

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 FEBRUARY, 2026, 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 10TH day
of FEBRUARY, 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**

Brianna Pascual

Brianna Pascual
Signature

CERTIFICATE OF ELECTRONIC MAILING

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Brianna Pascual

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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 10th day of

FEBRUARY, 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.

Brianna Pascual



Signature

Department of Community Development

Brianna Pascual Mendoza

Contact Group Nam Agenda Mailing_updated 01/06/2026

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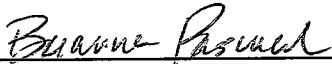
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NOTICE, the attached of which is a true and correct copy of a
PLANNING COMMISSION AGENDA, said meeting to be held on the 10th day of
FEBRUARY, 2026, at 6:00PM, in Las Vegas, Nevada, was deposited
in the United States Mail, Postage prepaid, First Class Mail, to each person and/or organization
whose name appears on the list maintained in the Department of Community Development.

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 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

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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

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

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

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 Serena Kasama, Chair
Commissioner Trinity Haven Schlottman, Vice Chair
Commissioner Jeff Rogan
Commissioner Jennifer Taylor
Commissioner Louis De Salvio
Commissioner Lindsey Lebo
Ward 5 (Vacant)

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.

February 10, 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 January 13, 2026.
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. 25-0576-TMP1 - TENTATIVE MAP - SUMMERLIN VILLAGE 27 PARCEL C - APPLICANT: PN II, LLC - OWNER: THE HOWARD HUGHES COMPANY, LLC - For possible action on a Land Use Entitlement project request FOR A 71-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on the east side of Park Drift Trail, approximately 756 feet north of Sunset Run Drive (APN 137-15-410-001), P-C (Planned Community) Zone [SF2 (Single Family Detached - 6 Units per Acre) Summerlin Special Land Use Designation], Ward 2 (Kelley). Staff recommends APPROVAL.
8. 25-0601-TMP1 - TENTATIVE MAP - SUMMERLIN VILLAGE 27 PARCEL A - CANYON VISTA - APPLICANT: TRI POINTE HOMES - OWNER: THE HOWARD HUGHES COMPANY, LLC - For possible action on a Land Use Entitlement project request FOR A 74-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 19.64 acres on the south side of the Park Drift Trail alignment, approximately 1,015 feet west of Lake Mead Boulevard (APN 137-15-817-001), P-C (Planned Community) Zone [SFSD (Single Family Special Lot Development) 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. 25-0555-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MUSTAPHA RABBAJ - OWNER: VMC PROPERTIES, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED MASSAGE ESTABLISHMENT USE WITH WAIVERS OF DISTANCE SEPARATION REQUIREMENTS FROM

A CHURCH/HOUSE OF WORSHIP, SCHOOL, CITY PARK, INDIVIDUAL CHILD CARE CENTER LICENSED FOR MORE THAN 12 CHILDREN AND A MASSAGE ESTABLISHMENT at 2441 Tech Center Court, Suite #109 (APN 138-15-410-065), C-PB (Planned Business Park) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.

10. 25-0599-SUP1 - SPECIAL USE PERMIT - APPLICANT: TU CASA TRES, LLC - OWNER: SUNRISE INVESTMENT HOLDINGS, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED ALCOHOL, ON-PREMISE FULL USE WITH AN OUTDOOR PATIO AREA at 1401 South Commerce Street (APN 162-03-210-001), C-M (Commercial / Industrial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

PUBLIC HEARING ITEMS

11. 25-0304-VAR1 - REMANDED TO PLANNING COMMISSION - VARIANCE - PUBLIC HEARING - APPLICANT: YANCHAO FAN - OWNER: YONGQING YUAN AND SHUNDAN XIAO - For possible action on a Land Use Entitlement project request FOR A PROPOSED RESIDENTIAL ACCESSORY STRUCTURE [GYM] THAT DOES NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR SETBACKS on 0.48 acres at 1540 South Tenaya Way (APN 163-03-601-005), R-E (Residence Estates) Zone, Ward 1 (Knudsen). NOTE: This item was remanded back to the Planning Commission for the redesign and reconsideration. Staff recommends DENIAL.
12. RENOTIFICATION - 25-0466 - REMANDED BACK TO PLANNING COMMISSION - PUBLIC HEARING - APPLICANT: RHYTHM ROAST, INC. - 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). NOTE: This item was remanded back to the Planning Commission for consideration DUE TO INCREASING AN INTENSIFICATION OF THE ORIGINAL REQUEST. THE CHANGES INCREASE THE PARKING REQUIREMENTS FOR THE PROPOSED ALCOHOL, ON-PREMISE FULL USE. Staff recommends DENIAL on the Land Use Entitlement project.
 - 12a. RENOTIFICATION - 25-0466-VAR1 - REMANDED BACK TO PLANNING COMMISSION - VARIANCE - TO ALLOW 39 PARKING SPACES WHERE 76 ARE REQUIRED
 - 12b. RENOTIFICATION - 25-0466-SUP1 - REMANDED BACK TO PLANNING COMMISSION - SPECIAL USE PERMIT - FOR A PROPOSED 3,800 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE
13. ABEYANCE - 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.
 - 13a. ABEYANCE - 25-0472-VAR1 - VARIANCE - TO ALLOW A TWO-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED
 - 13b. ABEYANCE - 25-0472-VAR2 - VARIANCE - TO ALLOW EXISTING PERIMETER WALLS AND FENCES THAT DO NOT CONFORM TO TITLE 19.08 OUTDOOR STORAGE SCREENING REQUIREMENTS
 - 13c. ABEYANCE - 25-0472-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED SALVAGE OR RECLAMATION OF PRODUCTS (OUTDOOR) USE
 - 13d. ABEYANCE - 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
14. 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.

