

# **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 **10<sup>th</sup>** day of **NOVEMBER**, **2025**, at the hour of  
**6:00PM** there were posted copies of a NOTICE, the attached of which is a true and correct copy  
of a **PLANNING COMMISSION AGENDA**, said meeting to be held on the **18<sup>TH</sup>** day  
of **NOVEMBER**, **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](http://www.lasvegasnevada.gov)  
The Nevada Public Notice website – [notice.nv.gov](http://notice.nv.gov)  
and  
City Hall, 495 South Main Street, 1<sup>st</sup> Floor**

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 10<sup>th</sup> day of NOVEMBER, 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 18<sup>TH</sup> day of  
NOVEMBER, 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**

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**Contact Group Nam**Agenda Mailing\_updated 02/04/2025

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**Brianna Pascual**

\_\_\_\_\_, an employee of the City of Las Vegas, Nevada,  
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NOTICE, the attached of which is a true and correct copy of a  
**PLANNING COMMISSION AGENDA**, said meeting to be held on the 18<sup>H</sup> day of  
NOVEMBER, 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

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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  
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Las Vegas, Nevada 89107

Mr. Ron Lurie  
Arizona Charlie's  
740 South Decatur Boulevard  
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Ms. Linda Foster  
3721 Capella Avenue  
Las Vegas, Nevada 89102

Ms. Jean Hall  
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Las Vegas, Nevada 89101

Ms. Diana Howe  
Peccole Ranch Community Association  
9501 Red Hills Road  
Las Vegas, Nevada 89117

Mr. David Clark  
4950 Sawyer Avenue  
Las Vegas, Nevada 89108

Rev. James M. Rogers, Sr.  
Greater New Jerusalem MBC  
1818 Martin L. King Boulevard  
Las Vegas, Nevada 89106

Mr. Alberto Jauregui  
Nevada Land  
3505 East Harmon Avenue, Suite. B  
Las Vegas, Nevada 89121

Ms. Maggy Ruiz  
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VTN Nevada  
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Las Vegas, Nevada 89146

Ms. Rose Honrath  
6109 Borden Circle  
Las Vegas, Nevada 89107

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

Mr. Donald M. Mosley  
Rancho/Oakey Neighborhood Association  
1127 Westlund Drive  
Las Vegas, Nevada 89102

Ms. June Ingram  
8220 Silver Sky Drive, Apt. 329  
Las Vegas, Nevada 89145

Mr. Robert Phillips  
8704 Monarchy Court  
Las Vegas, Nevada 89129

Ms Paula Hutchison  
5704 Ano Drive  
Las Vegas, Nevada 89131

Mr. Kenneth Williams  
130 Palm Lane  
Las Vegas Nevada 89101

Mr. Timothy Voltz  
325 Santa Fe Street  
Las Vegas, Nevada 89145

Ms. Tracy Larkin-Thomason  
Nevada Department of Transportation  
600 South Grand Central Parkway, Suite #135  
Las Vegas, Nevada 89106

Mr. and Mrs. Brian Gilbert  
941 Verdite Avenue  
Henderson, Nevada 89011

Mr. Ryan Arnold  
Skancke Companies  
2620 Regatta Drive, Suite #102  
Las Vegas, Nevada 89128

Mr. Michael Gittings  
UFCW 711  
1201 North Decatur Boulevard, Suite #116  
Las Vegas, Nevada 89108

Ms. Sharon Linsenbardt  
7222 West Grand Teton Drive  
Las Vegas, Nevada 89131

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

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

Mr. Marc Abelman  
1119 South Main Street  
Las Vegas, Nevada 89104

Ms. Denise Sida  
910 Melrose Drive  
Las Vegas, Nevada 89101

Mr. Brad Greenstein  
LVRC Holdings, LLC  
3371 North Buffalo Drive  
Las Vegas, Nevada 89129

Charleston Neighborhood Preservation  
6633 Lowden Street  
Las Vegas, Nevada 89107

Mr. Byron Royal III  
2000 Ekanger Circle  
Las Vegas, Nevada 89106

Ms. Dottie Miller  
8213 Mountain Heather Court  
Las Vegas, Nevada 89149

John's Loans and Jewelry  
Attn: Howard Bock  
2230 South Paradise Road  
Las Vegas, Nevada 89104

Mr. Bob Coffin  
1139 5th Place  
Las Vegas, Nevada 89104-1413

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Las Vegas, Nevada 89107

Mr. Richard Geyer  
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Las Vegas, Nevada 89128

