

CERTIFICATE OF ELECTRONIC MAILING

(Posting required under the provisions of NRS Chapter 241)

Brianna Pascual
_____, an employee of the City of Las Vegas, Nevada,
says that on the 7TH day of JANUARY, 2025, 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 14TH day of
JANUARY, 2025, 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



Signature
Department of Community Development

Brianna Pascual Mendoza

Contact Group Name: Agenda Mailing_updated 01/2/2025

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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 89149

John's Loans and Jewelry
Attn: Howard Bock
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Mayor Pro Tem Brian Knudsen (Ward 1)
Councilwoman Victoria Seaman (Ward 2)
Councilwoman Olivia Diaz (Ward 3)
Councilwoman Francis Allen-Palenske (Ward 4)
Councilwoman Shondra Summers-Armstrong (Ward 5)
Councilwoman Nancy E. Brune (Ward 6)



Commissioner Jennifer Taylor, Chair
Commissioner Serena Kasama, Vice Chair
Commissioner Trinity Haven Schlottman
Commissioner Jeff Rogan
Commissioner Donald Walsh
Commissioner Louis De Salvo
Commissioner Stephen Munford

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.

January 14, 2025
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 and can be viewed live on city of Las Vegas TV on COX Cable Channel 2. You can also watch the meeting live online, and access other city content, by visiting lasvegasnevada.gov/connect. The proceedings will be rebroadcast on city of Las Vegas TV 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 December 10, 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. 24-0534-EOT1 - FIRST EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW (22-0664-SDR1) - APPLICANT/OWNER: THE PHILLY AT 215, LLC - For possible action on a Land Use Entitlement project request FOR AN APPROVED FOUR-STORY, 87-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS on 0.59 acres on the south side of Philadelphia Avenue approximately 185 feet west of Fairfield Avenue (APN 162-04-710-150), R-4 (High Density Residential) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.
8. 24-0564 - APPLICANT/OWNER: WALTER HOVING HOME, INC. - For possible action on the following Land Use Entitlement project requests on 5.81 acres at the northeast corner of Horse Drive and Bradley Road (APNs 125-12-601-006 and 009), R-E (Residence Estates) Zone, Ward 6 (Brune). Staff recommends APPROVAL on the Land Use Entitlement project.
 - 8a. 24-0564-EOT1 - FIRST EXTENSION OF TIME - SPECIAL USE PERMIT (22-0537-SUP1) - FOR AN APPROVED CONVALESCENT CARE FACILITY/NURSING HOME USE
 - 8b. 24-0564-EOT2 - FIRST EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW (22-0537-SDR1) - FOR AN APPROVED ONE-STORY, 96-BED CONVALESCENT CARE FACILITY DEVELOPMENT WITH A WAIVER OF PERIMETER LANDSCAPE BUFFER DEVELOPMENT STANDARDS
9. 24-0569-TMP1 - TENTATIVE MAP - SAHARA BUSINESS CENTER - APPLICANT/OWNER: OMNINET 3300 SAHARA, LLC - For possible action on a Land Use Entitlement project request FOR A ONE-LOT COMMERCIAL SUBDIVISION on 9.42 acres at the northwest corner of Sahara Avenue and Spanish Oaks

Drive (APNs 162-05-402-010 and 011), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.

10. 24-0606 - APPLICANT/OWNER: LS VENTURES, LLC - For possible action on the following Land Use Entitlement project requests on 0.11 acres located on the south side of Main Street, approximately 115 feet south of Gass Avenue (APN 139-34-310-081), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL on the Land Use Entitlement project.
 - 10a. 24-0606-EOT1 - FIRST EXTENSION OF TIME - SPECIAL USE PERMIT (22-0530-SUP1) - FOR AN APPROVED 3,544 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE WITH A 3,435 SQUARE-FOOT OUTDOOR PATIO
 - 10b. 24-0606-EOT2 - FIRST EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW (22-0530-SDR1) - FOR AN APPROVED ONE-STORY 1,701 SQUARE-FOOT COMMERCIAL DEVELOPMENT

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.

