

# **CERTIFICATE OF POSTING**

(Posting required under the provisions of NRS Chapter 241)

**Jessica Roybal**  
\_\_\_\_\_, an employee of the City of Las Vegas, Nevada,  
says that on the 1st day of JULY, 2024, at the hour of  
6:00PM 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 JULY, 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](http://www.lasvegasnevada.gov)  
The Nevada Public Notice website – [notice.nv.gov](http://notice.nv.gov)  
and  
City Hall, 495 South Main Street, 1<sup>st</sup> Floor

Jessica Roybal

  
\_\_\_\_\_  
Signature

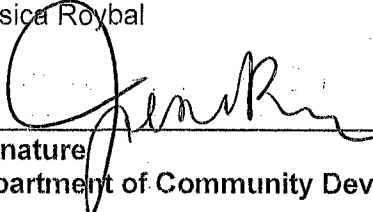
# CERTIFICATE OF ELECTRONIC MAILING

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**Jessica Roybal**

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**PLANNING COMMISSION AGENDA**, said meeting to be held on the 9th day of  
JULY, 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 Community Development.

Jessica Roybal

  
\_\_\_\_\_  
Signature  
Department of Community Development

**Brianna Pascual Mendoza**

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**Contact Group Name:** Agenda Mailing\_updated 06/11/2024

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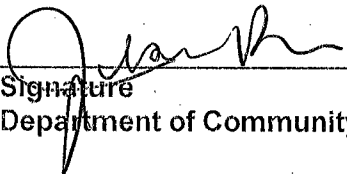
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JULY, 2024, at 6:00PM, in Las Vegas, Nevada, was deposited  
in the United States Mail, Postage prepaid, First Class Mail, to each person and/or organization  
whose name appears on the list maintained in the Department of Community Development.

Jessica Roybal

  
\_\_\_\_\_  
Signature  
Department of Community Development

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 Conners 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

Mr. Matt Connolly  
328 Troon Drive  
Napa, California 94558

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  
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

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7222 West Grand Teton Drive  
Las Vegas, Nevada 89131

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

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Las Vegas, Nevada 89125

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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  
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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

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Las Vegas, Nevada 89104-1413

Mr. Karl Armstrong  
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Las Vegas, Nevada 89106

Ms. Erna Clark  
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Las Vegas, Nevada 89107

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Las Vegas, Nevada 89128

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Las Vegas, Nevada 89101

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Las Vegas, Nevada 89106

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Las Vegas, Nevada 89106

Boulder Dam Home Site Addition Association  
1909 East Mesquite Avenue  
Las Vegas, Nevada 89101

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Aggressive Business Consulting  
PO Box 28211  
Las Vegas, Nevada 89126

Mr. Ryan Arnold  
Skancke Companies  
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Las Vegas, Nevada 89128

Ms. June Ingram  
8220 Silver Sky Drive, Apt. 329  
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](http://www.lasvegasnevada.gov)

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Facilities are provided throughout City Hall for convenience of persons with disabilities. For meetings held in the Council Chambers, sound equipment is available for persons with hearing impairments. Reasonable efforts will be made to assist and accommodate persons with disabilities or impairments. If you need an accommodation to attend and participate in this meeting, please call the DEPARTMENT DESIGNEE at 702-229-6301 and advise of your need at least 48 hours in advance of the meeting. Dial 7-1-1 for Relay Nevada.

**July 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](http://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](http://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 - 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.

