

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 6th day of MAY, 2025, 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 13th day
of MAY, 2025, 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



Signature

CERTIFICATE OF ELECTRONIC MAILING

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PLANNING COMMISSION AGENDA, said meeting to be held on the 13TH day of
MAY, 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

Brianna Pascual
Signature
Department of Community Development

Brianna Pascual Mendoza

Contact Group Name: Agenda Mailing_updated 02/04/2025

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MAY, 2025, 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

Mr. Pawlik
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Las Vegas, Nevada 89104

Mr. Woodrow Wagner
4618 Meadows Lane
Las Vegas, Nevada 89107

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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
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3721 Capella Avenue
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Ms. Jean Hall
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Las Vegas, Nevada 89101

Ms. Diana Howe
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Mr. David Clark
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Las Vegas, Nevada 89108

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Ms Paula Hutchison
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Mr. Kenneth Williams
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Las Vegas, Nevada 89129

Charleston Neighborhood Preservation
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Las Vegas, Nevada 89107

Mr. Byron Royal III
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Las Vegas, Nevada 89106

Ms. Dottie Miller
8213 Mountain Heather Court
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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Mayor Shelley Berkley (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)
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 Salvio
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.

May 13, 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 April 8, 2025.
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. 25-0132-TMP1 - TENTATIVE MAP - CLOUDBREAK RIDGE - APPLICANT: KB HOME LAS VEGAS, INC. - OWNER: THE HOWARD HUGHES COMPANY, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 104-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 20.58 acres at the northwest corner of Mountain Run Drive and Park Drift Trail (APNs 137-21-711-004 and 137-22-313-001), P-C (Planned Community) Zone [SF2 (Single Family Detached) Summerlin Special Land Use Designation], Ward 2 (Seaman). Staff recommends APPROVAL.
8. 25-0139-TMP1 - TENTATIVE MAP - SUMMERLIN VILLAGE 30A PARCEL C - APPLICANT: PN II, INC. - OWNER: THE HOWARD HUGHES COMPANY, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 126-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 36.92 acres generally located at the terminus of Mountain Run Drive (APN 137-21-711-002), P-C (Planned Community) Zone [SF2 (Single Family Detached) Summerlin Special Land Use Designation], Ward 2 (Seaman). Staff recommends APPROVAL.

ONE MOTION - ONE VOTE

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

9. 25-0093-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CHAIYAH THAI BISTRO - OWNER: SAM ADAL, ET AL - For possible action on a Land Use Entitlement project request FOR A PROPOSED 2,269 SQUARE-FOOT SUPPER CLUB [ALCOHOL, ON-PREMISE FULL] USE WITH A WAIVER TO ALLOW A 231-FOOT DISTANCE SEPARATION FROM A CITY PARK WHERE 400 FEET IS REQUIRED at 3390 Novat Street, Suite #120 (APN 137-12-410-007), PD (Planned Development) Zone [VC (Village Center)

Lone Mountain Special Land Use Designation], Ward 4 (Allen-Palenske). Staff recommends APPROVAL.

