

RECEIVED

CERTIFICATE OF POSTING

(Posting required under the provisions of NRS Chapter 241) -3 PM 12:31

CITY OF LAS VEGAS

Brianna Pascual, an employee of the City of Las Vegas, Nevada,
 says that on the **3rd** day of **DECEMBER**, **2024**, at the hour of
5:00PM there were posted copies of a NOTICE, the attached of which is a true and correct copy
 of a **PLANNING COMMISSION AGENDA**, said meeting to be held on the **10TH** day
 of **DECEMBER**, **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 3rd day of DECEMBER, 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 10th day of
DECEMBER, 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.

Brianna Pascual

Brianna Pascual
Signature
Department of Community Development

Brianna Pascual Mendoza

Contact Group Name: Agenda Mailing_updated 06/11/2024

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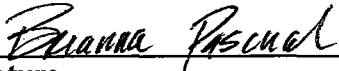
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_____, an employee of the City of Las Vegas, Nevada,
says that on the 3rd day of DECEMBER, 2024, a copy of a
NOTICE, the attached of which is a true and correct copy of a
PLANNING COMMISSION AGENDA, said meeting to be held on the 10th day of
DECEMBER, 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.

Brianna Pascual



Signature

Department of Community Development

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Las Vegas, Nevada 89104

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Las Vegas, Nevada 89107

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Henderson, Nevada 89052-6658

Victory Missionary Baptist Church
500 West Monroe Avenue
Las Vegas, Nevada 89106

Mr. Narron Clark
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Forth Worth, Texas 76101

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Ms. Jean Hall
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Las Vegas, Nevada 89101

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

Mr. Donald M. Mosley
Rancho/Oakey Neighborhood Association
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Las Vegas, Nevada 89102

Ms. Lynn Bessent
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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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Charleston Neighborhood Preservation
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Las Vegas, Nevada 89107

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Las Vegas, Nevada 89106

Ms. Dottie Miller
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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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Ms. June Ingram
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Las Vegas, Nevada 89145

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.

December 10, 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 November 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.

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. 24-0511-TMP1 - TENTATIVE MAP - VITALITY RESORT MIXED USE - APPLICANT: SCHULMAN DEVELOPMENT - OWNER: UNION PACIFIC RAILROAD COMPANY - For possible action on a Land Use Entitlement project request FOR A ONE-LOT COMMERCIAL SUBDIVISION INCLUDING CONDOMINIUM UNITS on 6.65 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.
8. 24-0530-EOT1 - FIRST EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW (22-0296-SDR1) - APPLICANT: TEMPO ULTRA LOUNGE, LLC - OWNER: J G SAHARA, LLC - For possible action on a Land Use Entitlement project request FOR AN APPROVED 546 SQUARE-FOOT OUTDOOR PATIO ASSOCIATED WITH NIGHTCLUB AND TAVERN USES WITH A WAIVER OF PERIMETER LANDSCAPE STANDARDS on 0.80 acres at 1000 East Sahara Avenue (APN 162-03-801-116), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). 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. ABEYANCE - RENOTIFICATION - 24-0454-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: THE VIG LV, LLC - OWNER: 9ISLAND, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 2,500 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE at 150 North Las Vegas Boulevard, Suite #100 (APN 139-34-613-277), T6-UC (T6 Urban Core) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.
10. ABEYANCE - RENOTIFICATION - 24-0459-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: PRACHATOUCH, LLC - OWNER: THREE JS, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 2,925 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE at 3839 West Sahara Avenue, Suite #9 (APNs 162-07-512-002 and 003), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.
11. ABEYANCE - RENOTIFICATION - 24-0468-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: OWENS 110, LLC - For possible action on a Land Use Entitlement project request FOR A MAJOR AMENDMENT OF AN APPROVED SITE DEVELOPMENT PLAN REVIEW (22-0474-SDR1) FOR A PROPOSED THREE-STORY, 54-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WHERE 46 UNITS WERE APPROVED WITH A WAIVER OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 2.41 acres on the south side of Owens Avenue, approximately 990 feet east of Lamb Boulevard (APN 140-29-101-003), R-3 (Medium Density Residential) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.
12. 24-0025-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: RAQUEL GONZALEZ - OWNER: DOWNTOWN RENTAL INC. - For possible action on the a Land Use Entitlement project request FOR A PROPOSED 1,035 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE WITH A 230 SQUARE-FOOT OUTDOOR PATIO AREA at 1203 East Charleston Boulevard, Suite #140 (APN 139-34-814-002), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.
13. 24-0188-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: HOME DEPOT USA, INC. - OWNER: QLV-HDR, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED MOTOR VEHICLE RENTAL USE at 841 South Rainbow Boulevard (APN 136-34-717-015), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.
14. 24-0514-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NOCTURNO COCKTAIL BAR - OWNER: LAS VEGAS ARTS DISTRICT DEVELOPMENT, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 2,208 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE WITH A 465 SQUARE-FOOT OUTDOOR PATIO at 1017 South 1st Street, Suite #180 (APN 139-33-811-029), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.
15. 24-0519-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: ROBYN GRUBER, ET AL - For possible action on a Land Use Entitlement project request FOR A PROPOSED RESIDENTIAL, ACCESSORY DWELLING UNIT USE at 8008 Audubon Canyon Street (APN 125-12-412-004), R-PD2 (Residential Planned Development - 2 Units per Acre) Zone, Ward 6 (Brune). Staff recommends APPROVAL.
16. 24-0575-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MURUGAN, LLC - OWNER: ROCK SPRINGS, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 2,741 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE WITH A WAIVER TO ALLOW A 330-FOOT DISTANCE SEPARATION FROM A SCHOOL WHERE 400 FEET IS REQUIRED at 7175 West Lake Mead Boulevard, Suite #130 (APN 138-22-715-001), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.