Ms. Lindsey Madsen  
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Las Vegas, Nevada 89101

Ms. Jean Zorn  
2000 Sunland Ave  
Las Vegas, Nevada 89106

Mr. Michael J. McDonald  
840 South Rancho Drive, Suite #4-334  
Las Vegas, Nevada 89106

Mayor Shelley Berkley (At-Large)  
Mayor Pro Tem Brian Knudsen (Ward 1)  
Councilwoman Kara Kelley (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 Louis De Salvo  
Commissioner Stephen Munford  
Commissioner Lindsey Lebo

## Planning Commission Agenda

Council Chambers - 495 South Main Street - Phone 702-229-6011  
City of Las Vegas Internet Address: [www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)

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

**November 18, 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](http://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](http://www.lasvegasnevada.gov).

**ACTIONS:** All actions except general plan amendments, rezonings, and related cases thereto are final unless an appeal is filed by the applicant or an aggrieved person, or a review is requested by a member of the City Council within ten days and payment of those costs shall be made upon filing of the application.

### **PLANNING COMMISSION MEETING RULES OF CONDUCT:**

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's condition, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in

the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.

6. After all objectors' input have been received; the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

#### **BUSINESS ITEMS:**

1. Call to Order
2. Announcement: Compliance with Open Meeting Law
3. Roll Call
4. Public Comment during this portion of the Agenda must be limited to matters on the Agenda for action. If you wish to be heard, come to the podium and give your name for the record. The amount of discussion, as well as the amount of time any single speaker is allowed, may be limited.
5. For Possible Action to Approve the Final Minutes for the Planning Commission Meeting of October 14, 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. 25-0452-TMP1 - TENTATIVE MAP - SKYE SUMMIT PARCEL 1.8 - APPLICANT: NINETY-FIVE MANAGEMENT, LLC - OWNER: CANYON WALK, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 107-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 14.63 acres generally located east of the Skye Edge Drive alignment and west of the Sheep Mountain Parkway alignment, 660 feet south of Centennial Parkway (APN 12-26-514-003), PD (Planned Development) Zone [MLA (Residential Medium-Low Attached) Skye Summit Special Land Use Designation], Ward 4 (Allen-Palenske). Staff recommends APPROVAL.
8. 25-0453-TMP1 - TENTATIVE MAP - SKYE SUMMIT PARCEL 1.4 - APPLICANT: NINETY-FIVE MANAGEMENT, LLC - OWNER: CANYON WALK, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 77-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 17.6 acres generally located southwest of the intersection of Centennial Parkway and the Skye Edge Drive alignment (APN 126-26-514-002), PD (Planned Development) Zone [L (Residential Low) Skye Summit Special Land Use Designation], Ward 4 (Allen-Palenske). Staff recommends APPROVAL.
9. 25-0454-TMP1 - TENTATIVE MAP - SKYE SUMMIT PARCELS P1.5 & P1.6 - APPLICANT: NINETY-FIVE MANAGEMENT, LLC - OWNER: CANYON WALK, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 175-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 36.86 acres generally located northwest of the intersection of Tropical Parkway and the Skye Edge Drive alignment (APNs 126-26-210-001 and 126-26-210-002), PD (Planned Development) Zone [L (Residential Low) Skye Summit Special Land Use Designation], Ward 4 (Allen-Palenske). Staff recommends APPROVAL.
10. 25-0470-TMP1 - TENTATIVE MAP - SUMMERLIN VILLAGE 30A PARCEL A (GOLDEN GROVE) - APPLICANT: RICHMOND AMERICAN HOMES OF NEVADA, INC. - OWNER: THE HOWARD HUGHES COMPANY, LLC - For possible action on a Land Use Entitlement project request FOR A 91-LOT SINGLE-

FAMILY RESIDENTIAL SUBDIVISION on 12.75 acres on the west side of Park Drift Trail at the intersection with Sandstone Rise Drive (APNs 137-21-814-001 and 137-28-514-001), P-C (Planned Community) Zone [SFSD (Single Family Special Lot Development) Special Land Use Designation], Ward 2 (Kelley). 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.

