

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 3RD day of JUNE, 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 10TH day
of JUNE, 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

Brianna Pascual
Signature

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 **3RD** day of **JUNE**, **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 **10TH** 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



Signature
Department of Community Development

Brianna Pascual Mendoza

Contact Group Name: Agenda Mailing_updated 02/04/2025

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says that on the 3RD day of JUNE, 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 10TH day of
JUNE, 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
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 Connors 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
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Mr. Alberto Jauregui
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3505 East Harmon Avenue, Suite. B
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Ms. Dorothy Orr
7132 Tropical Island Circle
Las Vegas, Nevada 89129-6570

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Rancho/Oakey Neighborhood Association
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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
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Las Vegas, Nevada 89104

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Las Vegas, Nevada 89104-1413

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Las Vegas, Nevada 89106

Ms. Erna Clark
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Las Vegas, Nevada 89107

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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 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.

June 10, 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 May 13, 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. 25-0172-TMP1 - TENTATIVE MAP - SUMMERLIN VILLAGE 30A PARCEL E - AGAVE RIDGE - APPLICANT: TRI POINTE HOMES OF NEVADA - OWNER: THE HOWARD HUGHES COMPANY, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 99-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 29.45 acres generally located on the north side of Mountain Run Drive, approximately 800 feet west of Park Drift Trail (APN 137-21-711-003), P-C (Planned Community) Zone [SF2 (Single Family Detached) Summerlin Special Land Use Designation], Ward 2 (Seaman). Staff recommends APPROVAL.
8. 25-0188-TMP1 - TENTATIVE MAP - SUMMERLIN WEST VILLAGE 27 PARCEL "E" CUSTOM LOTS - APPLICANT/OWNER: THE HOWARD HUGHES COMPANY, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 45-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 50.19 acres on the west side of the Park Drift Trail alignment, approximately 2,500 feet north of the intersection with Twilight Run Drive and Lake Mead Boulevard (APNs 137-16-811-001 and 137-15-310-002), P-C (Planned Community) Zone [SF1 (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. 25-0101-SNC1 - STREET NAME CHANGE - PUBLIC HEARING - APPLICANT: UNIVERSITY MEDICAL CENTER OF SOUTHERN NEVADA - OWNER: COUNTY OF CLARK (UMC), ET AL - For possible action on a Land Use Entitlement project request FROM: WILLOW STREET TO: ICARE WAY extending south of Wellness Way approximately 300 feet, Ward 1 (Knudsen). Staff recommends APPROVAL.

10. 25-0161-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: AI CALIFORNIA, LLC - OWNER: 99 CENTS AT DECATUR, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 24,514 SQUARE-FOOT ALCOHOL, OFF-PREMISE BEER/WINE USE IN CONJUNCTION WITH A GROCERY STORE WITH A WAIVER TO ALLOW A 60-FOOT DISTANCE SEPARATION FROM A CHURCH/HOUSE OF WORSHIP WHERE 400 FEET IS REQUIRED at 1200 South Decatur Boulevard (APN 162-06-111-003), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.

PUBLIC HEARING ITEMS

11. ABEYANCE - 24-0185-ZON1 - REZONING - PUBLIC HEARING - APPLICANT: FRESH GENERAL SERVICES, LLC - OWNER: SATARAY PROPERTIES GROUP, LLC - For possible action on a Land Use Entitlement project request FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-O (PROFESSIONAL OFFICE) on 0.17 acres at 200 North Lamb Boulevard (APN 140-32-310-007), Ward 3 (Diaz). Staff recommends DENIAL.
12. ABEYANCE - 24-0186-ZON1 - REZONING - PUBLIC HEARING - APPLICANT: FRESH GENERAL SERVICES, LLC - OWNER: SATARAY PROPERTIES GROUP, LLC - For possible action on a Land Use Entitlement project request FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-O (PROFESSIONAL OFFICE) on 0.17 acres at 212 North Lamb Boulevard (APN 140-32-310-004), Ward 3 (Diaz). Staff recommends DENIAL.
13. 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.
 - 13a. ABEYANCE - 25-0063-ZON1 - REZONING - FROM: C-2 (GENERAL COMMERCIAL) TO: R-CL (SINGLE FAMILY COMPACT-LOT)
 - 13b. 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
 - 13c. ABEYANCE - 25-0063-VAR2 - VARIANCE - TO ALLOW PROPOSED RETAINING AND PERIMETER WALLS THAT DOES NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR HEIGHT
 - 13d. 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
 - 13e. ABEYANCE - 25-0063-TMP1 - TENTATIVE MAP - JONES RANCHO - FOR A PROPOSED 41-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION
14. ABEYANCE - 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.
 - 14a. ABEYANCE - 25-0109-VAR1 - VARIANCE - TO ALLOW A 32-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 66 FEET IS REQUIRED
 - 14b. ABEYANCE - 25-0109-VAR2 - VARIANCE - TO ALLOW 39 PARKING SPACES WHERE 44 PARKING SPACES ARE REQUIRED
 - 14c. ABEYANCE - 25-0109-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED MOTOR VEHICLE

