23-216-057)
 - 36g. 24-0086-SCD7 - SUMMERLIN MAJOR DEVIATION - TO ALLOW A ONE-FOOT SETBACK TO THE EXTERIOR WALL SURFACE FROM A RESIDENTIAL STREET WHERE TWO FEET IS REQUIRED (1440 NOCTURNAL FLIGHT STREET, APN 137-23-216-062)
 - 36h. 24-0086-SCD8 - SUMMERLIN MAJOR DEVIATION - TO ALLOW A ONE-FOOT SETBACK TO THE EXTERIOR WALL SURFACE FROM A RESIDENTIAL STREET WHERE TWO FEET IS REQUIRED (1429 WHISTLING KITE STREET, APN 137-23-216-068)
 - 36i. 24-0086-SCD9 - SUMMERLIN MAJOR DEVIATION - TO ALLOW A ONE-FOOT SETBACK TO THE EXTERIOR WALL SURFACE FROM A RESIDENTIAL STREET WHERE TWO FEET IS REQUIRED (1453 WHISTLING KITE STREET, APN 137-23-216-071)
 - 36j. 24-0086-SCD10 - SUMMERLIN MAJOR DEVIATION - TO ALLOW A ONE-FOOT SETBACK TO THE EXTERIOR WALL SURFACE FROM A RESIDENTIAL STREET WHERE TWO FEET IS REQUIRED (1477 WHISTLING KITE STREET, APN 137-23-216-074)

37. 24-0087 - PUBLIC HEARING - APPLICANT: MICHAEL'S DEVELOPMENT COMPANY I, L.P. - OWNER: SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY - For possible action on the following Land Use Entitlement project requests on 6.05 acres at 2601 Sunrise Avenue (APN 139-36-302-005), Ward 3 (Diaz). Staff recommends APPROVAL on GPA1 and ZON1. Staff recommends DENIAL on VAR1 and SDR1.
- 37a. 24-0087-GPA1 - GENERAL PLAN AMENDMENT - FROM: PF (PUBLIC FACILITY) TO: M (MEDIUM DENSITY RESIDENTIAL)
 - 37b. 24-0087-ZON1 - REZONING - FROM: C-V (CIVIC) TO: R-3 (MEDIUM DENSITY RESIDENTIAL)
 - 37c. 24-0087-VAR1 - VARIANCE - TO ALLOW 203 PARKING SPACES WHERE 221 PARKING SPACES ARE REQUIRED
 - 37d. 24-0087-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED THREE-STORY, 121-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS
38. 24-0094 - PUBLIC HEARING - APPLICANT: PUEBLO MEDICAL IMAGING - OWNER: LIDO PARK, LLC - For possible action on the following Land Use Entitlement project requests on 0.80 acres at 2622 and 2628 West Charleston Boulevard (APNs 139-32-802-027 and 028), C-D (Designed Commercial) Zone, Ward 1 (Knudsen). Staff recommends DENIAL on the Land Use Entitlement project.
- 38a. 24-0094-VAR1 - VARIANCE - TO ALLOW 27 PARKING SPACES WHERE 32 PARKING SPACES ARE REQUIRED FOR A PARKING IMPAIRED DEVELOPMENT
 - 38b. 24-0094-VAR2 - VARIANCE - TO ALLOW A 34 PERCENT LOT COVERAGE WHERE 30 PERCENT IS THE MAXIMUM ALLOWED
 - 38c. 24-0094-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A MAJOR AMENDMENT TO AN APPROVED PLOT PLAN REVIEWS [Z-0018-68 (15) AND (18)] FOR THE PROPOSED ADDITION OF A 408 SQUARE-FOOT MODULAR BUILDING TO AN EXISTING 11,386 MEDICAL OFFICE/CLINIC DEVELOPMENT
39. 24-0101-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 10.23 acres at 7350 Tealwood Street (APN 125-16-711-002), C-V (Civic) Zone, Ward 6 (Brune). Staff recommends DENIAL.

DIRECTOR'S BUSINESS:

40. 24-0132-TXT1 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to amend LVMC 19.12 regarding the Individual Care - Group Home use, and to provide for other related matters. Staff recommends APPROVAL.

Citizens Participation:

41. 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