10. 25-0100-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: INTEGRAL PARTNERS PARK PLACE CENTRE-LAS VEGAS, LLC - For possible action on a Land Use Entitlement project request for a Major Amendment to an approved Site Development Plan Review (SDR-75854) FOR A PROPOSED PEDESTRIAN WALKWAY ADDITION WITH A WAIVER OF PERIMETER LANDSCAPE BUFFER AND MECHANICAL SCREENING REQUIREMENTS on 14.72 acres at 3215 South Rancho Drive (APN 162-08-418-002), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.
11. 25-0104-MOD1 - SUMMERLIN MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT/OWNER: THE HOWARD HUGHES COMPANY, LLC - For possible action on a Land Use Entitlement project request TO AMEND THE SUMMERLIN DEVELOPMENT STANDARDS REGARDING PERIMETER FENCES AND WALLS, COURTYARD WALLS, AND REFUSE STORAGE AND DISPOSAL (APNs Multiple), Ward 2 (Seaman), Ward 4 (Allen-Palenske) and Ward 1 (Knudsen). Staff recommends APPROVAL.
12. 25-0105-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: VEGAS BROTHERS, LLC - OWNER: 1201 STEWART, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 3,000 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE at 1201 Stewart Avenue, Suites #1-4 (APN 139-35-211-073), T4-MS (T4 Main Street) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.
13. 25-0115-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: INGA DAVIDIAN/BRUNELLO, LLC - OWNER: FIVE HILLS, LP - For possible action on a Land Use Entitlement project request FOR A PROPOSED 1,986 SQUARE-FOOT PUBS, BARS, LOUNGES [ALCOHOL, ON-PREMISE FULL] USE WITH A 376 SQUARE-FOOT OUTDOOR PATIO AREA at 9320 Sun City Boulevard, Suite #101 (APN 138-18-614-005), P-C (Planned Community) Zone [C (Commercial) Sun City Summerlin Special Land Use Designation], Ward 4 (Allen-Palenske). Staff recommends APPROVAL.
14. 25-0116 - PUBLIC HEARING - APPLICANT/OWNER: THE HOWARD HUGHES COMPANY, LLC - For possible action on the following Land Use Entitlement project requests on 444.45 acres at the southwest corner of Lake Mead Boulevard and Clark County 215 (APNs Multiple), P-C (Planned Community) Zone, Ward 2 (Seaman). Staff recommends APPROVAL on the Land Use Entitlement project.
 - 14a. 25-0116-MOD1 - SUMMERLIN MAJOR MODIFICATION - FOR THE PROPOSED MODIFICATION OF THE PARCEL CONFIGURATION ON THE APPROVED DEVELOPMENT PLAN (MDR-73901) FOR SUMMERLIN VILLAGE 22
 - 14b. 25-0116-TMP1 - TENTATIVE MAP - SUMMERLIN VILLAGE 22 PHASE 2 - FOR A 17-LOT PARENT SUBDIVISION on 196.33 acres at the northeast corner of Sunset Run Drive and Kettle Ridge Street (APNs 137-14-411-007; 137-23-211-008, 010 and 012)
15. 25-0127-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: THE EXEMPTION TRUST OF THE I2KP FAMILY TRUST - For possible action on a Land Use Entitlement project request TO ALLOW A 15-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED FOR A PROPOSED SINGLE-FAMILY RESIDENCE on 0.18 acres at 3133 Beach View Court (APN 163-08-316-010), R-PD4 (Residential Planned Development - 4 Units per Acre) Zone, Ward 2 (Seaman). Staff recommends APPROVAL.
16. 25-0142-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: FRANCISCO HERNANDEZ - OWNER: 9ISLAND, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 2,700 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE at 150 North Las Vegas Boulevard, Suite #160 (APN 139-34-613-277), T6-UC (T6 Urban Core) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.
17. 25-0150-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: THE PEYOTE ROOM, LLC - OWNER: BLUE DREAM LV, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 2,665 SQUARE-FOOT BANQUET FACILITY USE at 2050 Pinto Lane, Suite #300 (APN 139-33-302-041), T5-N (T5 Neighborhood) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.