PARTS SALES, INSTALLATION AND REPAIR USE [MOTOR VEHICLE REPAIR, MINOR]

- 14d. ABEYANCE - 25-0109-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FORA 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
15. 24-0505-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: PETER OZIGBU - OWNER: THE KENECHI TRUST, ET AL - For possible action on a Land Use Entitlement project request FORA PROPOSED OUTDOOR STORAGE DEVELOPMENT on 0.40 acres at 3702 Vegas Drive (APN 139-19-812-007), M (Industrial) Zone, Ward 5 (Summers-Armstrong). Staff recommends APPROVAL.
16. 25-0016 - PUBLIC HEARING - APPLICANT/OWNER: BONANZA AUTO PLAZA, LLC, ET AL - For possible action on the following Land Use Entitlement project requests on 2.09 acres at 4561 and 4565 East Bonanza Road (APNs 140-32-101-016 and 017), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.
 - 16a. 25-0016-VAR1 - VARIANCE - TO ALLOW 156 PARKING SPACES WHERE 199 PARKING SPACES ARE REQUIRED AND TO ALLOW ONE LOADING SPACE WHERE THREE LOADING SPACES ARE REQUIRED
 - 16b. 25-0016-SUP1 - SPECIAL USE PERMIT - FORA MAJOR AMENDMENT TO AN APPROVED SPECIAL USE PERMIT (22-0428-SUP1) FORA PROPOSED 6,368 SQUARE-FOOT EXPANSION OF AN APPROVED 16,330 SQUARE-FOOT AUTO REPAIR GARAGE, MAJOR USE
 - 16c. 25-0016-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FORA MAJOR AMENDMENT TO AN APPROVED SITE DEVELOPMENT PLAN REVIEW (22-0428-SDR1) FORA PROPOSED ONE-STORY 6,368 SQUARE-FOOT EXPANSION OF AN APPROVED 16,330 SQUARE-FOOT MOTOR VEHICLE REPAIR DEVELOPMENT
17. 25-0146-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: MEQ CR, LLC - For possible action on a Land Use Entitlement project request FORA PROPOSED COMMERCIAL DEVELOPMENT CONSISTING OF A 5,450 SQUARE-FOOT RESTAURANT WITH A DRIVE-THROUGH AND A 8,630 SQUARE-FOOT COMMERCIAL BUILDING on 1.69 acres generally located on the south side of Craig Road, approximately 260 feet west of Jones Boulevard (APN 138-02-715-016), C-2 (General Commercial) Zone, Ward 5 (Summers-Armstrong). Staff recommends APPROVAL.
18. 25-0151-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JESUS G. DIAZ & DORA DIAZ - For possible action on a Land Use Entitlement project request TO ALLOWA 10-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED FOR AN EXISTING HOME ADDITION TO A SINGLE FAMILY DWELLING on 0.17 acres at 4305 San Joaquin Avenue (APN 162-07-515-071), R-1 (Single Family Residential) Zone, Ward 3 (Diaz). Staff recommends DENIAL.
19. 25-0152 - 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.
 - 19a. 25-0152-VAR1 - VARIANCE - TO ALLOW PROPOSED WALL SIGNS, A PROPOSED ROOF SIGN AND PROJECTING SIGN THAT DO NOT CONFORM TO TITLE 19 DEVELOPMENT STANDARDS
 - 19b. 25-0152-MSP1 - MASTER SIGN PLAN - FORA MAJOR AMENDMENT TO AN APPROVED MASTER SIGN PLAN (24-0578-MSP1) FOR PROPOSED ADDITIONAL ROOF, PROJECTING AND WALL SIGNS; AND REORIENTATION OF SIGNS FOR AN APPROVED COMMERCIAL DEVELOPMENT
20. 25-0153 - PUBLIC HEARING - APPLICANT: ARDURRA GROUP, INC. - OWNER: DATURA PROPERTIES, LLC

AND WEST 20TH PROPERTIES, LLC - For possible action on the following Land Use Entitlement project requests on 3.83 acres located adjacent to the southwest corner of Clark County 215 and Gowan Road (APN 137-12-301-007), PD (Planned Development) Zone [VC (Village Commercial) Lone Mountain West Special Land Use Designation], Ward 4 (Allen-Palenske). Staff recommends DENIAL on the Land Use Entitlement project.