PUBLIC HEARING ITEMS

17. ABEYANCE - RENOTIFICATION - 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 APPROVAL on 24-0254 [GPA1 and ZON1]. Staff recommends DENIAL on 24-0254 [VAR1, VAR2, VAC1, VAC2, TMP1, and TMP2].

- 17a. ABEYANCE - RENOTIFICATION - 24-0254-GPA1 - GENERAL PLAN AMENDMENT - FROM: PCD (PLANNED COMMUNITY DEVELOPMENT) TO: MLA (MEDIUM LOW DENSITY RESIDENTIAL - ATTACHED)
- 17b. ABEYANCE - RENOTIFICATION - 24-0254-ZON1 - REZONING - FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: R-TH (SINGLE FAMILY ATTACHED)
- 17c. 24-0254-VAR1 - VARIANCE - TO ALLOW STUB STREET TERMINUS WHERE A CUL-DE-SAC OR HAMMERHEAD IS REQUIRED (APNs 126-01-201-011 and 012)
- 17d. 24-0254-VAR2 - VARIANCE - TO ALLOW STUB STREET TERMINUS WHERE A CUL-DE-SAC OR HAMMERHEAD IS REQUIRED AND TO ALLOW PRIVATE STREETS THAT DO NOT MEET PRIVATE GATED COMMUNITY STREET DEVELOPMENT STANDARDS (APNs 126-01-301-005, 006, 007, 014 and 015)
- 17e. 24-0254-VAC1 - VACATION - PETITION TO VACATE EXISTING U.S. GOVERNMENT PATENT EASEMENTS AND RIGHT-OF-WAY (APNs 126-01-201-011 and 012)
- 17f. 24-0254-VAC2 - VACATION - PETITION TO VACATE EXISTING U.S. GOVERNMENT PATENT EASEMENTS AND RIGHT-OF-WAY (APNs 126-01-301-005, 006, 007, 014 and 015)
- 17g. 24-0254-TMP1 - TENTATIVE MAP - KYLE CANYON AND SMP - NORTH - FOR A PROPOSED 47-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION WITH A WAIVER OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS (APNs 126-01-201-011 and 012)
- 17h. 24-0254-TMP2 - TENTATIVE MAP - KYLE CANYON AND SMP - SOUTH - FOR A PROPOSED 169-LOT SINGLE-FAMILY ATTACHED RESIDENTIAL SUBDIVISION WITH A WAIVER OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS (APNs 126-01-301-005, 006, 007, 014 and 015)
- 18. ABEYANCE - 24-0410-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JESUS DORAME-MENDIAS AND MARIA DEL BONILLA-DE-ACEVEDO - For possible action on a Land Use Entitlement project request TO ALLOW TWO EXISTING RESIDENTIAL ACCESSORY STRUCTURES [STORAGE GARAGE AND CASITA] AND A PATIO COVER [CARPORT] THAT DO NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR SEPARATION FROM THE MAIN BUILDING, SETBACKS, AND BUILDING SIZE on 0.17 acres at 1615 Chapman Drive (APN 162-02-116-021), R-1 (Single Family Residential) Zone, Ward 3 (Diaz). Staff recommends DENIAL.
- 19. 24-0329 - PUBLIC HEARING - APPLICANT: RAY GERMAIN - OWNER: WINWAY, LLC - For possible action on the following Land Use Entitlement project requests on 1.86 acres at the northwest corner of Smoke Ranch Road and Rainbow Boulevard (APN 138-15-801-002), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends DENIAL on the Land Use Entitlement project.
 - 19a. 24-0329-VAR1 - VARIANCE - TO ALLOW 78 PARKING SPACES WHERE 150 SPACES ARE REQUIRED
 - 19b. 24-0329-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED DRIVE-THROUGH USE
 - 19c. 24-0329-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A MAJOR AMENDMENT TO AN APPROVED PLOT PLAN AND BUILDING ELEVATION REVIEW (Z-0124-88) FOR THE PROPOSED ADDITION OF A ONE-STORY 4,633 SQUARE-FOOT COMMERCIAL BUILDING WITH DRIVE-