11. 24-0573-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: AMPLECHO, LLC - OWNER: STICKY 2, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 3,325 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE WITH A 400 SQUARE-FOOT OUTDOOR PATIO AREA at 1301 South Main Street, Suite #160 (APN 162-03-101-002), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.
12. 24-0574-VAC1 - VACATION - PUBLIC HEARING - APPLICANT: KOSTA BAKALAS - OWNER: ANA MIRIAM BAKALAS AND KOSTAS G. BAKALAS, ET AL - For possible action on a Land Use Entitlement project request for a Petition to Vacate a 10-foot wide pedestrian easement over 420 and 424 Pinecliff Drive (APNs 138-34-214-083 and 084), Ward 1 (Knudsen). Staff recommends APPROVAL.
13. 24-0582-VAC1 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: NEVPRO INVESTMENTS, LLC - For possible action on a Land Use Entitlement project request for a Petition to Vacate a portion of right-of-way dedication, generally located on the southeast corner of Tropical Parkway and Interstate 15 (APN 123-28-201-012), City of North Las Vegas. Staff recommends APPROVAL.
14. 24-0587-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CLARK COUNTY DEPARTMENT OF HEALTH - For possible action on a Land Use Entitlement project request FOR A PROPOSED TWO-STORY, 13,380 SQUARE-FOOT LABORATORY DEVELOPMENT WITH WAIVERS OF TITLE 19.09 FORM-BASED CODE DEVELOPMENT STANDARDS on 1.47 acres at 700 South Martin L King Boulevard (APN 139-33-402-031), T6-UG-L (T6 Urban General Limited) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.
15. 24-0607-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: STEWART PLAZA, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED THREE-STORY, MIXED-USE DEVELOPMENT WITH 69 MULTI-FAMILY RESIDENTIAL UNITS AND 2,601 SQUARE FEET OF COMMERCIAL FLOOR AREA IN CONJUNCTION WITH AN EXISTING 4,025 SQUARE-FOOT CONVENIENCE STORE WITH FUEL PUMPS, CANOPY AND CAR WASH WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 2.78 acres at the northwest corner of Stewart Avenue and Mojave Road (APN 139-36-603-001), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.
16. 24-0611-SUP1 - PUBLIC HEARING - SPECIAL USE PERMIT - APPLICANT: PACIFIC PALISADES CAPITAL INVESTMENTS, LLC - OWNER: STICKY VIII, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 7,400 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE at 1421 South

Commerce Street (APN 162-03-201-005), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

17. 24-0617-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NEVADA BREW WORKS - OWNER: JAN SUMMERLIN, LLC - For possible action on a Land Use Entitlement process request FOR A PROPOSED 4,294 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE WITH A 1,289 SQUARE-FOOT OUTDOOR PATIO AREA at 820 South Rampart Boulevard, Suite #110 (APN 138-32-412-005), C-1 (Limited Commercial) Zone, Ward 2 (Seaman). Staff recommends APPROVAL.
18. 24-0637-VAC1 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a Land Use Entitlement project request for a Petition to Vacate Public Utility Easements generally located on the northeast corner of Utah Avenue and Casino Center Boulevard (APN 162-03-210-094), Ward 3 (Diaz). Staff recommends APPROVAL.

PUBLIC HEARING ITEMS

19. ABEYANCE - 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. ABEYANCE - 24-0329-VAR1 - VARIANCE - TO ALLOW 78 PARKING SPACES WHERE 150 SPACES ARE REQUIRED
 - 19b. ABEYANCE - 24-0329-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED DRIVE-THROUGH USE
 - 19c. ABEYANCE - 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. ABEYANCE - 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. ABEYANCE - 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.
 - 21a. ABEYANCE - 24-0558-VAR1 - VARIANCE - TO ALLOW A 10-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED
 - 21b. ABEYANCE - 24-0558-VAR2 - VARIANCE - TO ALLOW FIVE PARKING SPACES WHERE 10 PARKING SPACES ARE REQUIRED
 - 21c. ABEYANCE - 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
 - 21d. ABEYANCE - 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