- 14a. ABEYANCE - 25-0355-VAR1 - VARIANCE - TO ALLOW 28 PARKING SPACES WHERE 40 ARE REQUIRED
- 14b. 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
15. ABEYANCE - 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.
16. ABEYANCE - 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 DENIAL.
17. ABEYANCE - 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.
18. ABEYANCE - 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.
19. 25-0463-WVR1 - WAIVER - PUBLIC HEARING - APPLICANT: ALL-STAR FENCE CO. - OWNER: BOYD VEGAS GSA, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED PERIMETER WALL THAT DOES NOT CONFORM TO TITLE 19 REQUIREMENTS FOR MATERIAL on 1.95 acres at 550 South Main Street (APN 139-34-201-018), C-M (Commercial / Industrial) and M (Industrial) Zones, Ward 3 (Diaz). Staff recommends DENIAL.
20. 25-0494-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: PARTING SEAS INVESTMENTS - OWNER: CITY OF LAS VEGAS - For possible action on a Land Use Entitlement project request FOR A PROPOSED FOUR-STORY, 87,600 SQUARE-FOOT MEDICAL OFFICE AND COMMERCIAL DEVELOPMENT WITH A FIVE-STORY PARKING GARAGE WITH WAIVERS OF TITLE 19.09 FORM-BASED CODE DEVELOPMENT STANDARDS on 1.55 acres at the northeast corner of Wellness Way and Shadow Lane (APNs Multiple), T6-UG (T6 Urban General) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.
21. 25-0509-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT: CONCEPT AUTO BODY REPAIR, LLC - OWNER: HIGHLAND DRIVE INVESTMENTS, LLC - For possible action on a Land Use Entitlement project request TO ALLOW 23 PARKING SPACES WHERE 65 ARE REQUIRED on 1.00 acre at 2908 Highland Drive, Suite #140 (APN 162-09-202-010), M (Industrial) Zone, Ward 3 (Diaz). Staff recommends DENIAL.
22. 25-0520-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JONATHAN G. BELLEW - For possible action on a Land Use Entitlement project request TO ALLOW AN EXISTING FRONT YARD

WALL/FENCE THAT DOES NOT CONFORM WITH TITLE 19 DEVELOPMENT STANDARDS FOR HEIGHT AND VISIBILITY on 1.00 acre at 410 South Rancho Drive (APN 139-32-601-057), R-A (Ranch Acres) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.

23. 25-0537 - PUBLIC HEARING - APPLICANT: LAS VEGAS BILLBOARDS - OWNER: STEWART PLAZA, LLC - For possible action on the following Land Use Entitlement project requests on 2.78 acres at 321 North Mojave Road (APN 139-36-603-001), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.
 - 23a. 25-0537-VAR1 - VARIANCE - TO ALLOW A PROPOSED OFF-PREMISE SIGN TO BE CONSTRUCTED TO A HEIGHT OF 65 FEET WHERE 55 FEET IS THE MAXIMUM ALLOWED AND 42 FEET ABOVE THE ELEVATION OF THE ROADWAY SURFACE OF AN ELEVATED FREEWAY WHERE 30 FEET IS THE MAXIMUM ALLOWED
 - 23b. 25-0537-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 65-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN (NOT QUALIFYING AS A CITY COMMUNICATION SIGN) USE WITH DIGITAL (LED) DISPLAY ON BOTH FACES
24. 25-0561-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: MARIA GONZALEZ AND ULISES JOSE GONZALEZ GOMEZ - For possible action on a Land Use Entitlement project request TO ALLOW AN EXISTING FRONT YARD WALL THAT DOES NOT CONFORM TO TITLE 19 DEVELOPMENT STANDARDS FOR HEIGHT AND VISIBILITY on 0.21 acres at 4363 Mountain View Boulevard (APN 162-06-610-044), R-E (Residence Estates) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.
25. 25-0579-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: KORI C WENDEL - For possible action on a Land Use Entitlement project request TO ALLOW EXISTING RESIDENTIAL ACCESSORY STRUCTURES [CARPORT AND SHED] THAT DO NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR SETBACKS, SEPARATION AND AESTHETIC COMPATIBILITY on 0.21 acres at 6509 Echo Crest Avenue (APN 125-35-215-031), R-1 (Single Family Residential) Zone, Ward 6 (Brune). Staff recommends DENIAL.
26. 25-0581-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: EVGO SERVICES, LLC - OWNER: SS&D NEVADA PROPERTIES, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED PARKING FACILITY WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN DEVELOPMENT STANDARDS (AREA 1) on 0.68 acres on the east side of Las Vegas Boulevard, approximately 470 feet south of Oakey Boulevard (APN 162-03-310-006), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.
27. 25-0590 - PUBLIC HEARING - APPLICANT/OWNER: GABRIELA ARIAS SOTO TRUST - For possible action on the following Land Use Entitlement project requests on 0.18 acres at 913 Artesia Way (APN 139-29-213-016), R-1 (Single Family Residential) Zone, Ward 5 (Summers-Armstrong). Staff recommends DENIAL on the Land Use Entitlement project.
 - 27a. 25-0590-VAR1 - VARIANCE - TO ALLOW AN EXISTING RESIDENTIAL, ACCESSORY DWELLING UNIT, RESIDENTIAL ACCESSORY STRUCTURE [POOL BATHROOM], AND A PATIO COVER THAT DO NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR SEPARATION AND SETBACKS
 - 27b. 25-0590-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED RESIDENTIAL, ACCESSORY DWELLING UNIT USE
28. 25-0596-ZON1 - REZONING - PUBLIC HEARING - APPLICANT: ABRAHAM GABBAY - OWNER: A & Z MANAGEMENT, LLC - For possible action on a Land Use Entitlement project request FROM: R-E (RESIDENCE ESTATES) TO: R-1 (SINGLE FAMILY RESIDENTIAL) on 0.47 acres on the north side of Del Rey Avenue, approximately 330 feet east of Arville Street (APN 162-06-510-012), Ward 1 (Knudsen). Staff recommends DENIAL.
29. 25-0597-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RICHARD NYE AND PHILLIP A.