THROUGH DEVELOPMENT AND PARKING LOT RECONFIGURATION WITH A WAIVER OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS

20. 24-0421-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: KELTAN, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED PARKING FACILITY WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 0.24 acres on the east side of 6th Street, approximately 130 feet north of Bridger Avenue (APN 139-34-611-038), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends DENIAL.
21. 24-0504 - PUBLIC HEARING - APPLICANT: JAZMIN GAMONAL - OWNER: LUCKY KIDS DAYCARE 4, LLC - For possible action on the following Land Use Entitlement project requests on 0.15 acres at 1908 South Maryland Parkway (APN 162-03-723-021), P-R (Professional Office and Parking) Zone, Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.
 - 21a. 24-0504-VAR1 - VARIANCE - TO ALLOW FOUR PARKING SPACES WHERE EIGHT PARKING SPACES ARE REQUIRED
 - 21b. 24-0504-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED CHILD CARE CENTER USE
22. 24-0508 - PUBLIC HEARING - APPLICANT: CHAMPION RESOURCE GROUP, LLC - OWNER: DFA, LLC - For possible action on the following Land Use Entitlement project requests on 0.32 acres generally located west of Harvey Munford Street, approximately 725 feet south of Washington Avenue (APN 139-28-303-005), Ward 5 (Crear). Staff recommends DENIAL on the Land Use Entitlement project.
 - 22a. 24-0508-VAR1 - VARIANCE - TO ALLOW A 60-FOOT LOT WIDTH WHERE 100 FEET IS THE MINIMUM REQUIRED
 - 22b. 24-0508-ZON1 - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: C-2 (GENERAL COMMERCIAL)
23. 24-0510-ZON1 - REZONING - PUBLIC HEARING - APPLICANT: CHAMPION RESOURCE GROUP, LLC - OWNER: DFA, LLC - For possible action on a Land Use Entitlement project request FROM: R-E (RESIDENCE ESTATES) TO: C-2 (GENERAL COMMERCIAL) on 2.68 acres generally located at the southwest corner of Washington Avenue and Harvey Munford Street (APNs 139-28-303-001, 002, and 003), Ward 5 (Crear). Staff recommends DENIAL.
24. 24-0526-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WEILI CHEN - OWNER: SHAYAN CAPITAL, LLC, ET AL - For possible action on a Land Use Entitlement project request FOR A PROPOSED MASSAGE ESTABLISHMENT USE WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A CHURCH/HOUSE OF WORSHIP AND AN 80-FOOT DISTANCE SEPARATION FROM A PARCEL ZONED FOR RESIDENTIAL USE WHERE 400 FEET IS REQUIRED at 4343 North Rancho Drive, Suite #220 (APN 138-02-701-004), C-2 (General Commercial) Zone, Ward 5 (Crear). Staff recommends APPROVAL.
25. 24-0527-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: MARIA HERNANDEZ - For possible action on a Land Use Entitlement project request TO ALLOW TWO EXISTING PATIO COVERS THAT DO NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR SETBACKS AND AESTHETIC COMPATIBILITY; AND TO ALLOW AN EXISTING FRONT YARD WALL THAT EXCEEDS MAXIMUM HEIGHT STANDARDS on 0.13 acres at 1415 Crestwood Avenue (APN 162-02-616-029), R-1 (Single Family Residential) Zone, Ward 3 (Diaz). Staff recommends DENIAL.
26. 24-0528-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY - For possible action on a Land Use Entitlement project request FOR A PROPOSED FOUR-STORY MIXED-USE DEVELOPMENT; TWO, THREE-STORY MULTI-FAMILY RESIDENTIAL DEVELOPMENTS; AND TWO, TWO-STORY MULTI-FAMILY RESIDENTIAL DEVELOPMENTS CONSISTING OF 138 RESIDENTIAL UNITS AND 4,503 SQUARE FEET OF COMMERCIAL SPACE WITH WAIVERS OF TITLE 19.09 FORM-BASED CODE DEVELOPMENT