- 20a. 25-0153-VAR1 - VARIANCE - TO ALLOW A SIX-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED
- 20b. 25-0153-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A MAJOR AMENDMENT TO AN APPROVED SITE DEVELOPMENT PLAN REVIEW (SDR-8833) FOR THE PROPOSED ADDITION OF A TWO-STORY, 14,503 SQUARE-FOOT CHILD CARE DEVELOPMENT AND STORAGE BUILDING AND PARKING LOT RECONFIGURATION WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS AND LONE MOUNTAIN WEST DEVELOPMENT STANDARDS TO AN EXISTING COMMERCIAL OFFICE DEVELOPMENT
- 20c. 25-0153-TMP1 - TENTATIVE MAP - WEST GOWAN OFFICE PARK - FOR A PROPOSED ONE-LOT COMMERCIAL SUBDIVISION
- 21. 25-0156-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT: RISE DISPENSARY - OWNER: CHETAK DEVELOPMENT CORPORATION - For possible action on a Land Use Entitlement project request TO ALLOW A PROPOSED PROJECTING SIGN AND WALL SIGN THAT DOES NOT CONFORM TO TITLE 19.08 DEVELOPMENT STANDARDS FOR PROJECTING SIGNS AND WALL SIGNS on 1.89 acres at 2233 South Las Vegas Boulevard (APN 162-03-410-007), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends DENIAL.
- 22. 25-0157-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: LORRI HULBERT ZANINI - For possible action on a Land Use Entitlement project request TO ALLOW AN EXISTING RESIDENTIAL ACCESSORY STRUCTURE [SHED] AND A PATIO COVER THAT DO NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR SEPARATION FROM THE MAIN BUILDING, SETBACKS, AND HEIGHT on 0.19 acres at 1417 Hillside Place (APN 162-02-213-016), R-1 (Single Family Residential) Zone, Ward 3 (Diaz). Staff recommends DENIAL.
- 23. 25-0160-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT: GABRIELA DE LUNA OLVARES - OWNER: YASSEL OLVARES-COUTO - For possible action on a Land Use Entitlement project request TO ALLOW AN EXISTING FRONT YARD WALL/FENCE THAT DOES NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR SOLID AND OVERALL WALL HEIGHT on 0.14 acres at 7356 Restful Springs Court (APN 138-27-310-006), R-CL (Single Family Compact-Lot) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.
- 24. 25-0162-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT: MICA KELLER - OWNER: BENJAMIN RICHARD KELLER - For possible action on a Land Use Entitlement project request TO ALLOW A TWO-FOOT CORNER SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED FOR A PROPOSED HOME ADDITION TO AN EXISTING SINGLE FAMILY DWELLING on 0.64 acres at 3204 Sonia Drive (APN 139-32-211-041), R-E (Residence Estates) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.
- 25. 25-0164-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CRISTHIAN P. HERNANDEZ - OWNER: NEVADA TRAVAI AND SOMSAKE TRAVAI - For possible action on a Land Use Entitlement project request FOR A PROPOSED MOTOR VEHICLE SALES USE (USED VEHICLES) WITH A WAIVER TO ALLOW THE MINIMUM AREA FOR A SITE DESIGNATED EXCLUSIVELY FOR THE SALE OF USED MOTOR VEHICLES TO BE LESS THAN 25,000 SQUARE FEET at 1410 North Eastern Avenue (APN 139-25-101-012), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.
- 26. 25-0165 - PUBLIC HEARING - APPLICANT/OWNER: R & T SPARKS FAMILY TRUST, ET AL - For possible action on the following Land Use Entitlement project requests on 0.89 acres on the west side of Thom Boulevard, approximately 100 feet north of Donnie Avenue (APN 138-12-810-009), C-2 (General Commercial) Zone, Ward 5 (Summers-Armstrong). Staff recommends DENIAL on the Land Use Entitlement project.