11. ABEYANCE - 25-0348-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: HFW, LLC - OWNER: FIVE HILLS, LP - For possible action on a Land Use Entitlement project request FOR A PROPOSED 1,166 SQUARE-FOOT PUBS, BARS, AND LOUNGES [ALCOHOL, ON-PREMISE AND ANCILLARY OFF-PREMISE BEER/WINE] USE at 9300 Sun City Boulevard, Suite #103 (APN 138-18-614-007), P-C (Planned Community) Zone [C (Commercial) Sun City Summerlin Special Land Use Designation], Ward 4 (Allen-Palenske). Staff recommends APPROVAL.
12. 25-0414-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WING H. LAW - OWNER: SAHARA 2020, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 1,938 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE WITH A 965 SQUARE-FOOT OUTDOOR AREA WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A CHURCH/HOUSE OF WORSHIP WHERE 400 FEET IS REQUIRED at 3601 West Sahara Avenue, Suite #113 (APN 162-08-101-003), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.
13. 25-0415-VAC1 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: CSP BRIDGER AVENUE, LLC - For possible action on a Land Use Entitlement project request for a Petition to Vacate multiple City of Las Vegas easements generally located halfway between 13th and 14th Street, north of Lewis Avenue and south of Bridger Avenue, and along the north side of Lewis Avenue (APNs 139-35-410-005 and 021), Ward 3 (Diaz). Staff recommends APPROVAL.
14. 25-0426-VAC1 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: NORTHLAND, LLC - For possible action on a Land Use Entitlement project request for a Petition to Vacate a portion of a public drainage easement and a portion of a public sewer easement generally located at the northwest corner of Sunstone Parkway and N Skye Canyon Park Dr (APN 125-06-114-130), Ward 6 (Brune). Staff recommends APPROVAL.
15. 25-0433-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ASSEN DRAGULEY - OWNER: KLA CAPITAL SERIES 6, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 1,090 SQUARE-FOOT ALCOHOL PRODUCTION, CRAFT USE WITH A 725 SQUARE-FOOT OUTDOOR PATIO AREA at 28 West Wyoming Avenue (APN 162-03-201-004), C-M (Commercial / Industrial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.
16. 25-0441-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: GISELLE CEDENO - OWNER: MERSHOP RAINBOW BOULEVARD, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED FINANCIAL INSTITUTION, SPECIFIED USE WITH WAIVERS TO ALLOW A 1,117 SQUARE-FOOT SITE AREA DEDICATED TO THE USE WHERE 1,500 SQUARE FEET IS THE MINIMUM REQUIRED, AND AN 80-FOOT DISTANCE SEPARATION FROM RESIDENTIALLY ZONED PROPERTY WHERE 200 FEET IS REQUIRED at 1725 South Rainbow Boulevard, Suite #19 (APN 163-03-603-011), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.
17. 25-0448-VAC1 - VACATION - PUBLIC HEARING - APPLICANT: THE CALIDA GROUP, LLC - OWNER: PALM FUND, LLC - For possible action on a Land Use Entitlement project request for a Petition to Vacate a portion of a 20-foot wide public sewer easement generally located at the southeast corner of Alta Drive and Clubhouse Drive (APN 138-32-210-007), Ward 2 (Kelley). Staff recommends APPROVAL.
18. 25-0450 - PUBLIC HEARING - APPLICANT/OWNER: 712 HOLDINGS, LLC AND FPK PROFESSIONAL SERVICES, LLC - For possible action on the following Land Use Entitlement project requests at 712 and 714

South 1st Street (APNs 139-34-301-016 and 139-34-310-015), C-M (Commercial / Industrial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL on the Land Use Entitlement project.