- STANDARDS on a portion of 35.74 acres at the northwest corner of McWilliams Avenue and H Street (APN 139-28-702-001), T4-N (T4 Neighborhood) Zone, Ward 5 (Crear). Staff recommends APPROVAL.
27. 24-0536-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT: CYNTHIA MOTA - OWNER: CYNTHIA F. MOTA REVOCABLE FAMILY TRUST - For possible action on a Land Use Entitlement project request TO ALLOW AN EXISTING ROOM ADDITION THAT DOES CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR SETBACKS; AND AN EXISTING FRONT YARD WALL/FENCE THAT EXCEEDS MAXIMUM HEIGHT STANDARDS on 0.14 acres at 1610 South 13th Street (APN 162-02-210-021), R-1 (Single Family Residential) Zone, Ward 3 (Diaz). Staff recommends DENIAL.
 28. 24-0545 - PUBLIC HEARING - APPLICANT: COLLEGE OF SOUTHERN NEVADA - OWNER: NEVADA SYSTEM OF HIGHER EDUCATION - For possible action on the following Land Use Entitlement project requests on 18.50 acres at the northeast corner of Elkhorn Road and Durango Drive (portion of APN 125-17-801-009), T-C (Town Center) Zone [PF-TC (Public Facilities - Town Center) Special Land Use Designation], Ward 4 (Allen-Palenske). Staff recommends APPROVAL on the Land Use Entitlement project.
 - 28a. 24-0545-VAR1 - VARIANCE - TO ALLOW PROPOSED PERIMETER AND RETAINING WALLS THAT DO NOT CONFORM TO TOWN CENTER DEVELOPMENT STANDARDS
 - 28b. 24-0545-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED COLLEGE CAMPUS CONSISTING OF A TWO-STORY, 62,760 SQUARE-FOOT EDUCATIONAL BUILDING, A 5,376 SQUARE-FOOT CENTRAL PLANT BUILDING AND EMERGENCY VEHICLE OPERATIONS TRAINING COURSE WITH WAIVERS OF TOWN CENTER DEVELOPMENT STANDARDS
 29. 24-0548 - PUBLIC HEARING - APPLICANT/OWNER: MATLOCK HOLDINGS II, LLC - For possible action on the following Land Use Entitlement project requests on 1.36 acres located at the south side of Red Coach Avenue, 465 feet west of Rancho Drive (APN 138-02-202-017), C-1 (Limited Commercial) Zone, Ward 5 (Crear). Staff recommends DENIAL on the Land Use Entitlement project.
 - 29a. 24-0548-VAR1 - VARIANCE - TO ALLOW A BUILDING THAT DOES NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR SETBACKS AND TO ALLOW A FRONT YARD WALL THAT EXCEEDS MAXIMUM HEIGHT STANDARDS
 - 29b. 24-0548-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED BUILDING & LANDSCAPE MATERIAL/LUMBER YARD USE
 - 29c. 24-0548-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED TWO-STORY, 18,340 SQUARE-FOOT BUILDING AND LANDSCAPE MATERIAL FACILITY DEVELOPMENT WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS
 30. 24-0558 - PUBLIC HEARING - APPLICANT/OWNER: DNB INVESTMENT TRUST - For possible action on the following Land Use Entitlement project requests on 1.74 acres at 3851 Vegas Drive (APN 139-30-501-003), C-1 (Limited Commercial) Zone, Ward 5 (Crear). Staff recommends DENIAL on the Land Use Entitlement project.
 - 30a. 24-0558-VAR1 - VARIANCE - TO ALLOW A 10-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED
 - 30b. 24-0558-VAR2 - VARIANCE - TO ALLOW FIVE PARKING SPACES WHERE 10 PARKING SPACES ARE REQUIRED
 - 30c. 24-0558-SUP1 - SPECIAL USE PERMIT - FOR A MAJOR AMENDMENT TO AN APPROVED SPECIAL USE PERMIT (U-0006-02) FOR A PROPOSED EXPANSION OF AN EXISTING MINI-STORAGE FACILITY USE
 - 30d. 24-0558-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A MAJOR AMENDMENT TO AN APPROVED SITE DEVELOPMENT PLAN REVIEW [Z-0071-95(5)] FOR A PROPOSED ONE-STORY,

91-UNIT ADDITION TO AN EXISTING 131-UNIT MINI-STORAGE DEVELOPMENT AND A PROPOSED
PARKING LOT RECONFIGURATION

DIRECTOR'S BUSINESS:

31. 24-0590-DIR1 - PUBLIC HEARING - DIRECTORS BUSINESS - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion for possible action on a request for the Election of the 2025 Planning Commission Officers. Staff has NO RECOMMENDATION.

Citizens Participation:

32. 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