PUBLIC HEARING ITEMS

18. ABEYANCE - RENOTIFICATION - 24-0486 - PUBLIC HEARING - APPLICANT: FORE GREEN DEVELOPMENT, LLC ET AL - OWNER: ARIZONA CHARLIES, LLC - For possible action on the following Land Use Entitlement project requests on 8.01 acres at the southwest corner of Evergreen Avenue and Decatur Boulevard (APNs 138-36-702-001, 138-36-802-002, 138-36-802-003, and 138-36-712-023), Ward 1 (Knudsen). Staff recommends APPROVAL on 24-0486-ZON1. Staff recommends DENIAL on 24-0486 [VAR1, SUP1, AND SDR1].
 - 18a. ABEYANCE - 24-0486-ZON1 - REZONING - FROM: C-1 (LIMITED COMMERCIAL) TO: C-2 (GENERAL COMMERCIAL) [APNs 138-36-802-002 and 138-36-712-023]
 - 18b. ABEYANCE - RENOTIFICATION - 24-0486-VAR1 - VARIANCE - TO ALLOW 461 PARKING SPACES WHERE 475 SPACES ARE REQUIRED
 - 18c. ABEYANCE - 24-0486-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED MIXED-USE DEVELOPMENT
 - 18d. ABEYANCE - RENOTIFICATION - 24-0486-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED THREE-STORY MIXED-USE DEVELOPMENT CONSISTING OF 293 RESIDENTIAL UNITS AND 8,429 SQUARE FEET OF COMMERCIAL AREA WITH A WAIVERS OF BUILDING ORIENTATION STANDARDS AND THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS
19. ABEYANCE - RENOTIFICATION - 24-0495-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: JACKSON-SHAW COMPANY / SYMPHONY PARK HOTEL, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 32,303 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE WITH 11,308 SQUARE FEET OF OUTDOOR SEATING AND ALCOHOL, OFF-PREMISE ANCILLARY [BEER/WINE] at 330 South Grand Central Parkway (APN 139-33-610-029), PD (Planned Development) Zone, Ward 5 (Summers-Armstrong). Staff recommends APPROVAL.
20. ABEYANCE - 24-0649-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ALEX AVO HARUTYUNYAN - For possible action on a Land Use Entitlement project request TO ALLOW A PROPOSED RESIDENTIAL ACCESSORY STRUCTURE [GARAGE] THAT DOES NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR SETBACKS on 1.07 acres at 1600 South Valadez Street (APN 163-04-605-011), R-E (Residence Estates) Zone, Ward 2 (Seaman). Staff recommends DENIAL.
21. ABEYANCE - 25-0027 - PUBLIC HEARING - APPLICANT: SUMMIT HOMES OF NEVADA, LLC - OWNER: BRER RABBIT, LLC - For possible action on the following Land Use Entitlement project requests on 2.08 acres at the northeast corner of Donald Road and Leon Avenue (APN 125-24-102-002), Ward 6 (Brune). Staff recommends APPROVAL on 25-0027-ZON1. Staff recommends DENIAL on 25-0027 [VAR1 AND TMP1].
 - 21a. ABEYANCE - 25-0027-ZON1 - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: R-1 (SINGLE FAMILY RESIDENTIAL)
 - 21b. ABEYANCE - 25-0027-VAR1 - VARIANCE - TO ALLOW A NON-GATED PRIVATE STREET THAT DOES NOT CONFORM TO TITLE 19.04 DEVELOPMENT STANDARDS FOR STREET TERMINI, WIDTH AND CONNECTIVITY
 - 21c. ABEYANCE - 25-0027-TMP1 - TENTATIVE MAP - DONALD & LEON - FOR A PROPOSED 10-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION
22. ABEYANCE - 25-0042-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SJ ISAACS REVOCABLE TRUST - For possible action on a Land Use Entitlement project request TO ALLOW A SIX-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED FOR A PROPOSED ADDITION TO AN EXISTING SINGLE FAMILY DWELLING on 0.48 acres at 7900 Rockwind Court (APN 163-04-813-005), R-E (Residence Estates) Zone, Ward 2 (Seaman). Staff recommends DENIAL.
23. ABEYANCE - 25-0063 - PUBLIC HEARING - APPLICANT: CENTURY COMMUNITIES - OWNER: RAINY DAY INVESTMENTS, LLC, ET AL - For possible action on the following Land Use Entitlement project requests on

5.28 acres generally located at the northwest corner of Rancho Drive and Jones Boulevard (APNs 138-11-502-003 and 138-12-110-049), Ward 5 (Summers-Armstrong). Staff recommends DENIAL on the Land Use Entitlement project.