- 18a. 25-0450-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED GAMING ESTABLISHMENT, RESTRICTED (6-15 MACHINES) AT 714 SOUTH 1ST STREET [APN 139-34-310-015]
- 18b. 25-0450-SUP2 - SPECIAL USE PERMIT - FOR A PROPOSED 5,803 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE WITH A 496 SQUARE-FOOT PATIO AREA AND A 1,207 SQUARE-FOOT ROOF TOP DECK AREA USE AT 712 SOUTH 1ST STREET [APN 139-34-301-016]
- 18c. 25-0450-SUP3 - SPECIAL USE PERMIT - FOR A PROPOSED 7,468 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE WITH ALCOHOL, OFF-PREMISE ANCILLARY AT 714 SOUTH 1ST STREET [APN 139-34-310-015]
- 19. 25-0455 - PUBLIC HEARING - APPLICANT: ABLE BAKER BOMB SHELTER, LLC - OWNER: KRG LAS VEGAS CENTENNIAL CENTER, LLC - For possible action on the following Land Use Entitlement project requests on a portion of 18.86 acres at the northwest corner of Tropical Parkway and Centennial Center Boulevard (APN 125-28-610-004), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 4 (Allen-Palenske). Staff recommends APPROVAL on the Land Use Entitlement project.
  - 19a. 25-0455-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 5,128 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) [ALCOHOL, ON-PREMISE FULL AND ALCOHOL PRODUCTION, CRAFT] USE WITH A 2,315 SQUARE-FOOT OUTDOOR PATIO AREA WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A SCHOOL WHERE 400 FEET IS REQUIRED
  - 19b. 25-0455-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR THE PROPOSED ADDITION OF OUTDOOR PATIO AREAS TO AN EXISTING COMMERCIAL BUILDING AND PARKING LOT RECONFIGURATION
- 20. 25-0467-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: HALF-TIME SPEAKEASY - OWNER: G CAPITAL INVESTMENT, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 1,022 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE at 200 West Sahara Avenue, Suite #130 (APN 162-04-815-428), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

#### **PUBLIC HEARING ITEMS**

- 21. ABEYANCE - 25-0091 - PUBLIC HEARING - APPLICANT: LAS VEGAS-KYLE CANYON CONVENANT GROUP, LLC - OWNER: ALPINE VILLAGE, LLC - For possible action on the following Land Use Entitlement project requests on 1.46 acres at the northwest corner of Kyle Canyon Road and Alpine Ridge Way (APN 126-01-301-016), Ward 6 (Brune). Staff recommends APPROVAL on 25-0091 [GPA1 AND ZON1]. Staff recommends DENIAL on 25-0091-SDR1.
  - 21a. ABEYANCE - 25-0091-GPA1 - GENERAL PLAN AMENDMENT - FROM: PCD (PLANNED COMMUNITY DEVELOPMENT) TO: SC (SERVICE COMMERCIAL)
  - 21b. ABEYANCE - 25-0091-ZON1 - REZONING - FROM: U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: C-1 (LIMITED COMMERCIAL)
  - 21c. ABEYANCE - 25-0091-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED ONE STORY, 4,300 SQUARE-FOOT DENTAL OFFICE, 2,500 SQUARE-FOOT RESTAURANT WITH DRIVE-THROUGH, AND 1,300 SQUARE-FOOT GENERAL RETAIL DEVELOPMENT
- 22. ABEYANCE - 25-0096 - PUBLIC HEARING - APPLICANT/OWNER: SEARLES OZ LAND, LLC - For possible action of the following Land Use Entitlement project requests on 2.25 acres at the northeast corner of Searles Avenue and 23rd Street (APN 139-26-508-016), R-3 (Medium Density Residential) Zone, Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.