22. 24-0375 - PUBLIC HEARING - APPLICANT/OWNER: GREEN SHACK PLAZA, LLC - For possible action on the following Land Use Entitlement project requests on 2.18 acres on the south side of Fremont Street, approximately 405 feet southeast of Charleston Boulevard (APNs 162-01-111-009, 010, 011, 018, 019, 021, 022, 042 and 043), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL on 24-0375-VAC1. Staff recommends DENIAL on 24-0375 [VAR1 AND SDR1].
 - 22a. 24-0375-VAR1 - VARIANCE - TO ALLOW 84 PARKING SPACES WHERE 95 SPACES ARE REQUIRED AND TO ALLOW ONE LOADING SPACE WHERE TWO IS THE MINIMUM REQUIRED
 - 22b. 24-0375-VAC1 - VACATION - PETITION TO VACATE A 20-FOOT WIDE PUBLIC VEHICULAR ACCESS EASEMENT ALONG RUSSELL AVENUE BETWEEN OLIVE STREET AND EUCLID AVENUE
 - 22c. 24-0375-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 17,820 SQUARE-FOOT MAJOR AUTO REPAIR GARAGE DEVELOPMENT WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER AND BUILDING FACADE STANDARDS

23. 24-0386 - PUBLIC HEARING - APPLICANT/OWNER: BONNEVILLE CENTER, LLC - For possible action on the following Land Use Entitlement project requests on 0.64 acres at the southwest corner of Bonneville Avenue and 3rd Street (APNs 139-34-311-069 through 072), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.
 - 23a. 24-0386-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED RESIDENTIAL, MULTI-FAMILY USE
 - 23b. 24-0386-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 12-UNIT, ONE-STORY MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS

24. 24-0515-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: GOLD & BEYOND PAWN 1, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED PAWN SHOP USE WITH A WAIVER TO ALLOW A 20-FOOT DISTANCE SEPARATION FROM ANY PARCEL USED OR ZONED FOR RESIDENTIAL USE WHERE 200 FEET IS REQUIRED at 400 West Sahara Avenue (APN 162-04-807-001), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

25. 24-0529 - PUBLIC HEARING - APPLICANT: TEMPO ULTRA LOUNGE, LLC - OWNER: JG SAHARA, LLC - For possible action on the following Land Use Entitlement project requests on 0.80 acres at 1000 East Sahara Avenue (APN 162-03-801-116), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.
 - 25a. 24-0529-VAR1 - VARIANCE - TO ALLOW ZERO ADDITIONAL PARKING SPACES WHERE 139 ADDITIONAL PARKING SPACES ARE REQUIRED FOR A PARKING IMPAIRED DEVELOPMENT
 - 25b. 24-0529-SUP2 - SPECIAL USE PERMIT - FOR A PROPOSED 4,447 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE WITH A 546 SQUARE-FOOT OUTDOOR PATIO AREA WITH WAIVERS TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A SCHOOL AND A ZERO-FOOT DISTANCE SEPARATION FROM A CHURCH/HOUSE OF WORSHIP WHERE 400 FEET IS REQUIRED

26. 24-0549 - PUBLIC HEARING - APPLICANT/OWNER: LIDO PARK, LLC - For possible action on the following Land Use Entitlement project requests on 1.21 acres at the northeast corner of Charleston Boulevard and Shetland Road (APNs 139-32-802-027 through 029), Ward 1 (Knudsen). Staff recommends APPROVAL on 24-0549 [GPA1 AND ZON1]. Staff recommends DENIAL on 24-0549 [VAR1 AND SDR1].
 - 26a. 24-0549-GPA1 - GENERAL PLAN AMENDMENT - FROM: O (OFFICE) TO: TOC-1 (TRANSIT ORIENTED CORRIDOR - HIGH) (APN 139-32-802-029)