- 26a. 25-0165-VAR1 - VARIANCE - TO ALLOW AN EXISTING EIGHT-FOOT TALL SOLID FRONT YARD WALL WHERE FIVE FEET WITH A TWO-FOOT SOLID BASE IS THE MAXIMUM HEIGHT ALLOWED
 - 26b. 25-0165-VAR2 - VARIANCE - TO ALLOW NO OFFSITE IMPROVEMENTS WHERE SUCH ARE REQUIRED
 - 26c. 25-0165-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED TRUCKING COMPANY USE WITH A WAIVER TO ALLOW MORE THAN FIVE TRUCKS OR TRAILERS ON THE SITE AT ANY ONE TIME
 - 26d. 25-0165-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED TRUCKING COMPANY VEHICLE STORAGE FACILITY WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS
27. 25-0176 - PUBLIC HEARING - APPLICANT/OWNER: 4HIM4LIFE, INC. - For possible action on the following Land Use Entitlement project requests on 4.50 acres at the northeast corner of Harris Avenue and Bruce Street (APNs 139-26-701-001 and 002), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.
- 27a. 25-0176-VAR1 - VARIANCE - TO ALLOW A 75-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 111 FEET IS REQUIRED
 - 27b. 25-0176-VAR2 - VARIANCE - TO ALLOW 242 PARKING SPACES WHERE 340 ARE REQUIRED
 - 27c. 25-0176-SUP1 - SPECIAL USE PERMIT - FOR A RESIDENTIAL, MULTI-FAMILY USE
 - 27d. 25-0176-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED THREE-STORY, 204-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER AND BUILDING ORIENTATION REQUIREMENTS
28. 25-0177 - PUBLIC HEARING - APPLICANT/OWNER: D & W INC. - For possible action on the following Land Use Entitlement project requests on 11.77 acres at 240 North Jones Boulevard, Suites E and F (APN 138-25-417-001), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL on the Land Use Entitlement project.
- 28a. 25-0177-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED GAMING ESTABLISHMENT, RESTRICTED USE (1 TO 5 MACHINES)
 - 28b. 25-0177-SUP2 - SPECIAL USE PERMIT - FOR A MAJOR AMENDMENT TO AN APPROVED SPECIAL USE PERMIT (SUP-59535) FOR A PROPOSED 664 SQUARE-FOOT EXPANSION TO AN EXISTING 1,328 SQUARE-FOOT PACKAGE LIQUOR OFF-SALE ESTABLISHMENT USE (ALCOHOL, OFF-PREMISE FULL)
29. 25-0183-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT: ELECTRIC MUSHROOM - OWNER: 516 FREMONT SERIES OF THE HAM FREMONT, LLC - For possible action on a Land Use Entitlement project request TO ALLOW A PROPOSED WALL AND CANOPY SIGN THAT DO NOT CONFORM TO TITLE 19 DEVELOPMENT STANDARDS on 0.13 acres at 518 Fremont Street (APN 139-34-611-008), T6-UC (T6 Urban Core) Zone, Ward 3 (Diaz). Staff recommends DENIAL.
30. 25-0186-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JAVIER PATINO OCHOA - For possible action on a Land Use Entitlement project request TO ALLOW EXISTING RESIDENTIAL ACCESSORY STRUCTURES [SHADE STRUCTURE AND SHED] THAT DO NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR SETBACKS, DISTANCE SEPARATION, AND AESTHETIC COMPATIBILITY on 0.47 acres at 6701 Buckskin Avenue (APN 138-11-401-003), R-E (Residence Estates) Zone, Ward 5 (Summers-Armstrong). Staff recommends DENIAL.

DIRECTOR'S BUSINESS:

- 31. 25-0201 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to amend the City of Las Vegas 2050 Master Plan to modify certain general plan categories and corresponding compatible zoning districts, to amend LVMC 19.10 creating a new Transit-Oriented Development Overlay (TOD-O), amending other applicable chapters of LVMC Title 19, and to provide for other related matters. Staff recommends APPROVAL.
 - 31a. 25-0201-GPA1 - GENERAL PLAN AMENDMENT - TO AMEND THE CITY OF LAS VEGAS 2050 MASTER PLAN TO MODIFY CERTAIN GENERAL PLAN CATEGORIES AND CORRESPONDING COMPATIBLE ZONING DISTRICTS CONSISTENT WITH THE CREATION OF THE TRANSIT ORIENTED DEVELOPMENT OVERLAY DISTRICT (TOD-O)
 - 31b. 25-0201-TXT1 - TEXT AMENDMENT - TO AMEND LVMC TITLE 19.10, CREATING THE TRANSIT ORIENTED DEVELOPMENT OVERLAY DISTRICT (TOD-O) AND AMENDING OTHER APPLICABLE CHAPTERS OF LVMC TITLE 19

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