- 22a. ABEYANCE - 25-0096-VAR1 - VARIANCE - TO ALLOW A 10-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED
- 22b. ABEYANCE - 25-0096-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED ONE-STORY, 50-UNIT RESIDENTIAL TINY HOUSE PARK WITH A WAIVER OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS
- 23. ABEYANCE - 25-0106 - PUBLIC HEARING - APPLICANT: ENCINO CONCRETE, INC. - OWNER: HP INVESTMENTS, LLC - For possible action on the following Land Use Entitlement project requests on 0.49 acres at the southeast corner of Rancho Drive and Ricky Road (APN 138-12-810-001), Ward 5 (Summers-Armstrong). Staff recommends DENIAL on the Land Use Entitlement project.
  - 23a. ABEYANCE - 25-0106-GPA1 - GENERAL PLAN AMENDMENT - FROM: GC (GENERAL COMMERCIAL) TO: LI-R (LIGHT INDUSTRIAL AND RESEARCH)
  - 23b. ABEYANCE - 25-0106-ZON1 - REZONING - FROM: C-2 (GENERAL COMMERCIAL) TO: C-M (COMMERCIAL / INDUSTRIAL)
  - 23c. ABEYANCE - 25-0106-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED TWO-STORY, 3,000 SQUARE-FOOT CONTRACTOR'S PLANT, SHOP AND STORAGE YARD DEVELOPMENT WITH A WAIVER OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS
- 24. ABEYANCE - 25-0362-GPA1 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: CALIDA RESIDENTIAL, LLC - OWNER: ZSF OFFICE NV TRUST, ET AL - For possible action on a Land Use Entitlement project request FROM: TOD-2 (TRANSIT ORIENTED DEVELOPMENT - LOW) TO: TOC-1 (TRANSIT ORIENTED CORRIDOR - HIGH) on 28.07 acres at the southeast corner of Sahara Avenue and Crystal Water Way (APNs Multiple), Ward 2 (Kelley). Staff recommends APPROVAL.
- 25. ABEYANCE - 25-0365 - PUBLIC HEARING - APPLICANT/OWNER: RAINBOW & D.I. LIMITED LIABILITY COMPANY - For possible action on the following Land Use Entitlement project requests on 0.48 acres at the southwest corner Charleston Boulevard and Strong Drive (APN 162-05-512-008), P-R (Professional Office and Parking) Zone, Ward 1 (Knudsen). Staff recommends DENIAL on the Land Use Entitlement project.
  - 25a. ABEYANCE - 25-0365-VAR1 - VARIANCE - TO ALLOW A PROPOSED MEDICAL OFFICE BUILDING THAT DOES NOT CONFORM TO TITLE 19.08 DEVELOPMENT STANDARDS FOR SETBACKS AND RESIDENTIAL ADJACENCY
  - 25b. ABEYANCE - 25-0365-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED ONE-STORY, 3,574 SQUARE-FOOT MEDICAL OFFICE DEVELOPMENT WITH WAIVERS OF BUILDING ORIENTATION AND PERIMETER LANDSCAPE BUFFER REQUIREMENTS
- 26. ABEYANCE - 25-0376 - PUBLIC HEARING - APPLICANT: KB HOME OF NEVADA, INC., ET AL - OWNER: KYLE RIDGE, LLC, ET AL - For possible action on the following Land Use Entitlement project requests on 31.72 acres at the northwest corner of Log Cabin Way and Alpine Ridge Way (APNs Multiple), Ward 6 (Brune). Staff recommends APPROVAL on 25-0376 [GPA1 AND ZON1]. Staff recommends DENIAL on 25-0376 [VAR1, VAC1, AND TMP1].
  - 26a. ABEYANCE - 25-0376-GPA1 - GENERAL PLAN AMENDMENT - FROM: PCD (PLANNED COMMUNITY DEVELOPMENT) TO: ML (MEDIUM LOW DENSITY RESIDENTIAL)
  - 26b. ABEYANCE - 25-0376-ZON1 - REZONING - FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: R-CL (SINGLE FAMILY COMPACT-LOT)
  - 26c. ABEYANCE - 25-0376-VAR1 - VARIANCE - TO ALLOW PRIVATE, GATED STREETS THAT DO NOT CONFORM TO TITLE 19.04 COMPLETE STREET STANDARDS

