

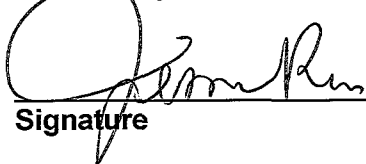
CERTIFICATE OF POSTING

(Posting required under the provisions of NRS Chapter 241)

 Jessica Roybal , an employee of the City of Las Vegas, Nevada,
says that on the 6TH day of JANUARY, 2026, at the hour of
2:00PM 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 JANUARY, 2026, 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**

Jessica Roybal



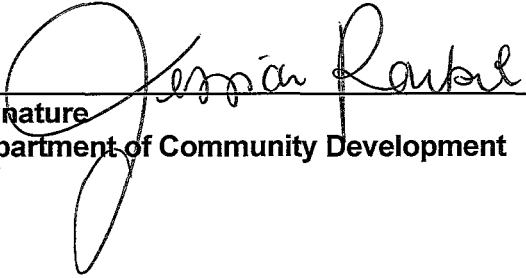
Signature

CERTIFICATE OF ELECTRONIC MAILING

(Posting required under the provisions of NRS Chapter 241)

Jessica Roybal
_____, an employee of the City of Las Vegas, Nevada,
says that on the 6TH day of JANUARY, 2026, 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 13th day of
JANUARY, 2026, 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.

Jessica Roybal



Signature
Department of Community Development

Jessica Roybal

Contact Group NamAgenda Mailing_updated 01/06/2026

Members:

Adrian Hunt (A9230H@LVMPD.CA9230H@LVMPD.COM
Adrian Viesca adrian.viesca@alumni.unlv.edu
AndyStahl@yahoo.com AndyStahl@yahoo.com
Angela Torres torresa@rtcsonv.com
Brian Petruzzelli petruzzelib@gmail.com
brian@roicre.com brian@roicre.com
chancebona@gmail.com chancebona@gmail.com
Christopher Ries LVMPD C14078R@LVMPD.COM
Connie Chau Connie.chau@mail.house.gov
Daniel Adamson dan@roicre.com
David Riggleman DRiggleman@LasVegasNevada.GOV
Denise Sida vegasvalleyrealtor@gmail.com
Detrick Sanford Detrivk.sanford@mail.house.gov
Gillian Segerblom gsegerblom@LasVegasNevada.GOV
Gina Venglass gvenglass@LasVegasNevada.GOV
gowilbur4@gmail.com gowilbur4@gmail.com
Jeff Dorocak jdorocak@LasVegasNevada.GOV
Jennifer Davies jdavies@LasVegasNevada.GOV
John Andrews jealtllc@gmail.com
John S. Ridilla jridilla@LasVegasNevada.GOV
Katherine Duncan w5cclv@gmail.com
Kathleen Ray KRAYENT2@aol.com
Keith Letus kletus@LasVegasNevada.GOV
Keith Spencer Keith.Spencer@cbre.com
Kimberly Reid kreid@LasVegasNevada.GOV
Maddie Gugino mgugino@kcnvlaw.com
marlamw@strategies360.com marlamw@strategies360.com
Mayor's Office, All Staff
Melissa Jaarsma mjaarsma@LasVegasNevada.GOV
Michelle Thackston mthackston@LasVegasNevada.GOV
Mr. Ray Mitchell rdmitch@cox.net
pao@lasvegasnevada.gov pao@lasvegasnevada.gov
Patricia Cabrera pcabrera@LasVegasNevada.GOV
paul@metroplexgroup.com paul@metroplexgroup.com
Planning, All Staff
Rae Heller rheller@LasVegasNevada.GOV
Richard Rozier rrozier@LasVegasNevada.GOV
Robbie Hamdam qualitystarbenzlv@gmail.com
Robert Nolan rnolan@LasVegasNevada.GOV
rtcagendas@rtcsonv.com rtcagendas@rtcsonv.com
Sandra Turner (sturner@LasVegasNevada.GOV)
sturner@LasVegasNevada.GOV
Seth Floyd sfloyd@LasVegasNevada.GOV
Sharon Linsenbardt sgo@lvcoxmail.com
Sherri Shoup sshoup@LasVegasNevada.GOV
Steve S. Horlock shorlock@LasVegasNevada.GOV
texdona@gmail.com texdona@gmail.com
Todd Todd@rgglv.com
Zurama Gomez zgomez@LasVegasNevada.GOV

CERTIFICATE OF MAILING

(Posting required under the provisions of NRS Chapter 241)

Jessica Roybal
_____, an employee of the City of Las Vegas, Nevada,
says that on the 6TH day of JANUARY, 2026, 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 13th day of
JANUARY, 2026, 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.