- 26b. 24-0549-ZON1 - REZONING - FROM: C-D (DESIGNED COMMERCIAL) TO: O (OFFICE) (APNs 139-32-802-027 and 139-32-802-028)
- 26c. 24-0549-VAR1 - VARIANCE - TO ALLOW 71 PARKING SPACES WHERE 74 SPACES ARE REQUIRED
- 26d. 24-0549-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED TWO-STORY, 18,600 SQUARE-FOOT MEDICAL OFFICE DEVELOPMENT WITH WAIVERS OF BUILDING ORIENTATION STANDARDS AND PERIMETER LANDSCAPE BUFFER REQUIREMENTS
- 27. 24-0551 - PUBLIC HEARING - APPLICANT/OWNER: SOMERSET ACADEMY OF LAS VEGAS - For possible action on the following Land Use Entitlement project requests on 5.67 acres at 4491 North Rainbow Boulevard and the southeast corner of Red Coach Avenue and Balsam Street (APNs 138-03-602-018 and 019), Ward 5 (Summers-Armstrong). Staff recommends APPROVAL on the Land Use Entitlement project.
 - 27a. 24-0551-GPA1 - GENERAL PLAN AMENDMENT - FROM: GC (GENERAL COMMERCIAL) AND LI-R (LIGHT INDUSTRIAL AND RESEARCH) TO: PF (PUBLIC FACILITY)
 - 27b. 24-0551-ZON1 - REZONING - FROM: C-2 (GENERAL COMMERCIAL) AND C-PB (PLANNED BUSINESS PARK) TO: C-V (CIVIC)
 - 27c. 24-0551-SUP1 - SPECIAL USE PERMIT - FOR A MAJOR AMENDMENT OF AN APPROVED SPECIAL USE PERMIT (SUP-53909) FOR A PROPOSED 23,109 SQUARE-FOOT EXPANSION OF AN EXISTING 55,607 SQUARE-FOOT PUBLIC OR PRIVATE SCHOOL, PRIMARY USE
 - 27d. 24-0551-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A MAJOR AMENDMENT OF AN APPROVED SITE DEVELOPMENT PLAN REVIEW (SDR-53910) FOR A PROPOSED ONE-STORY, 35-FOOT TALL, 23,109 SQUARE-FOOT ADDITION TO AN EXISTING TWO-STORY, 56,811 SQUARE-FOOT PUBLIC CHARTER SCHOOL
- 28. 24-0554 - PUBLIC HEARING - APPLICANT: MY DEVELOPMENT CORPORATION - OWNER: KATANA HOLDINGS, LLC - For possible action on the following Land Use Entitlement project requests on 0.29 acres located at the southeast corner of Sahara Avenue and Richfield Boulevard (APN 162-08-501-001), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.
 - 28a. 24-0554-VAR1 - VARIANCE - TO ALLOW 44 PARKING SPACES WHERE 79 SPACES ARE REQUIRED
 - 28b. 24-0554-SUP1 - SPECIAL USE PERMIT- FOR A PROPOSED MOTOR VEHICLE PARTS SALES, INSTALLATION AND REPAIR [MOTOR VEHICLE REPAIR, MINOR] USE
 - 28c. 24-0554-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED CONVERSION OF AN EXISTING 3,503 SQUARE-FOOT COMMERCIAL BUILDING INTO A MINOR AUTO REPAIR GARAGE WITH WAIVERS TO ALLOW BAY DOORS TO FACE THE RIGHT-OF-WAY WHERE SUCH IS NOT ALLOWED
- 29. 24-0570 - PUBLIC HEARING - APPLICANT/OWNER: HOLY CROSS MISSIONARY BAPTIST CHURCH, INC. - For possible action on the following Land Use Entitlement project requests on 0.38 acres at 1328 West Lake Mead Boulevard (APN 139-21-610-293), R-2 (Medium-Low Density Residential) Zone, Ward 5 (Summers-Armstrong). Staff recommends DENIAL on the Land Use Entitlement project.
 - 29a. 24-0570-VAR1 - VARIANCE - TO ALLOW A 10-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED
 - 29b. 24-0570-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED CHURCH/HOUSE OF WORSHIP USE
 - 29c. 24-0570-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR THE PROPOSED CONVERSION AND EXPANSION OF AN EXISTING 784 SQUARE-FOOT SINGLE-FAMILY RESIDENTIAL DWELLING INTO