6. 24-0226-TMP1 - TENTATIVE MAP - CHARLESTON-MOHAWK - APPLICANT/OWNER: CHARMO, LLC - For possible action on a Land Use Entitlement project request FOR A ONE-LOT COMMERCIAL SUBDIVISION on 1.84 acres at the northeast corner of Charleston Boulevard and Mohawk Street (APNs 138-36-803-001, 002, 015 and 016), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.
7. 24-0268-TMP1 - TENTATIVE MAP - PARCEL 3 AT SUNSTONE PHASE 4A AND 4B - APPLICANT: SH ACQ 2020, LLC - OWNER: NORTHLAND, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 321-LOT SINGLE-FAMILY ATTACHED AND DETACHED SUBDIVISION on 56.13 acres at the northeast corner of Sunstone Parkway and Belong Road (APNs 125-06-113-001 and 125-06-211-017), T-D (Traditional Development) Zone [AQ (Age Qualified) Sunstone Special Land Use Designation], 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. 24-0241-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: GATEWAY PET HOSPITAL - OWNER: KRG LAS VEGAS CENTENNIAL GATEWAY, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED ANIMAL HOSPITAL, CLINIC OR SHELTER (WITH NO OUTSIDE PENS) USE at 5643 Centennial Center Boulevard, Suite #130 (APN 125-27-411-013), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 4 (Allen-Palenske). Staff recommends APPROVAL.

9. 24-0245-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SIN FRONTERAS FOOD GROUP, LLC - OWNER: FIN SQUARED, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 2,000 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE WITH A WAIVER TO ALLOW A 140-FOOT DISTANCE SEPARATION FROM A CITY PARK WHERE 400 FEET IS REQUIRED at 4012 North Tenaya Way (APN 138-03-801-001), C-1 (Limited Commercial) Zone, Ward 4 (Allen-Palenske). Staff recommends APPROVAL.
10. 24-0246-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: TACOS WITHOUT BORDERS, LLC - OWNER: PATTON RAMPART, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 1,625 SQUARE-FOOT PUBS, BARS AND LOUNGES [ALCOHOL, ON-PREMISE FULL] USE at 2255 North Rampart Boulevard (APN 138-20-522-003), P-C (Planned Community) Zone [Sun City Summerlin Commercial Special Land Use Designation], Ward 4 (Allen-Palenske). Staff recommends APPROVAL.
11. 24-0257-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BON APPETIT, LLC - OWNER: 1617 DECATUR, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 7,595 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE at 1617 South Decatur Boulevard (APN 162-06-211-004), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.

### **PUBLIC HEARING ITEMS**

12. 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.
  - a. ABEYANCE - 23-0595-GPA1 - GENERAL PLAN AMENDMENT - FROM: O (OFFICE) TO: ML (MEDIUM LOW DENSITY RESIDENTIAL)
  - b. ABEYANCE - 23-0595-ZON1 - REZONING - FROM: O (OFFICE) TO: R-CL (SINGLE FAMILY COMPACT-LOT)
  - c. 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
  - d. 23-0595-TMP1 - TENTATIVE MAP - TENAYA & BILPAR - FOR A PROPOSED 16-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION
13. ABEYANCE - 24-0009-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ALFONSO E. SALINAS - For possible action on a Land Use Entitlement project request TO ALLOW A ONE-FOOT SEPARATION FROM THE MAIN BUILDING WHERE SIX FEET IS REQUIRED FOR AN EXISTING RESIDENTIAL ACCESSORY STRUCTURE [DETACHED PATIO COVER] on 0.09 acres at 2817 Sing Song Way (APN 139-20-417-036), R-CL (Single Family Compact-Lot) Zone, Ward 5 (Crear). Staff recommends DENIAL.
14. ABEYANCE - 24-0106-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DEANNA J. GRENKOW - For possible action on a Land Use Entitlement project request TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING PATIO COVER AND TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING ADDITION TO A SINGLE-FAMILY DWELLING on 0.28 acres at 1601 Bryn Mawr Avenue (APN 162-04-312-005), R-1 (Single Family Residential) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.
15. ABEYANCE - 24-0219 - PUBLIC HEARING - APPLICANT: INTEGRAL PARTNERS PARK PLACE CENTRE-LAS VEGAS, LLC - OWNER: FBLV DISTRICT 2, LLC - For possible action on the following Land Use Entitlement project requests on 11.06 acres at the southwest and southeast corner of Meade Avenue and Rigel Avenue (APNs 162-08-702-001, 002 and 162-08-303-034), M (Industrial) Zone, Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.
  - a. ABEYANCE - 24-0219-VAR1 - VARIANCE - TO ALLOW 981 PARKING SPACES WHERE 6,222 SPACES ARE REQUIRED