- 26d. ABEYANCE - 25-0376-VAC1 - VACATION - PETITION TO VACATE U.S. GOVERNMENT PATENT EASEMENTS AND PORTIONS OF PUBLIC RIGHTS-OF-WAY (LARRY MCBRYDE STREET AND RUSTON ROAD)
- 26e. ABEYANCE - 25-0376-TMP1 - TENTATIVE MAP - CRESTON - FOR A PROPOSED 232-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION
- 27. ABEYANCE - 25-0390-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: KEIVAN KHORSHID - OWNER: DENTAL TRAINING CENTER & DIGITAL LAB, INC. - For possible action on a Land Use Entitlement project request FOR A PROPOSED SIX-STORY, 70-UNIT MIXED-USE DEVELOPMENT WITH 2,177 SQUARE FEET OF COMMERCIAL AREA WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS [AREA 2] on 0.30 acres at southeast corner of Gass Avenue and 7th Street (APN 139-34-410-239), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends DENIAL.
- 28. 25-0071-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT: YELAINE A. FRIMAN ARIAS - OWNER: GOAFRA, LLC - For possible action on a Land Use Entitlement project request TO ALLOW EXISTING RESIDENTIAL HOME ADDITIONS THAT DO NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR SETBACKS on 0.17 acres at 3520 Miramar Drive (APN 138-12-311-007), R-1 (Single Family Residential) Zone, Ward 5 (Summers-Armstrong). Staff recommends DENIAL.
- 29. 25-0269 - PUBLIC HEARING - APPLICANT: LAS VEGAS MUSEUM OF ART - OWNER: CITY PARKWAY V, INC. - For possible action on the following Land Use Entitlement project requests on 2.10 acres located east of the City Parkway and Symphony Park Avenue intersection (APN 139-34-211-005), PD (Planned Development) Zone, Ward 5 (Summers-Armstrong). Staff recommends APPROVAL on the Land Use Entitlement project.
  - 29a. 25-0269-VAC1 - VACATION - FOR A PETITION TO VACATE A ROADWAY EASEMENT
  - 29b. 25-0269-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED FOUR-STORY, 59,782 SQUARE-FOOT MUSEUM DEVELOPMENT WITH WAIVERS OF THE SYMPHONY PARK DESIGN STANDARDS
- 30. 25-0355 - PUBLIC HEARING - APPLICANT/OWNER: Y&B INVESTMENTS, LLC - For possible action on the following Land Use Entitlement project requests at 2521 South Fort Apache Road, Suite #101 (APN 163-07-501-012), C-1 (Limited Commercial) Zone, Ward 2 (Kelley). Staff recommends DENIAL on the Land Use Entitlement project.
  - 30a. 25-0355-VAR1 - VARIANCE - TO ALLOW 28 PARKING SPACES WHERE 40 ARE REQUIRED
  - 30b. 25-0355-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED ONE-STORY 337 SQUARE-FOOT ADDITION TO AN EXISTING 4,987 SQUARE-FOOT COMMERCIAL DEVELOPMENT
- 31. 25-0363-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: IONNA, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED PARKING FACILITY WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS (AREA 1) on 0.24 acres on the east side of 4th Street, approximately 150 feet north of Gass Avenue (APN 139-34-410-150), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.
- 32. 25-0364 - PUBLIC HEARING - APPLICANT/OWNER: HAREL PLUMBING & HEATING, INC. - For possible action on the following Land Use Entitlement project requests on 0.14 acres on the east side of 13th Street, approximately 100 feet south of Mesquite Drive (APN 139-35-212-017), R-3 (Medium Density Residential) Zone, Ward 5 (Summers-Armstrong). Staff recommends DENIAL on the Land Use Entitlement project.
  - 32a. 25-0364-VAR1 - VARIANCE - TO ALLOW TWO PARKING SPACES WHERE 13 ARE REQUIRED
  - 32b. 25-0364-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED TWO-STORY, SEVEN-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF THE PERIMETER

## LANDSCAPE BUFFER REQUIREMENTS

33. 25-0375-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT: EBY IRON DESIGNS, LLC - OWNER: ABUSHAM PROPERTIES, LLC - For possible action on a Land Use Entitlement project request TO ALLOW AN EXISTING SIX-FOOT TALL FRONT YARD FENCE WHERE FIVE FEET IS THE MAXIMUM HEIGHT ALLOWED on 4.27 acres at 2100 South Decatur Boulevard (APN 162-06-301-006), C-2 (General Commercial) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.
34. 25-0385-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JORGE BRIAN LAU BARILLAS - For possible action on a Land Use Entitlement project request TO ALLOW EXISTING RESIDENTIAL ACCESSORY STRUCTURES [SHED AND CARPORT] THAT DO NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR SETBACKS, SEPARATION, AESTHETIC COMPATIBILITY AND PLACEMENT; AND AN EXISTING FRONT YARD WALL THAT EXCEEDS HEIGHT STANDARDS on 0.11 acres at 15 North Arlington Street (APN 140-32-812-129), R-PD7 (Residential Planned Development - 7 Units per Acre) Zone, Ward 3 (Diaz). Staff recommends DENIAL.
35. 25-0402 - PUBLIC HEARING - APPLICANT/OWNER: UMER ZAHID MALIK, THE ZSKSMAZ TOWNSHIP FAMILY TRUST - For possible action on the following Land Use Entitlement project requests on 2.10 acres at the southwest corner of Ann Road and Shaumber Road (APN 126-36-101-032), C-1 (Limited Commercial) Zone, Ward 4 (Allen-Palenske). Staff recommends DENIAL on the Land Use Entitlement project.
  - 35a. 25-0402-VAR1 - VARIANCE - TO ALLOW A 15-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 87 FEET IS REQUIRED [BUILDING 3]
  - 35b. 25-0402-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A MAJOR AMENDMENT TO AN APPROVED SITE DEVELOPMENT PLAN REVIEW (24-0167-SDR1) FOR A PROPOSED ONE-STORY, 2,878 SQUARE-FOOT EXPANSION OF AN APPROVED ONE-STORY, 12,200 SQUARE-FOOT COMMERCIAL DEVELOPMENT
36. 25-0411-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT: HOLLY SICILIANO - OWNER: SICILIANO FAMILY TRUST - For possible action on a Land Use Entitlement project request TO ALLOW A PROPOSED 10-FOOT SOLID BLOCK WALL WHERE FIVE FEET WITH A TWO-FOOT SOLID BASE IS THE MAXIMUM ALLOWED IN THE FRONT YARD on 1.23 acres at 2315 Alta Drive (APN 139-32-702-030), R-A (Ranch Acres) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.
37. 25-0417-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CK INVESTMENTS, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED ONE-STORY, 6,200 SQUARE-FOOT DENTAL OFFICE WITH WAIVERS OF TOWN CENTER DEVELOPMENT STANDARDS at 6630 Grand Montecito Parkway (APN 125-20-711-015), T-C (Town Center) Zone [MC-TC (Montecito - Town Center) Special Land Use Designation], Ward 4 (Allen-Palenske). Staff recommends DENIAL.
38. 25-0418 - PUBLIC HEARING - APPLICANT/OWNER: CANYON WALK, LLC - For possible action on the following Land Entitlement project requests, Ward 4 (Allen-Palenske). Staff recommends DENIAL on the Land Use Entitlement project.
  - 38a. 25-0418-VAR1 - VARIANCE - TO ALLOW A STREET NAME CHANGE ON AN EXISTING NAMED STREET ALIGNMENT AND A 23 CHARACTER STREET NAME [SKYE VIEW RIDGE PARKWAY] WHERE 20 CHARACTERS IS THE MAXIMUM ALLOWED
  - 38b. 25-0418-SNC1 - STREET NAME CHANGE - FROM: CENTENNIAL PARKWAY [WEST OF SHEEP MOUNTAIN PARKWAY] TO: SKYE VIEW RIDGE PARKWAY
  - 38c. 25-0418-SNC2 - STREET NAME CHANGE - FROM: TROPICAL PARKWAY [WEST OF SHEEP MOUNTAIN PARKWAY] TO: SKYE OUTLOOK PARKWAY
39. 25-0425 - PUBLIC HEARING - APPLICANT: ACG DESIGN - OWNER: OAKBROOK REALTY &