A 3,310 SQUARE-FOOT CHURCH WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS

30. 24-0576 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES OF NEVADA, INC. - OWNER: SDE 50057 IRREVOCABLE BUSINESS TRUST, ET AL - For possible action on the following Land Use Entitlement project requests on 21.34 acres located on the south side of Kyle Canyon Road, approximately 1,000 feet west of the Shaumber Road alignment (APNs 126-02-801-018 through 021; 126-01-401-007 through 009), Ward 6 (Brune). Staff recommends APPROVAL on 24-0576 [GPA1, ZON1, AND VAC1]. Staff recommends DENIAL on 24-0576 [VAR1, VAR2, AND TMP1].
- 30a. 24-0576-GPA1 - GENERAL PLAN AMENDMENT - FROM: PCD (PLANNED COMMUNITY DEVELOPMENT) TO: L (LOW DENSITY RESIDENTIAL)
- 30b. 24-0576-ZON1 - REZONING - FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: R-SL (RESIDENTIAL SMALL LOT)
- 30c. 24-0576-VAR1 - VARIANCE - TO ALLOW STREETS THAT DO NOT CONFORM TO TITLE 19.04 DEVELOPMENT STANDARDS FOR STREET TERMINI, WIDTH AND CONNECTIVITY
- 30d. 24-0576-VAR2 - VARIANCE - TO ALLOW WALLS THAT DO NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR HEIGHT
- 30e. 24-0576-VAC1 - VACATION - PETITION TO VACATE U.S. GOVERNMENT PATENT EASEMENTS AND PORTIONS OF RIGHT-OF-WAY (WEST HALF OF WOLFMAN DRIVE AND NORTH HALF OF IRON MOUNTAIN ALIGNMENT)
- 30f. 24-0576-TMP1 - TENTATIVE MAP - IRON MOUNTAIN AND PULI (SHALESTONE) - FOR A PROPOSED 114-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION
31. 24-0577-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT: PJ BECKER & SONS CONSTRUCTION - OWNER: WILLIAM BRENDAN GAUGHAN - For possible action on a Land Use Entitlement project request TO ALLOW ADDITIONS TO AN EXISTING SINGLE-FAMILY RESIDENTIAL DWELLING THAT DO NOT CONFORM WITH TITLE 19.06 DEVELOPMENT STANDARDS FOR SETBACKS on 0.55 acres at 225 Canyon Drive (APN 139-32-110-065), R-E (Residence Estates) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.
32. 24-0578 - PUBLIC HEARING - APPLICANT/OWNER: FBLV DISTRICT 2, LLC - For possible action on the following Land Use Entitlement project requests on 11.05 acres at the southwest and southeast corner of Meade Avenue and Rigel Avenue (APNs 162-08-710-002 and 162-08-303-034), M (Industrial) Zone, Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.
- 32a. 24-0578-VAR1 - VARIANCE - TO ALLOW A PROPOSED 80-FOOT TALL OFF-PREMISE SIGN WHERE 40 FEET IS THE MAXIMUM ALLOWED AND TO ALLOW A 1,620 SQUARE-FOOT SIGN AREA WHERE 672 IS THE MAXIMUM ALLOWED (APN 162-08-710-002)
- 32b. 24-0578-VAR2 - VARIANCE - TO ALLOW A PROPOSED 60-FOOT-FOOT TALL OFF-PREMISE SIGN WHERE 40 FEET IS THE MAXIMUM ALLOWED AND TO ALLOW THE OFF-PREMISE SIGN TO BE ATTACHED TO A WALL WHERE THE SIGN IS REQUIRED TO BE DETACHED AND PERMANENTLY SECURED TO THE GROUND (APN 162-08-303-034)
- 32c. 24-0578-VAR3 - VARIANCE - TO ALLOW PROPOSED WALL SIGNS THAT EXCEED 20 PERCENT OF A BUILDING ELEVATION; TO ALLOW A PROPOSED ROOF SIGN THAT EXCEEDS THE MAXIMUM AREA AND MAXIMUM HEIGHT ALLOWED; AND TO ALLOW PROPOSED INCIDENTAL SIGNS THAT EXCEED THE MAXIMUM NUMBER, MAXIMUM HEIGHT AND MAXIMUM AREA ALLOWED
- 32d. 24-0578-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 80-FOOT TALL, 27-FOOT BY 60-FOOT OFF-PREMISE SIGN (NOT QUALIFYING AS A CITY COMMUNICATION SIGN) USE (APN 162-08-710-002)