Jessica Roybal



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 Conners 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
Las Vegas, Nevada 89106

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

Ms. Maggy Ruiz
Latin American Press
PO Box 12599
Las Vegas, Nevada 89112

Mr. Tony Perkins
McCarran International Airport
PO Box 11005
Las Vegas, Nevada 89111

Mr. Steve Sanson
Aggressive Business Consulting
PO Box 28211
Las Vegas, Nevada 89126

VTN Nevada
2727 South Rainbow Boulevard
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

Mr. Karl Armstrong
1931 Fair Avenue
Las Vegas, Nevada 89106

Ms. Erna Clark
6501 Burgundy Way
Las Vegas, Nevada 89107

Mr. Richard Geyer
8260 Hilton Head Court
Las Vegas, Nevada 89128

Ms. Lindsey Madsen
704 South 9th Street
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 Salvio
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

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

January 13, 2026

6:00 PM

ITEMS MAY BE TAKEN OUT OF THE ORDER PRESENTED AT THE DISCRETION OF THE CHAIRPERSON. TWO OR MORE AGENDA ITEMS FOR CONSIDERATION MAY BE COMBINED; AND ANY ITEM ON THE AGENDA MAY BE REMOVED OR RELATED DISCUSSION MAY BE DELAYED AT ANY TIME.

These proceedings are being video recorded and can be viewed live on city of Las Vegas TV on COX Cable Channel 2. You can also watch the meeting live online, and access other city content, by visiting lasvegasnevada.gov/connect. The proceedings will be rebroadcast on city of Las Vegas TV the Saturday after the meeting at 10:00 AM, Monday at Midnight and the following Tuesday at 6:00 PM.

Backup material for this agenda may be obtained from the Department of Community Development, 495 South Main Street, 3rd Floor, 702-229-6301 or on the City's webpage at www.lasvegasnevada.gov.

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

PLANNING COMMISSION MEETING RULES OF CONDUCT:

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

5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input have been received; the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

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

BUSINESS ITEMS:

1. Call to Order
2. Announcement: Compliance with Open Meeting Law
3. Roll Call
4. Public Comment during this portion of the Agenda must be limited to matters on the Agenda for action. If you wish to be heard, come to the podium and give your name for the record. The amount of discussion, as well as the amount of time any single speaker is allowed, may be limited.
5. For Possible Action to Approve the Final Minutes for the Planning Commission Meeting of December 9, 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. 25-0524-TMP1 - TENTATIVE MAP - SUMMERLIN WEST VILLAGE 27 PARCEL "M" PHASE 2 CUSTOM LOTS - APPLICANT/OWNER: THE HOWARD HUGHES COMPANY, LLC - For possible action on a Land Use Entitlement project request FOR A 39-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 37.06 acres on the north side of the Lake Mead Boulevard alignment, 740 feet west of Reverence Parkway (APNs 137-16-810-009 and 011; 137-21-511-039 and 042), P-C (Planned Community) Zone [SF1 (Single Family Detached) Summerlin Special Land Use Designation], Ward 2 (Kelley). Staff recommends APPROVAL.
8. 25-0577-TMP1 - TENTATIVE MAP - SUMMERLIN VILLAGE 27 PARCEL KI - APPLICANT: KB HOME LAS VEGAS INC. - OWNER: THE HOWARD HUGHES COMPANY, LLC - For possible action on a Land Use Entitlement project request FOR A 151-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 23.11 acres bounded by Park Drift Trail, Calico Bend Drive, Lake Mead Boulevard, and Sunset Run Drive (APNs 137-22-111-004 and 005), P-C (Planned Community) Zone [SF3 (Single Family Detached) Summerlin 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.