INVESTMENTS II, LLC - For possible action on the following Land Use Entitlement project requests on 0.56 acres at 307 and 319 South Main Street (APNs 139-34-210-004 and 139-34-210-003), C-M (Commercial / Industrial) and C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL on the Land Use Entitlement project.

- 39a. 25-0425-ZON1 - REZONING - FROM: C-M (COMMERCIAL / INDUSTRIAL) TO: C-2 (GENERAL COMMERCIAL) [APN 139-34-210-003]
- 39b. 25-0425-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 10,626 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE WITH A 14,375 SQUARE-FOOT OUTDOOR PATIO AREA
- 39c. 25-0425-SUP2 - SPECIAL USE PERMIT - FOR A PROPOSED NIGHTCLUB USE WITH AN OUTDOOR PATIO AREA
- 39d. 25-0425-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED TWO STORY, 10,626 SQUARE-FOOT NIGHT CLUB DEVELOPMENT WITH A 14,375 SQUARE-FOOT OUTDOOR PATIO AREA
- 40. 25-0435-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT: TACO ESCOBAR - OWNER: BORE HIRSCH, LLC - For possible action on a Land Use Entitlement project request TO ALLOW A PROPOSED PROJECTING SIGN THAT DOES NOT CONFORM TO TITLE 19 DEVELOPMENT STANDARDS FOR MAXIMUM SIGN AREA AND MAXIMUM PROJECTION FROM THE BUILDING ELEVATION on 0.52 acres at 509 Fremont Street (APN 139-34-601-015), T6-UC (T6 Urban Core) Zone, Ward 3 (Diaz). Staff recommends DENIAL.
- 41. 25-0443-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: THOMAS AND TIESHA L. MOORE - For possible action on a Land Use Entitlement project request TO ALLOW A PROPOSED EIGHT-FOOT BLOCK WALL WHERE FIVE FEET WITH A TWO-FOOT SOLID BASE IS THE MAXIMUM ALLOWED IN THE FRONT YARD on 0.97 acres at 7901 North Jones Boulevard (APN 125-14-504-008), R-E (Residence Estates) Zone, Ward 6 (Brune). Staff recommends DENIAL.
- 42. 25-0465 - PUBLIC HEARING - APPLICANT: TERAWATT INFRASTRUCTURE - OWNER: BELL REAL ESTATE, LLC - For possible action on the following Land Use Entitlement project requests on 0.64 acres on the north side of New York Avenue, approximately 260 feet west of Fairfield Avenue (APNs 162-04-710-004, 145 and 146), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL on the Land Use Entitlement project.
  - 42a. 25-0465-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED DELIVERY AND SERVICE VEHICLE STORAGE USE
  - 42b. 25-0465-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED SERVICE VEHICLE STORAGE FACILITY WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS (AREA 1)
- 43. 25-0466 - PUBLIC HEARING - APPLICANT: RHYTHM ROAST - OWNER: BJH PROPERTY, LLC - For possible action on the following Land Use Entitlement project requests on 0.97 acres at 2747 North Rainbow Boulevard (APN 138-15-701-002), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL on the Land Use Entitlement project.
  - 43a. 25-0466-VAR1 - VARIANCE - TO ALLOW 39 PARKING SPACES WHERE 43 ARE REQUIRED
  - 43b. 25-0466-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 3,800 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE
- 44. 25-0469-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT: MARTHA GABRIELA ROMERO CISNEROS - OWNER: CONSTRUCTION GROUP, INC. - For possible action on a Land Use Entitlement project request TO ALLOW 19 PARKING SPACES WHERE 41 SPACES ARE REQUIRED on 0.44 acres at 2187 North Decatur Boulevard, Suite #110 (APN 138-24-611-073), C-1 (Limited Commercial) Zone, Ward 5 (Summers-