- 32e. 24-0578-SUP2 - SPECIAL USE PERMIT - FOR A PROPOSED 60-FOOT TALL, 30-FOOT BY 20-FOOT OFF-PREMISE SIGN (NOT QUALIFYING AS A CITY COMMUNICATION SIGN) USE (APN 162-08-303-034)
- 32f. 24-0578-MSP1 - MASTER SIGN PLAN - FOR A PROPOSED MASTER SIGN PLAN FOR AN APPROVED COMMERCIAL DEVELOPMENT
- 33. 24-0581-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DN REALTY, LLC - For possible action on a Land Use Entitlement project request TO ALLOW 31 PARKING SPACES WHERE 38 PARKING SPACES ARE REQUIRED FOR A PROPOSED CHURCH/HOUSE OF WORSHIP on 0.72 acres at 6950 Via Olivero Avenue, Suite #1 (APN 163-03-804-008), P-R (Professional Office and Parking) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.
- 34. 24-0586-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: PAUL BALIKIAN - For possible action on a Land Use Entitlement project request TO ALLOW A PROPOSED FRONT YARD WALL THAT DOES NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR HEIGHT on 0.15 acres at 2008 Fontana Avenue (APN 139-33-110-045), R-1 (Single Family Residential) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.
- 35. 24-0588 - PUBLIC HEARING - APPLICANT: TRI POINTE HOMES NEVADA, INC. - OWNER: B-NWI1, LLC ET AL- For possible action on the following Land Use Entitlement project requests on 9.34 acres adjacent to the west side of the Alpine Ridge Way alignment, approximately 310 feet south of Kyle Canyon Road (APNs 126-01-401-005 and 006), Ward 6 (Brune). Staff recommends APPROVAL on the Land Use Entitlement project.
- 35a. 24-0588-GPA1 - GENERAL PLAN AMENDMENT - FROM: MLA (MEDIUM LOW ATTACHED DENSITY RESIDENTIAL) AND PCD (PLANNED COMMUNITY DEVELOPMENT) TO: ML (MEDIUM LOW DENSITY RESIDENTIAL)
- 35b. 24-0588-ZON1 - REZONING - FROM: U (UNDEVELOPED [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] AND R-TH (SINGLE FAMILY ATTACHED) TO: R-SL (RESIDENTIAL SMALL LOT)
- 35c. 24-0588-VAR1 - VARIANCE - TO ALLOW PROPOSED RETAINING AND PERIMETER WALLS THAT DO NOT CONFORM WITH TITLE 19.06 DEVELOPMENT STANDARDS FOR HEIGHT
- 35d. 24-0588-VAC1 - VACATION - PETITION TO VACATE U.S. GOVERNMENT PATENT EASEMENTS AND A PORTION OF RIGHT-OF-WAY (LARRY MCBRYDE STREET ALIGNMENT)
- 35e. 24-0588-TMP1 - TENTATIVE MAP - ALPINE RIDGE WEST 10 - FOR A PROPOSED 54-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION
- 36. 24-0593-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: UNITED STATES OF AMERICA - For possible action on a Land Use Entitlement project request FOR A PROPOSED ONE-STORY, 13,295 SQUARE-FOOT POLICE SUBSTATION DEVELOPMENT AND A PUBLIC PARK on 7.50 acres at 10155 Grand Teton Drive and 7935 Hualapai Way (APN 126-13-501-020), PD (Planned Development) Zone [PF (Public Facilities) Cliff's Edge Special Land Use Designation], Ward 6 (Brune). Staff recommends APPROVAL.
- 37. 24-0603-GPA1 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: DESERT PINES MASTER DEVELOPMENT, LLC - OWNER: CITY OF LAS VEGAS - For possible action on a Land Use Entitlement project request to amend the General Plan FROM: PR-OS (PARKS, RECREATION AND OPEN SPACE) TO: TND (TRADITIONAL NEIGHBORHOOD DEVELOPMENT) on 97.99 acres at the southeast corner of Mojave Road and Bonanza Road (APN 139-36-502-003), Ward 3 (Diaz). Staff recommends APPROVAL.