9. 25-0471-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WARM MASSAGE, LLC - OWNER: CHARLESTON FESTIVAL RETAIL, LLC - For possible action on a Land Use Entitlement project

request FOR A PROPOSED MASSAGE ESTABLISHMENT USE WITH WAIVERS OF DISTANCE SEPARATION REQUIREMENTS FROM RESIDENTIALLY ZONED PROPERTY, AN INDIVIDUAL CARE CENTER LICENSED FOR MORE THAN 12 CHILDREN AND A SCHOOL WHERE 400 FEET IS REQUIRED at 6340 West Charleston Boulevard, Suite #130 (APN 138-35-816-001), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.

10. 25-0557-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT: ADAVEN HOMES/SUMMIT HOMES OF NEVADA, LLC - OWNER: DONALD 8, LLC - For possible action on a Land Use Entitlement project request TO REDUCE THE REQUIRED 50 PERCENT FEE CONTRIBUTION FOR DEFERRED IMPROVEMENTS ALONG DONALD ROAD TO ZERO PERCENT AS OUTLINED IN APPROVED TENTATIVE MAP (25-0027-TMP1) CONDITION OF APPROVAL NUMBER EIGHT (#8) on 2.08 acres at the northeast corner of Donald Road and Leon Avenue (APN 125-24-102-002), R-1 (Single Family Residential) Zone, Ward 6 (Brune). Staff recommends APPROVAL.

PUBLIC HEARING ITEMS

11. 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.
 - 11a. ABEYANCE - 25-0096-VAR1 - VARIANCE - TO ALLOW A 10-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED
 - 11b. 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
12. ABEYANCE - 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.
 - 12a. ABEYANCE - 25-0355-VAR1 - VARIANCE - TO ALLOW 28 PARKING SPACES WHERE 40 ARE REQUIRED
 - 12b. ABEYANCE - 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
13. 25-0377 - PUBLIC HEARING - APPLICANT: EPIC DEVELOPMENT - OWNER: ANN AT 215, LLC - For possible action on the following Land Use Entitlement project requests on 4.77 acres located on the north side of Hammer Lane, approximately 360 feet east of Shaumber Road (APNs 126-36-101-017 and 126-36-101-015), Ward 4 (Allen-Palenske). Staff recommends APPROVAL on the Land Use Entitlement project.
 - 13a. 25-0377-GPA1 - GENERAL PLAN AMENDMENT - FROM: PCD (PLANNED COMMUNITY DEVELOPMENT) AND NMXU (NEIGHBORHOOD MIXED USE CENTER) TO: SC (SERVICE COMMERCIAL)
 - 13b. 25-0377-ZON1 - REZONING - FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: C-1 (LIMITED COMMERCIAL) [APN 126-36-101-015]
 - 13c. 25-0377-VAR1 - VARIANCE - TO ALLOW 18 PARKING SPACES WHERE 19 ARE REQUIRED
 - 13d. 25-0377-SUP1 - SPECIAL USE PERMIT - FOR A MAJOR AMENDMENT TO AN APPROVED SPECIAL USE PERMIT (SUP-78539) FOR THE PROPOSED EXPANSION OF AN EXISTING MINI-STORAGE FACILITY USE