- b. ABEYANCE - 24-0219-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED MAJOR AMENDMENT TO AN APPROVED SPECIAL USE PERMIT (22-0674-SUP1) FOR A PROPOSED 47,398 SQUARE-FOOT ADDITION TO AN APPROVED 312,616 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE WITH ALCOHOL, OFF-PREMISE ANCILLARY USE (BEER AND WINE) USE
  - c. ABEYANCE - 24-0219-SUP2 - SPECIAL USE PERMIT - FOR PROPOSED 225-FOOT TALL STRUCTURE [TOWER DROP AMUSEMENT RIDE] WITHIN THE 175-FOOT RESTRICTED AREA OF THE AIRPORT OVERLAY DISTRICT
  - d. ABEYANCE - 24-0219-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED MAJOR AMENDMENT TO AN APPROVED SITE DEVELOPMENT PLAN REVIEW (22-0674-SDR1) FOR A PROPOSED 110,395 SQUARE-FOOT ADDITION TO A PREVIOUSLY APPROVED 633,028 SQUARE-FOOT COMMERCIAL DEVELOPMENT INCLUDING 232,166 SQUARE FEET OF COMMERCIAL RECREATION/AMUSEMENT (INDOOR) FACILITY FLOOR AREA, 39,065 SQUARE FEET OF RESTAURANT FLOOR AREA, 12,888 SQUARE FEET OF RETAIL FLOOR AREA, 75,895 SQUARE FEET OF COMMERCIAL RECREATION/AMUSEMENT (OUTDOOR) PLAZA AREA, A SEVEN-STORY PARKING GARAGE CONSISTING OF 359,592 SQUARE FEET OF FLOOR AREA AND BACK OF HOUSE [STORAGE] WITH 23,817 SQUARE FEET OF FLOOR AREA; INSTALLATION OF A CAROUSEL AND 225-FOOT TALL DROP RIDE AND OUTDOOR NIGHTCLUB AREAS WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS
16. 24-0004-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ML TRUST, ET AL - For possible action on a Land Use Entitlement project request TO ALLOW A 62 PERCENT REAR YARD COVERAGE WHERE 50 PERCENT IS THE MAXIMUM ALLOWED FOR AN EXISTING ACCESSORY STRUCTURE [CASITA] on 0.16 acres at 317 Paul Avenue (APN 139-22-411-053), R-2 (Medium-Low Density Residential) Zone, Ward 5 (Crear). Staff recommends DENIAL.
17. 24-0046 - PUBLIC HEARING - APPLICANT/OWNER: NV ENERGY - For possible action on the following Land Use Entitlement project requests on a 14.83-acre portion of 38.20 acres at 10625 Moccasin Road (APNs 126-01-101-001 and 017), Ward 6 (Brune). Staff recommends APPROVAL on the entire Land Use Entitlement project.
- a. 24-0046-GPA1 - GENERAL PLAN AMENDMENT - FROM: PCD (PLANNED COMMUNITY DEVELOPMENT) TO: PF (PUBLIC FACILITY) [APN 126-01-101-001]
  - b. 24-0046-ZON1 - REZONING - FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: C-V (CIVIC) [APN 126-01-101-001]
  - c. 24-0046-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A MAJOR AMENDMENT TO AN APPROVED SITE DEVELOPMENT PLAN REVIEW (SDR-34710) FOR THE PROPOSED EXPANSION OF AN EXISTING ELECTRIC UTILITY SUBSTATION
18. 24-0103 - PUBLIC HEARING - APPLICANT/OWNER: LINDA PROPERTIES - For possible action on the following Land Use Entitlement project requests on 1.39 acres located on the south side of Ricky Road, approximately 211 feet east of Rancho Drive (APN 138-12-810-013), Ward 5 (Crear). Staff recommends DENIAL on the entire Land Use Entitlement project.
- a. 24-0103-GPA1 - GENERAL PLAN AMENDMENT - FROM: GC (GENERAL COMMERCIAL) TO: LI-R (LIGHT INDUSTRIAL AND RESEARCH)
  - b. 24-0103-ZON1 - REZONING - FROM: C-2 (GENERAL COMMERCIAL) TO: C-M (COMMERCIAL/INDUSTRIAL)
  - c. 24-0103-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED TWO-STORY, 20,944 SQUARE-FOOT WAREHOUSE DEVELOPMENT
19. 24-0182-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ADRIANA SEGURA CAZARES - For possible action on a Land Use Entitlement project request TO ALLOW A TWO-FOOT REAR YARD SETBACK WHERE THREE FEET IS REQUIRED FOR AN EXISTING RESIDENTIAL, ACCESSORY STRUCTURE [SHED 1] on 0.15 acres at 1908 East Mesquite Avenue (APN 139-35-514-003), R-1 (Single Family Residential) Zone, Ward 3