Armstrong). Staff recommends DENIAL.

45. 25-0472 - PUBLIC HEARING - APPLICANT/OWNER: ROSALIO MENDOZA NAVARRO - For possible action on the following Land Use Entitlement project requests on 0.84 acres at 1622 and 1630 Sunset Drive (APNs 139-19-812-012 and 013), M (Industrial) Zone, Ward 5 (Summers-Armstrong). Staff recommends DENIAL on the Land Use Entitlement project.
  - 45a. 25-0472-VAR1 - VARIANCE - TO ALLOW A TWO-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED
  - 45b. 25-0472-VAR2 - VARIANCE - TO ALLOW EXISTING PERIMETER WALLS AND FENCES THAT DO NOT CONFORM TO TITLE 19.08 OUTDOOR STORAGE SCREENING REQUIREMENTS
  - 45c. 25-0472-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED SALVAGE OR RECLAMATION OF PRODUCTS (OUTDOOR) USE
  - 45d. 25-0472-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED SALVAGE OR RECLAMATION OF PRODUCTS (OUTDOOR) DEVELOPMENT WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS AND BUILDING FACADE DEVELOPMENT STANDARDS; AND TO ALLOW CHAIN LINK PERIMETER FENCING AND BARBED WIRE WHERE SUCH IS NOT ALLOWED

**DIRECTOR'S BUSINESS:**

46. 25-0461-GPA1 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a Land Use Entitlement project request TO AMEND AND INCORPORATE A SUPPLEMENTAL HEAT MITIGATION (URBAN FORESTRY MANAGEMENT) PLAN AS PART OF THE CONSERVATION ELEMENT TO THE CITY OF LAS VEGAS 2050 MASTER PLAN CONSISTENT WITH SECTION 11 OF ORDINANCE 6788 - All Wards. Staff recommends APPROVAL.
47. 25-0475-DIR1 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to approve the 2026 Planning Commission Meeting Schedule.
48. 25-0486-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: Jeffrey Rogan, Trinity Schlottman, Serena Kasama, Stephen Munford, Jennifer Taylor, and Lindsey Lebo.

**Citizens Participation:**

49. Citizens Participation: Public comment during this portion of the agenda must be limited to matters within the jurisdiction of the Planning Commission. No subject may be acted upon by the Planning Commission unless that subject is on the agenda and is scheduled for action. If you wish to be heard, come to the podium and give your name for the record. The amount of discussion on any single subject, as well as the amount of time any single speaker is allowed, may be limited.

THIS MEETING HAS BEEN PROPERLY NOTICED AND POSTED AT THE FOLLOWING LOCATIONS  
IN ACCORDANCE WITH THE NOTICING STANDARDS AS OUTLINED IN NRS 241.020:

The City of Las Vegas website – [www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)

The Nevada Public Notice website – [notice.nv.gov](http://notice.nv.gov)

City Hall, 495 South Main Street, 1st Floor