- 13e. 25-0377-VAC1 - VACATION - PETITION TO VACATE U.S. GOVERNMENT PATENT EASEMENTS AND A PORTION OF PUBLIC RIGHT-OF-WAY (HAMMER LANE)
- 13f. 25-0377-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A MAJOR AMENDMENT TO AN APPROVED SITE DEVELOPMENT PLAN REVIEW (SDR-78449) FOR A PROPOSED ONE-STORY, 8,845 SQUARE-FOOT BUILDING ADDITION AND COVERED RV/BOAT PARKING SPACES TO AN EXISTING 650-UNIT, 107,829 SQUARE-FOOT MINI-STORAGE FACILITY WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS
- 14. 25-0459 - PUBLIC HEARING - APPLICANT/OWNER: CARE ACCESS NV I, LLC - For possible action on the following Land Use Entitlement project requests on 0.19 acres at 5617 Grand Guinness Court (APN 125-26-810-025), R-1 (Single Family Residential) Zone, Ward 1 (Knudsen). Staff recommends DENIAL on the Land Use Entitlement project.
 - 14a. 25-0459-VAR1 - VARIANCE - TO ALLOW TWO PARKING SPACES WHERE FOUR ARE REQUIRED
 - 14b. 25-0459-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED INDIVIDUAL CARE - GROUP HOME USE
- 15. 25-0460 - PUBLIC HEARING - APPLICANT/OWNER: CARE ACCESS NV I, LLC - For possible action on the following Land Use Entitlement project requests on 0.15 acres at 5616 Alta Drive (APN 138-36-222-020), R-1 (Single Family Residential) Zone, Ward 1 (Knudsen). Staff recommends DENIAL on the Land Use Entitlement project.
 - 15a. 25-0460-VAR1 - VARIANCE - TO ALLOW TWO PARKING SPACES WHERE FOUR ARE REQUIRED
 - 15b. 25-0460-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED INDIVIDUAL CARE - GROUP HOME USE
- 16. 25-0462 - PUBLIC HEARING - APPLICANT/OWNER: CARE ACCESS NV I, LLC - For possible action on the following Land Use Entitlement project requests on 0.15 acres at 2013 Monterey Avenue (APN 162-02-811-099), R-1 (Single Family Residential) Zone, Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.
 - 16a. 25-0462-VAR1 - VARIANCE - TO ALLOW THREE PARKING SPACES WHERE FOUR ARE REQUIRED
 - 16b. 25-0462-VAR2 - VARIANCE - TO ALLOW AN EXISTING PATIO COVER [CARPORT] AND RESIDENTIAL ACCESSORY STRUCTURE [STORAGE] THAT DOES NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR SETBACKS AND SEPARATION
 - 16c. 25-0462-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED INDIVIDUAL CARE - GROUP HOME USE
- 17. 25-0502-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CHERIE R. TONKIN - For possible action on a Land Use Entitlement project request TO ALLOW AN EXISTING SIDE YARD FENCE, EXISTING REAR YARD FENCE AND EXISTING RESIDENTIAL ACCESSORY STRUCTURE [SHED] THAT DO NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR HEIGHT AND SETBACKS on 0.16 acres at 5881 Wildhorse Ledge Avenue (APN 125-13-110-044), R-PD3 (Residential Planned Development - 3 Units per Acre) Zone, Ward 6 (Brune). Staff recommends DENIAL.
- 18. 25-0504 - PUBLIC HEARING - APPLICANT/OWNER: MCLOONE LIVING TRUST - For possible action of the following Land Use Entitlement project requests on 2.20 acres at 5924 West Lone Mountain Road (APN 125-36-402-015), Ward 6 (Brune). Staff recommends APPROVAL on the Land Use Entitlement project.
 - 18a. 25-0504-GPA1 - GENERAL PLAN AMENDMENT - FROM: R (RURAL DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL)
 - 18b. 25-0504-ZON1 - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL)