(Diaz). Staff recommends DENIAL.

20. 24-0190 - PUBLIC HEARING - APPLICANT: WILLIAM BROWN - OWNER: H&H INVESTMENT REALTY, LLC - For possible action on the following Land Use Entitlement project requests on 1.18 acres on the southwest corner of Owens Avenue and Gateway Road (APN 140-30-502-002), Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.
  - a. 24-0190-GPA1 - GENERAL PLAN AMENDMENT - FROM: ML (MEDIUM LOW DENSITY RESIDENTIAL) TO: M (MEDIUM DENSITY RESIDENTIAL)
  - b. 24-0190-ZON1 - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: R-3 (MEDIUM DENSITY RESIDENTIAL)
  - c. 24-0190-VAR1 - VARIANCE - TO ALLOW A SEVEN-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED, A SEVEN-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED, AND TO ALLOW A FIVE-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 69 FEET IS REQUIRED
  - d. 24-0190-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED TWO-STORY, 20-UNIT, MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS
21. 24-0197-WVR1 - WAIVER - PUBLIC HEARING - APPLICANT: DUTCH BROS - OWNER: CHEYENNE TORREY, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED WAIVER OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS on a 0.39-acre portion of 0.84 acres at the northwest corner of Cheyenne Avenue and Torrey Pines Drive (APN 138-11-410-003), C-1 (Limited Commercial) Zone, Ward 5 (Crear). Staff recommends DENIAL.
22. 24-0227-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: PRE RANCHO CRAIG, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 466 SQUARE-FOOT RESTAURANT WITH DRIVE-THROUGH AND A 210 SQUARE-FOOT STORAGE BUILDING WITH A WAIVER OF BUILDING ORIENTATION STANDARDS on a 0.80-acre portion of 10.09 acres at the east side of Rancho Drive, approximately 1,170 feet south of Craig Road (APN 138-02-715-020), C-2 (General Commercial) Zone, Ward 5 (Crear). Staff recommends APPROVAL.
23. 24-0239-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SHANNON GIDRON - For possible action on a Land Use Entitlement project request TO ALLOW A TWO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING PATIO COVER AND TO ALLOW A TWO-FOOT SIDE YARD AND ONE-FOOT REAR YARD SETBACK WHERE THREE FEET IS REQUIRED FOR AN EXISTING RESIDENTIAL, ACCESSORY STRUCTURE [CASITA] on 0.14 acres at 2221 Constantine Avenue (APN 139-26-712-027), R-1 (Single Family Residential) Zone, Ward 3 (Diaz). Staff recommends DENIAL.
24. 24-0242-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: GEORGES TANNOURY - For possible action on a Land Use Entitlement project request TO ALLOW MECHANICAL EQUIPMENT [AIR CONDITIONING UNITS] TO NOT BE SCREENED FROM ABUTTING LOTS AND STREETS BY FENCES, WALLS OR LANDSCAPING WHERE SUCH IS REQUIRED; AND TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING PATIO COVER on 0.18 acres at 3144 Beach View Court (APN 163-08-316-006), R-PD4 (Residential Planned Development - 4 Units Per Acre) Zone, Ward 2 (Seaman). Staff recommends DENIAL.
25. 24-0247-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT: JOSE MEDINA - OWNER: JOSE J. MEDINA-FERNANDEZ AND MARIA CABADA - For possible action on a Land Use Entitlement project request TO ALLOW A ZERO-FOOT SEPARATION FROM THE MAIN BUILDING WHERE SIX FEET IS REQUIRED, AND A TWO-FOOT SIDE AND REAR YARD SETBACK WHERE THREE FEET IS REQUIRED FOR AN EXISTING RESIDENTIAL ACCESSORY STRUCTURE [CASITA]; A THREE-FOOT REAR YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING PATIO COVER; AND TO ALLOW A TWO-FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED FOR AN EXISTING RESIDENTIAL ACCESSORY STRUCTURE [SHED] on 0.14 acres at 5821 Divers Cove Way (APN 138-12-310-191), R-1 (Single Family Residential) Zone, Ward 5 (Crear). Staff recommends DENIAL.