- 23a. ABEYANCE - 25-0063-ZON1 - REZONING - FROM: C-2 (GENERAL COMMERCIAL) TO: R-CL (SINGLE FAMILY COMPACT-LOT)
 - 23b. ABEYANCE - 25-0063-VAR1 - VARIANCE - TO ALLOW PRIVATE, GATED STREETS THAT DO NOT CONFORM TO TITLE 19.04 COMPLETE STREET STANDARDS FOR STREET TERMINI AND CONNECTIVITY RATIO
 - 23c. ABEYANCE - 25-0063-VAR2 - VARIANCE - TO ALLOW PROPOSED RETAINING AND PERIMETER WALLS THAT DOES NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR HEIGHT
 - 23d. ABEYANCE - 25-0063-VAC1 - VACATION - A PETITION TO VACATE PUBLIC RIGHT-OF-WAY AND PUBLIC DRAINAGE EASEMENTS GENERALLY LOCATED AT THE NORTHWEST CORNER OF RANCHO DRIVE AND JONES BOULEVARD ON THE WEST SIDE OF RANCHO DRIVE; AND A PUBLIC DRAINAGE EASEMENT GENERALLY LOCATED ON THE WEST SIDE OF JONES BOULEVARD APPROXIMATELY 560 FEET SOUTH OF RANCHO DRIVE
 - 23e. ABEYANCE - 25-0063-TMP1 - TENTATIVE MAP - JONES RANCHO - FOR A PROPOSED 41-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION
24. 24-0513-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT: SANTOS AGUILAR - OWNER: LAYANI GONZALEZ ARGUELLES - For possible action on a Land Use Entitlement project request TO ALLOW EXISTING DETACHED RESIDENTIAL ACCESSORY STRUCTURES [CARPORTS AND STORAGE BUILDINGS] THAT DO NOT COMPLY WITH TITLE 19.06 DEVELOPMENT STANDARDS FOR SETBACKS, SEPARATION, SIZE, LOCATION AND AESTHETIC COMPATIBILITY AND TO ALLOW A FRONT YARD FENCE THAT DOES NOT CONFORM WITH TITLE 19.06 FRONT YARD WALL AND FENCE DEVELOPMENT STANDARDS on 0.14 acres at 2104 Santa Rita Drive (APN 162-03-415-041), R-1 (Single Family Residential) Zone, Ward 3 (Diaz). Staff recommends DENIAL.
25. 25-0067 - PUBLIC HEARING - APPLICANT: SOMERSET ACADEMY OF LAS VEGAS - OWNER: SOMERSET ACADEMY OF LAS VEGAS, ET AL - For possible action on the following Land Use Entitlement project requests on 15.92 acres at 7038, 7058 and 7078 Sky Pointe Drive (APNs 125-21-102-009 and 125-21-202-001), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Brune). Staff recommends APPROVAL on 25-0067-GPA1. Staff recommends DENIAL on 25-0067 [VAR1, SUP1, AND SDR1].
- 25a. 25-0067-GPA1 - GENERAL PLAN AMENDMENT - TO AMEND THE LAS VEGAS 2050 MASTER PLAN TRAILS AND BIKE STREETS MAP TO RELOCATE AN APPROVED SHARED-USE TRAIL SEGMENT GENERALLY LOCATED EAST OF SKY POINTE DRIVE, NORTH OF DEER SPRINGS WAY
 - 25b. 25-0067-VAR1 - VARIANCE - TO ALLOW 471 PARKING SPACES WHERE 570 SPACES ARE REQUIRED
 - 25c. 25-0067-SUP1 - SPECIAL USE PERMIT - FOR A MAJOR AMENDMENT OF AN APPROVED SPECIAL USE PERMIT (SUP-45941) FOR A PROPOSED ADDITION TO AN EXISTING PUBLIC OR PRIVATE SCHOOL, PRIMARY AND SECONDARY USE [APN 125-21-202-001]
 - 25d. 25-0067-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A MAJOR AMENDMENT OF AN APPROVED SITE DEVELOPMENT PLAN REVIEW (SDR-45943) FOR A PROPOSED 28,612 SQUARE-FOOT ADDITION TO AN EXISTING 145,287 SQUARE-FOOT PRIMARY AND SECONDARY SCHOOL WITH ONSITE PARKING AND PLAYGROUND IMPROVEMENTS, WITH WAIVERS OF THE TOWN CENTER DEVELOPMENT STANDARDS MANUAL AND TITLE 19