SMITH - For possible action on a Land Use Entitlement project request TO ALLOW A PROPOSED HOME ADDITION THAT DOES NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR BUILDING SETBACKS AND TO ALLOW A FRONT YARD WALL/FENCE THAT DOES NOT CONFORM WITH TITLE 19.06 DEVELOPMENT STANDARDS FOR HEIGHT AND VISIBILITY on 0.46 acres at 1801 Silver Avenue (APN 162-04-210-080), R-E (Residence Estates) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.

30. 25-0600 - PUBLIC HEARING - APPLICANT/OWNER: ALFONSO ARELLANO LOPEZ, ET AL - For possible action on the following Land Use Entitlement requests on 0.68 acres at the northeast corner of Peyton Drive and Eastern Avenue (APNs Multiple), Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.
 - 30a. 25-0600-VAR1 - VARIANCE - TO ALLOW A ZERO-FOOT CORNER SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED [APN 162-01-110-040]
 - 30b. 25-0600-ZON1 - REZONING - FROM: P-R (PROFESSIONAL OFFICE AND PARKING) AND R-1 (SINGLE FAMILY RESIDENTIAL) TO: C-1 (LIMITED COMMERCIAL) [APNS 162-01-110-040, 041 AND 162-01-110-052 AND 053]
31. 25-0602-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: ST. JOSEPH CATHOLIC CHURCH, INC. - For possible action on a Land Use Entitlement request FOR A TWO-STORY ADDITION TO AN EXISTING ONE-STORY CHURCH/HOUSE OF WORSHIP WITH WAIVERS OF TITLE 19.09 FORM BASED CODE DEVELOPMENT STANDARDS on 0.48 acres at the southwest corner of Ogden Avenue and 9th Street (APNs 139-34-612-035 and 139-34-612-088), T5-MS (T5 Main Street) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.
32. 25-0604-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a Land Use Entitlement project request FOR THE PROPOSED ADDITION OF A SKATE PARK AND SHADE STRUCTURES TO AN EXISTING PARK on 1.25 acres at 1800 Wildwood Drive (APN 138-24-413-001), C-V (Civic) Zone, Ward 5 (Summers-Armstrong). Staff recommends APPROVAL.
33. 25-0605-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: J CHRISTOPHER DAPPER AND JAIME M. DAPPER - For possible action on a Land Use Entitlement project request TO ALLOW A PROPOSED FRONT YARD WALL THAT DOES NOT CONFORM TO TITLE 19 DEVELOPMENT STANDARDS FOR HEIGHT AND VISIBILITY on 0.99 acres at 2500 Pinto Lane (APN 139-32-702-008), R-A (Ranch Acres) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.
34. 25-0610-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ANTONIO AND SONIA HURTADO - For possible action on a Land Use Entitlement project request TO ALLOW A PROPOSED RESIDENTIAL, ACCESSORY STRUCTURE [CASITA] THAT DOES NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR SIZE on 0.14 acres at 2121 Elm Avenue (APN 139-35-611-044), R-1 (Single Family Residential) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

DIRECTOR'S BUSINESS:

35. ABEYANCE - 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.
36. ABEYANCE - 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. ABEYANCE - 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. ABEYANCE - 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