26. 24-0249-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: INVESTOR EQUITY HOMES, LLC - For possible action on a Land Use Entitlement project request TO ALLOW SEVEN-FOOT TALL RETAINING WALLS WHERE FOUR FEET IS THE MAXIMUM HEIGHT ALLOWED AND AN OVERALL WALL HEIGHT OF 13 FEET WHERE 10 FEET IS THE MAXIMUM HEIGHT ALLOWED on 2.50 acres on the southeast corner of Ackerman Avenue and Tioga Way (APN 125-10-402-005), R-E (Residence Estates) Zone, Ward 6 (Brune). Staff recommends DENIAL.
27. 24-0252-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: BIANCA D. LORENZ AND BRIAN E. LORENZ - For possible action on a Land Use Entitlement project request TO ALLOW A SEVEN-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED FOR A PROPOSED PATIO COVER on 0.42 acres at 6107 Whispering Sands Drive (APN 125-14-610-007), R-E (Residence Estates) Zone, Ward 6 (Brune). Staff recommends DENIAL.
28. 24-0254 - PUBLIC HEARING - APPLICANT: TRI POINTE HOMES - OWNER: B-NWI2, LLC, ET AL - For possible action of the following Land Use Entitlement project requests on 28.27 acres on the north side of Kyle Canyon Road, approximately 336 feet west of the Alpine Ridge Way alignment (APNs 126-01-201-011 and 012; 126-01-301-005, 006, 007, 014 and 015), Ward 6 (Brune). Staff recommends DENIAL on the entire Land Use Entitlement project.
  - a. 24-0254-GPA1 - GENERAL PLAN AMENDMENT - FROM: PCD (PLANNED COMMUNITY DEVELOPMENT) TO: MLA (MEDIUM LOW DENSITY RESIDENTIAL - ATTACHED)
  - b. 24-0254-ZON1 - REZONING - FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: R-TH (SINGLE FAMILY ATTACHED)
29. 24-0255-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: KAUFFMAN AND MCDOUGALL FAMILY TRUST - For possible action on a Land Use Entitlement project request TO ALLOW A SIX-FOOT TALL FRONT YARD FENCE WHERE FIVE FEET IS THE MAXIMUM HEIGHT ALLOWED on 0.25 acres at 2117 West Oakey Boulevard (APN 162-04-310-039), R-1 (Single Family Residential) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.
30. 24-0263-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 AT AN EXISTING PUBLIC PRIMARY SCHOOL on 7.50 acres at 6350 West Washburn Road (APN 125-35-603-001), C-V (Civic) Zone, Ward 6 (Brune). Staff recommends DENIAL.
31. 24-0265 - PUBLIC HEARING - APPLICANT: CENTURY COMMUNITIES OF NEVADA - OWNER: THE ISAACMAN REVOCABLE TRUST - For possible action on the following Land Use Entitlement project requests on 9.38 acres generally located at the northeast and northwest corner of Durango Drive and Alexander Road (APNs 138-04-404-025, 138-05-801-040, 041, 042, 043, 047 and 048), Ward 4 (Allen-Palenske). Staff recommends DENIAL on the entire Land Use Entitlement project.
  - a. 24-0265-GPA1 - GENERAL PLAN AMENDMENT - FROM: RNP (RURAL NEIGHBORHOOD PRESERVATION) TO: L (LOW DENSITY RESIDENTIAL)
  - b. 24-0265-ZON1 - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: R-SL (SINGLE FAMILY SMALL LOT RESIDENTIAL)
  - c. 24-0265-VAR1 - VARIANCE - TO ALLOW AN ALTERNATIVE CUL-DE-SAC DESIGN WITH A MINIMUM 30-FOOT RADIUS WHERE 40 FEET IS THE MINIMUM REQUIRED; TO ALLOW PRIVATE STREETS WITHOUT A GATE TO NOT BE BUILT TO PUBLIC STREET STANDARDS WHERE SUCH IS REQUIRED; AND TO ALLOW A CONNECTIVITY RATIO OF 1.00 WHERE A MINIMUM OF 1.30 IS REQUIRED
  - d. 24-0265-VAC1 - VACATION - TO VACATE PATENT EASEMENTS GENERALLY LOCATED AT THE NORTHWEST CORNER OF DURANGO DRIVE AND ALEXANDER ROAD
  - e. 24-0265-TMP1 - TENTATIVE MAP - DURANGO ALEXANDER - FOR A PROPOSED 39-LOT SINGLE-