- 18c. 25-0504-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED BUILDING & LANDSCAPE MATERIAL/LUMBER YARD USE
- 18d. 25-0504-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED CONVERSION OF AN EXISTING 2,583 SQUARE-FOOT SINGLE-FAMILY DWELLING TO A BUILDING AND LANDSCAPE MATERIALS YARD DEVELOPMENT WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS
- 19. 25-0522-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: TANGELA A. TURNER AND DONTE A. TURNER - For possible action on a Land Use Entitlement project request TO ALLOW A FIVE-FOOT CORNER SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED FOR A PROPOSED PATIO COVER on 0.11 acres at 6725 Sterling Springs Parkway (APN 138-14-212-001), R-CL (Single Family Compact-Lot) Zone, Ward 5 (Summers-Armstrong). Staff recommends DENIAL.
- 20. 25-0525 - PUBLIC HEARING - APPLICANT: GILBERT BAGHRAMIAN - OWNER: SSD OF NEVADA - For possible action on the following Land Use Entitlement project requests on 1.69 acres located on the west side of Rancho Drive, approximately 350 feet north of Ricky Road (APN 138-12-801-001), C-2 (General Commercial) Zone, Ward 5 (Summers-Armstrong). Staff recommends DENIAL on the Land Use Entitlement project.
 - 20a. 25-0525-VAR1 - VARIANCE - TO ALLOW 67 PARKING SPACES WHERE 69 ARE REQUIRED
 - 20b. 25-0525-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A MAJOR AMENDMENT TO AN APPROVED SITE DEVELOPMENT PLAN REVIEW (SD-0006-00) FOR A PROPOSED 12,700 SQUARE-FOOT MOTOR VEHICLE REPAIR (AUTO REPAIR MINOR) DEVELOPMENT WITH A WAIVER TO ALLOW BAY DOORS TO FACE RIGHT-OF-WAY WHERE SUCH IS NOT ALLOWED AND A PARKING LOT RECONFIGURATION
- 21. 25-0527-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JAMES R MCCLARY AND NICOLE N SPRINGS-MCCLARY - For possible action on a Land Use Entitlement project request TO ALLOW A PROPOSED PATIO COVER THAT DOES NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR SETBACKS AND HEIGHT on 0.15 acres at 10435 Irish Cliffs Court (APN 126-25-311-023), R-D (Single Family Residential-Restricted) Zone, Ward 4 (Allen-Palenske). Staff recommends DENIAL.
- 22. 25-0529-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: FOOTHILLS SOUTHERN BAPTIST CHURCH OF LAS VEGAS, NEVADA - For possible action on a Land Use Entitlement project request TO ALLOW A PROPOSED ELECTRONIC MESSAGE UNIT [LED ILLUMINATED DISPLAY] FREESTANDING INSTITUTIONAL SIGN WITHIN 200 FEET OF RESIDENTIALLY ZONED PROPERTY WHERE SUCH IS NOT ALLOWED on 2.92 acres at 6405 West Cheyenne Avenue (APN 138-14-113-015), R-E (Residence Estates) Zone, Ward 5 (Summers-Armstrong). Staff recommends DENIAL.
- 23. 25-0530-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: LIVCO - OWNER: CITY OF LAS VEGAS - For possible action on a Land Use Entitlement project request FOR A PROPOSED SEVEN-STORY, 152-UNIT MIXED-USE DEVELOPMENT WITH 5,000 SQUARE FEET OF COMMERCIAL SPACE WITH WAIVERS OF TITLE 19.09 FORM-BASED CODE DEVELOPMENT STANDARDS on 0.70 acres on the southwest corner of Alta Drive and Tonopah Drive (APNs 139-32-704-002 through 004), T5-N (T5 Neighborhood) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.
- 24. 25-0531-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RUBIN EUGENE HAWKINS AND DONNA DECKER - For possible action on a Land Use Entitlement project request TO ALLOW A PROPOSED HOME ADDITION AND ATTACHED PORTE COCHERE THAT DO NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR SETBACKS on 0.47 acres at 1925 Waldman Avenue (APN 162-04-210-012), R-E (Residence Estates) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.
- 25. 25-0534-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: ARTHAUS IV, LLC - OWNER: CITY OF LAS VEGAS - For possible action on a Land Use Entitlement project request to allow a Major Amendment to a previously approved Site Development Plan Review (23-0047-SDR1) TO ALLOW A BUILDING AND SITE RECONFIGURATION WITH WAIVERS OF TITLE 19.09 FORM-BASED CODE

DEVELOPMENT STANDARDS on 1.12 acres at the northeast corner of Jefferson Avenue and D Street (APNs 139-27-201-007 and 008), T4-MS (T4 Main Street) Zone, Ward 5 (Summers-Armstrong). Staff recommends APPROVAL.