PERIMETER LANDSCAPE BUFFER REQUIREMENTS

26. 25-0089-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT: MARKO STEVANOVIC - OWNER: NIKOLINA STEVANOVIC, ET AL - For possible action on a Land Use Entitlement project request TO ALLOW AN EXISTING RESIDENTIAL ACCESSORY STRUCTURE [OUTDOOR GRILL] THAT DOES NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR SETBACKS AND SEPARATION on 0.10 acres at 144 Jon Belger Drive (APN 138-33-111-053), R-CL (Single Family Compact-Lot) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.
27. 25-0092-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: THE KFLT FINANCIAL TRUST - For possible action on a Land Use Entitlement project request TO ALLOW A PROPOSED SOLID FRONT YARD WALL THAT DOES NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR SOLID AND OVERALL WALL HEIGHT on 0.75 acres at 2331 Pinto Lane (APN 139-32-702-014), R-A (Ranch Acres) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.
28. 25-0103-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT: ST. JAMES THE APOSTLE ROMAN CATHOLIC CHURCH - OWNER: THE ROMAN CATHOLIC BISHOP OF LAS VEGAS - For possible action on a Land Use Entitlement project request TO ALLOW A PROPOSED 14-FOOT TALL FREESTANDING SIGN WITH AN ANIMATED LED DISPLAY WHERE EIGHT FEET IS THE MAXIMUM HEIGHT ALLOWED on 4.48 acres at 1920 North Martin L King Boulevard (APN 139-21-701-007), R-E (Residence Estates) Zone, Ward 5 (Summers-Armstrong). Staff recommends DENIAL.
29. 25-0109 - PUBLIC HEARING - APPLICANT/OWNER: GOLD LT RE, LLC #6 - For possible action on the following Land Use Entitlement project requests on 1.06 acres on the east side of Rainbow Boulevard, approximately 605 feet south of Ann Road (APN 125-35-101-007), C-1 (Limited Commercial) Zone, Ward 6 (Brune). Staff recommends DENIAL on the Land Use Entitlement project.
 - 29a. 25-0109-VAR1 - VARIANCE - TO ALLOW A 32-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 66 FEET IS REQUIRED
 - 29b. 25-0109-VAR2 - VARIANCE - TO ALLOW 39 PARKING SPACES WHERE 44 PARKING SPACES ARE REQUIRED
 - 29c. 25-0109-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED MOTOR VEHICLE PARTS SALES, INSTALLATION AND REPAIR USE [MOTOR VEHICLE REPAIR, MINOR]
 - 29d. 25-0109-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED ONE-STORY, 7,449 SQUARE-FOOT MOTOR VEHICLE REPAIR AND 400 SQUARE-FOOT SMOG CHECK DEVELOPMENT WITH A WAIVER TO ALLOW BAY DOORS TO FACE THE RIGHT-OF-WAY WHERE SUCH IS NOT ALLOWED
30. 25-0110 - PUBLIC HEARING - APPLICANT: JACKSON HOTEL LV, LLC - OWNER: JACKSON HOTEL LV, LLC ET AL - For possible action on the following Land Use Entitlement project requests on 0.97 acres at the northwest corner of Jackson Avenue and F Street (APNs 139-27-110-072 through 076), Ward 5 (Summers-Armstrong). Staff recommends DENIAL on the Land Use Entitlement project.
 - 30a. 25-0110-ZON1 - REZONING - FROM: T4-MS (T4 MAIN STREET) TO: T5-MS (T5 MAIN STREET)
 - 30b. 25-0110-VAR1 - VARIANCE - TO ALLOW 24 STORIES WHERE SEVEN STORIES IS THE MAXIMUM ALLOWED
 - 30c. 25-0110-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 361-FOOT TALL BUILDING WITHIN THE 140-FOOT AIRPORT OVERLAY DISTRICT
 - 30d. 25-0110-SUP2 - SPECIAL USE PERMIT - FOR A PROPOSED 548 SQUARE-FOOT MASSAGE ESTABLISHMENT USE WITH WAIVERS TO ALLOW A 99-FOOT DISTANCE SEPARATION FROM

A CHURCH/HOUSE OF WORSHIP, A 187-FOOT DISTANCE SEPARATION FROM A CITY PARK, AND A 244-FOOT DISTANCE SEPARATION FROM A PARCEL ZONED FOR RESIDENTIAL USE WHERE 400 FEET IS REQUIRED