FAMILY RESIDENTIAL SUBDIVISION

32. 24-0269 - PUBLIC HEARING - APPLICANT/OWNER: SEQUOIA ANN ROAD JV, LLC - For possible action on the following Land Use Entitlement project requests on 4.14 acres at the northeast corner of Ann Road and Rebecca Road (APN 125-26-403-014), Ward 6 (Brune). Staff recommends DENIAL on the entire Land Use Entitlement project.
- a. 24-0269-GPA1 - GENERAL PLAN AMENDMENT - FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL)
  - b. 24-0269-ZON1 - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: R-1 (SINGLE FAMILY RESIDENTIAL)
  - c. 24-0269-VAR1 - VARIANCE - TO ALLOW A 1.00 CONNECTIVITY RATIO WHERE 1.30 IS THE MINIMUM REQUIRED AND TO ALLOW A MODIFIED SHARED-USE TRAIL DESIGN ON THE NORTH SIDE OF ANN ROAD EAST OF REBECCA ROAD
  - d. 24-0269-VAR2 - VARIANCE - TO ALLOW SIX-FOOT RETAINING WALLS WHERE FOUR FEET IS THE MAXIMUM HEIGHT REQUIRED AND A COMBINED PERIMETER WALL HEIGHT OF 12 FEET WHERE 10 FEET IS THE MAXIMUM ALLOWED
  - e. 24-0269-TMP1 - TENTATIVE MAP - ANN & REBECCA - FOR A PROPOSED 17-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

**DIRECTOR'S BUSINESS:**

33. 24-0222 - PUBLIC HEARING - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a Land Use Entitlement project request TO AMEND AND UPDATE PORTIONS OF THE CITY OF LAS VEGAS 2050 MASTER PLAN CONSISTENT WITH SECTION 11 OF ORDINANCE 6788, All Wards. Staff recommends APPROVAL on the entire Land Use Entitlement project.
- a. 24-0222-GPA1 - GENERAL PLAN AMENDMENT - TO AMEND AND UPDATE PORTIONS OF THE CITY OF LAS VEGAS 2050 MASTER PLAN CONSISTENT WITH SECTION 11 OF ORDINANCE 6788
  - b. 24-0222-GPA2 - GENERAL PLAN AMENDMENT - TO AMEND AND UPDATE PORTIONS OF THE MASTER PLAN OF STREETS AND HIGHWAYS MAP
34. 24-0260-TXT1 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to amend LVMC 19.16.030 regarding General Plan Amendments, and to provide for other related matters. Staff recommends APPROVAL.

**Citizens Participation:**

35. 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](http://www.lasvegasnevada.gov)  
The Nevada Public Notice website – [notice.nv.gov](http://notice.nv.gov)  
City Hall, 495 South Main Street, 1st Floor