- 38. 24-0605 - PUBLIC HEARING - APPLICANT/OWNER: DONALD RAY PHILLIPS, ET AL - For possible action on the following Land Use Entitlement project requests on 0.67 acres at the northeast corner of Elkhorn Road and Jones Boulevard (APN 125-13-401-016), R-E (Residence Estates) Zone, Ward 6 (Brune). Staff recommends DENIAL on the Land Use Entitlement project.
 - 38a. 24-0605-VAR1 - VARIANCE - TO ALLOW A PROPOSED BUILDING THAT DOES NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR SETBACKS AND TRASH ENCLOSURE RESIDENTIAL ADJACENCY
 - 38b. 24-0605-VAR2 - VARIANCE - TO ALLOW 21 PARKING SPACES WHERE 26 ARE REQUIRED
 - 38c. 24-0605-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED INDIVIDUAL CARE CENTER USE
 - 38d. 24-0605-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED ONE-STORY, 6,900 SQUARE-FOOT DAYCARE FACILITY WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS
- 39. 24-0629 - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: CITY OF LAS VEGAS; 180 LAND CO, LLC; FORE STARS, LTD; AND SEVENTY ACRES, LLC - For possible action on a Land Use Entitlement project requests on 253.51 acres at the southwest corner of Alta Drive and Rampart Boulevard (APNs 138-32-301-005 and 007; 138-32-210-008; 138-32-202-001; 138-31-601-008; 138-31-702-003 and 004; 138-31-712-004; 138-31-801-002 and 003; and 138-31-201-005), Ward 2 (Seaman). Staff recommends APPROVAL on the Land Use Entitlement project.
 - 39a. 24-0629-GPA1 - GENERAL PLAN AMENDMENT - FROM: GTC (GENERAL TOURIST COMMERCIAL), M (MEDIUM DENSITY RESIDENTIAL) AND PR-OS (PARKS, RECREATION, AND OPEN SPACE) TO: PCD (PLANNED COMMUNITY DEVELOPMENT)
 - 39b. 24-0629-ZON1 - REZONING - FROM: PD (PLANNED DEVELOPMENT), R-3 (MEDIUM DENSITY RESIDENTIAL) AND R-PD7 (RESIDENTIAL PLANNED DEVELOPMENT - 7 UNITS PER ACRE) TO: PD (PLANNED DEVELOPMENT)
 - 39c. 24-0629-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED PLANNED COMMUNITY DEVELOPMENT CONSISTING OF SINGLE-FAMILY DETACHED RESIDENTIAL UNITS, SINGLE-FAMILY ATTACHED [TOWNHOME] RESIDENTIAL UNITS AND MULTI-FAMILY [CONDOMINIUM] UNITS FOR A TOTAL COUNT OF 1,480 UNITS
 - 39d. 24-0629-TMP1 - TENTATIVE MAP - BADLANDS - FOR A SINGLE-FAMILY ATTACHED AND DETACHED RESIDENTIAL SUBDIVISION WITH MULTI-FAMILY RESIDENTIAL CONDOMINIUM UNITS FOR A TOTAL COUNT OF 1,480 UNITS

DIRECTOR'S BUSINESS:

- 40. 24-0615-DIR1 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion for possible action on adopting the Kyle Canyon Special Area Plan for the Kyle Canyon area - Ward 6 (Brune). 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