- 30e. 25-0110-VAC1 - VACATION - PETITION TO VACATE A PUBLIC ALLEYWAY SOUTH OF VAN BUREN AVENUE BETWEEN F STREET AND G STREET
- 30f. 25-0110-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 24-STORY MIXED-USE DEVELOPMENT CONSISTING OF 60 MULTI-FAMILY RESIDENTIAL UNITS AND 207 HOTEL ROOMS WITH WAIVERS OF THE TITLE 19.09 FORM-BASED CODE DEVELOPMENT STANDARDS
- 31. 25-0111 - PUBLIC HEARING - APPLICANT: WESTSIDE RESIDENCE LV, LLC - OWNER: THE HOUSE OF GOD WHICH IS THE CHURCH OF THE LIVING GOD THE PILLAR AND GROUND OF THE TRUTH WITHOUT CONTROVERSY, INC., ET AL - For possible action on the following Land Use Entitlement project requests on 0.98 acres at the southeast corner of Van Buren Avenue and G Street (APNs 139-27-110-059 through 061), Ward 5 (Summers-Armstrong). Staff recommends DENIAL on the Land Use Entitlement project.
 - 31a. 25-0111-ZON1 - REZONING - FROM: T4-N (T4 NEIGHBORHOOD) TO: T5-MS (T5 MAIN STREET)
 - 31b. 25-0111-VAR1 - VARIANCE - TO ALLOW 21 STORIES WHERE SEVEN STORIES IS THE MAXIMUM ALLOWED
 - 31c. 25-0111-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 342-FOOT TALL BUILDING WITHIN THE 140-FOOT AIRPORT OVERLAY DISTRICT
 - 31d. 25-0111-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 21-STORY MIXED-USE DEVELOPMENT CONSISTING OF 256 MULTI-FAMILY RESIDENTIAL UNITS AND 1,752 SQUARE FEET OF COMMERCIAL SPACE WITH WAIVERS OF THE TITLE 19.09 FORM BASED CODE DEVELOPMENT STANDARDS
- 32. 25-0124-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: SOUTHWEST HOLDING COMPANY, LLC - For possible action on a Land Use Entitlement project request for a Major Amendment to an approved Plot Plan Review [Z-0071-99(1)] FOR THE PROPOSED ADDITION OF A ONE-STORY, 16,877 SQUARE-FOOT COMMERCIAL BUILDING TO AN EXISTING SHOPPING CENTER WITH A WAIVER OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS on a 1.59 acre portion of 16.68 acres on the southeast corner of Craig Road and Tenaya Way (APN 138-03-715-003), C-1 (Limited Commercial) Zone, Ward 4 (Allen-Palenske). Staff recommends APPROVAL.
- 33. 25-0130-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: PROSPECT STREET - OWNER: DEER SPRINGS LAND, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED TWO-STORY, 34,100 SQUARE-FOOT MEDICAL OFFICE BUILDING AND 900 SQUARE-FOOT RESTAURANT WITH DRIVE-THROUGH WITH WAIVERS OF THE TOWN CENTER DEVELOPMENT STANDARDS MANUAL on 3.27 acres at the southwest corner of Deer Springs Way and Riley Street (APN 125-20-710-006), T-C (Town Center) Zone [MC-TC (Montecito Town Center) Special Land Use Designation], Ward 4 (Allen-Palenske). Staff recommends APPROVAL.
- 34. 25-0131-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a Land Use Entitlement project request FOR A PROPOSED RESCUE MISSION OR SHELTER FOR THE HOMELESS USE at 1450 North Main Street (APN 139-27-504-001), C-V (Civic) Zone, Ward 5 (Summers-Armstrong). Staff recommends APPROVAL.
- 35. 25-0133-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: PACIFIC PALISADES CAPITAL INVESTMENTS, LLC - OWNER: STICKY VIII, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED PARKING LOT RECONFIGURATION AND THE ADDITION OF A PATIO COVER, WALLS AND FENCING WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS on 0.60 acres at 1421 South Commerce Street (APN 162-03-201-005),

C-M (Commercial/Industrial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

36. 25-0149 - PUBLIC HEARING - APPLICANT/OWNER: BAIGS CONSTRUCTION, INC. - For possible action on the following Land Use Entitlement project requests on 0.20 acres at 5313 Redberry Street (APN 138-13-510-022), R-3 (Medium Density Residential) Zone, Ward 5 (Summers-Armstrong). Staff recommends DENIAL on the Land Use Entitlement project.
- 36a. 25-0149-VAR1 - VARIANCE - TO ALLOW FIVE PARKING SPACES WHERE EIGHT ARE REQUIRED
- 36b. 25-0149-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED TWO-STORY, FOUR-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS

DIRECTOR'S BUSINESS:

37. ABEYANCE - 25-0088-TXT1 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to amend LVMC 19.04 regarding Complete Street Standards, and to provide for other related matters. Staff recommends APPROVAL.
38. 25-0184-DIR1 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to appoint a member of the Planning Commission to the Downtown Design Review Committee from the following list of Planning Commissioners: Louis DeSalvio, Jeffrey Rogan, Trinity Schlottman, Serena Kasama, Stephen Munford and Jennifer Taylor. Staff has NO RECOMMENDATION.
39. 25-0196-TXT1 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to amend LVMC 19.12 regarding Residential, Tiny House Park, and to provide for other related matters. Staff recommends APPROVAL.

Citizens Participation:

40. 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