26. 25-0536-GPA1 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: PANTHER ACQUISITIONS, LLC - OWNER: MARGEL, LLC - 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 8.67 acres at the northeast corner of Lake East Drive and Lake Sahara Drive (APNs 163-08-513-003 and 004), Ward 2 (Kelley). Staff recommends APPROVAL.
27. 25-0543-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ARIANNE CARISSE PINEDA - OWNER: ALLAN PINEDA - For possible action on a Land Use Entitlement project request FOR A PROPOSED COMMUNITY RESIDENCE (INCLUDING FAMILY COMMUNITY RESIDENCE AND TRANSITIONAL COMMUNITY RESIDENCE) USE at 5933 Perfect View Street (APN 125-25-712-078), R-1 (Single Family Residential) Zone, Ward 6 (Brune). Staff recommends APPROVAL.
28. 25-0551 - PUBLIC HEARING - APPLICANT/OWNER: CLARK COUNTY SCHOOL DISTRICT - For possible action on the following Land Use Entitlement project requests on 11.85 acres on the west side of Shaumber Road, south of W Skye Canyon Park Dr (APN 126-12-315-001), T-D (Traditional Development) Zone [School - Skye Canyon Special Land Use Designation], Ward 6 (Brune). Staff recommends APPROVAL on the Land Use Entitlement project.
 - 28a. 25-0551-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED TWO-STORY, 114,995 SQUARE-FOOT PRIMARY SCHOOL
 - 28b. 25-0551-MSP1 - MASTER SIGN PLAN - FOR PROPOSED SIGNAGE IN CONJUNCTION WITH A PUBLIC INSTITUTION [SCHOOL]
29. 25-0552-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: LV ARTS DISTRICT OWNER, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED ALCOHOL, ON-PREMISE FULL USE FOR AN APPROVED MULTI-FAMILY RESIDENTIAL DEVELOPMENT at 123 West Imperial Avenue (APN 162-04-507-011), C-PB (Planned Business Park) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.
30. 25-0558-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: 711 F, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED TWO-STORY, SIX-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF TITLE 19.09 FORM-BASED CODE DEVELOPMENT STANDARDS on 0.16 acres at 711 F Street (APN 139-27-310-109), T4-N (T4 Neighborhood) Zone, Ward 5 (Summers-Armstrong). Staff recommends APPROVAL.
31. 25-0564-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SIOMARA RAMIREZ GONZALEZ - For possible action on a Land Use Entitlement project request TO ALLOW AN EXISTING SEVEN-FOOT TALL FRONT YARD WALL WHERE FIVE FEET WITH A TWO-FOOT SOLID BASE IS THE MAXIMUM ALLOWED on 0.16 acres at 4324 El Conlon Avenue (APN 162-07-513-068), R-1 (Single Family Residential) Zone, Ward 3 (Diaz). Staff recommends DENIAL.
32. 25-0592 - PUBLIC HEARING - APPLICANT/OWNER: DFA, LLC - For possible action on the following Land Use Entitlement project requests on 4.60 acres generally located on the east and west side of Harvey Munford Street, in between Washington Avenue and Bonanza Road (APNs Multiple), Ward 5 (Summers-Armstrong). Staff recommends DENIAL on the Land Use Entitlement project.
 - 32a. 25-0592-VAR1 - VARIANCE - TO ALLOW A 60-FOOT LOT WIDTH WHERE 100 FEET IS THE MINIMUM REQUIRED [0.32 ACRES ON APN 139-28-303-005]
 - 32b. 25-0592-VAR2 - VARIANCE - TO ALLOW AN 80-FOOT LOT WIDTH WHERE 100 FEET IS REQUIRED [0.38 ACRES ON APN 139-28-304-003]

32c. 25-0592-ZON1 - REZONING - FROM: R-E (RESIDENCE ESTATES) AND C-1 (LIMITED COMMERCIAL) TO: C-2 (GENERAL COMMERCIAL)

33. 25-0595-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ARRON NEGASH - OWNER: SHREE GANESHA, INC. - For possible action on a Land Use Entitlement project request FOR A PROPOSED 6,917 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE at 700 Fremont Street, Suite A (APN 139-34-601-011), T5-MS (T5 Main Street) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

DIRECTOR'S BUSINESS:

34. 25-0563-TXT1 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to amend LVMC 19.17 AND 19.18 regarding the attainable housing incentives and definitions conforming with Assembly Bill 540 of the 83rd (2025) session of the Nevada Legislature, and to provide for other related matters. Staff recommends APPROVAL.

35. 25-0593-DIR1 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request for the Election of the 2026 Planning Commission Officers. Staff has NO RECOMMENDATION.

36. 25-0594 - 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.

36a. 25-0594-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)

36b. 25-0594-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:

37. 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