

RECEIVED

CERTIFICATE OF POSTING
(Posting required under the provisions of NRS Chapter 241)

2026 APR -7 AM 11:41
OFFICE OF THE CITY CLERK

Brianna Pascual, an employee of the City of Las Vegas, Nevada,
says that on the 7TH day of APRIL, 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 14TH day
of APRIL, 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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APRIL, 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

Brianna Pascual

Signature

Department of Community Development

Brianna Pascual Mendoza

Contact Group NamAgenda Mailing_updated 01/06/2026

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APRIL, 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

Brianna Pascual

Signature

Department of Community Development

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Las Vegas, Nevada 89107

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15 Holly Tree Court
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7132 Tropical Island Circle
Las Vegas, Nevada 89129-6570

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Rancho/Oakey Neighborhood Association
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Las Vegas, Nevada 89102

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Las Vegas, Nevada 89129

Ms Paula Hutchison
5704 Ano Drive
Las Vegas, Nevada 89131

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Las Vegas Nevada 89101

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Las Vegas, Nevada 89101

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Charleston Neighborhood Preservation
6633 Lowden Street
Las Vegas, Nevada 89107

Mr. Byron Royal III
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Las Vegas, Nevada 89106

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

John's Loans and Jewelry
Attn: Howard Bock
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Las Vegas, Nevada 89104

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Las Vegas, Nevada 89104-1413

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Mayor Shelley Berkley (At-Large)
Mayor Pro Tem Brian Knudsen (Ward 1)
Councilwoman 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
Commissioner Staci Walters

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.

April 14, 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 March 10, 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. 26-0074-TMP1 - TENTATIVE MAP - SUMMERLIN VILLAGE 27 PARCEL H (JUNIPER HEIGHTS) - APPLICANT/OWNER: THE HOWARD HUGHES COMPANY, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 38-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 9.56 acres generally bounded by Sunset Run Drive, Lake Mead Boulevard and Calico Bend Drive (APN 137-22-111-003), P-C (Planned Community) Zone [SFSD (Single Family Special Lot Development) Summerlin Special Land Use Designation], Ward 2 (Kelley). Staff recommends APPROVAL.
8. 26-0092-TMP1 - TENTATIVE MAP - SUMMERLIN VILLAGE 27 PARCEL B - APPLICANT: TOLL BROTHERS - OWNER: THE HOWARD HUGHES COMPANY, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 97-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 30.75 acres on the south side of the Park Drift Trail alignment, approximately 1,590 feet west of Lake Mead Boulevard (APN 137-15-817-002), P-C (Planned Community) Zone [SF2 (Single Family Detached) Summerlin Special Land Use Designation], Ward 2 (Kelley). Staff recommends APPROVAL.
9. 26-0097-TMP1 - TENTATIVE MAP - SKYE SUMMIT PARCEL 1.3 - APPLICANT/OWNER: CANYON WALK, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 46-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 10.00 acres at the southeast corner of Skye View Ridge Parkway and Skye Edge Drive (APN 126-26-514-001), PD (Planned Development) Zone [MLA (Residential Medium-Low Attached) Skye Summit Special Land Use Designation], Ward 4 (Allen-Palenske). 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.

- 10. 26-0014-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MAYSON ENTERPRISES, LLC - OWNER: HIGHLAND INDUSTRIAL PARK, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED MOTOR VEHICLE RENTAL USE at 2901 Highland Drive, Suite 10C (APN 162-08-611-015), M (Industrial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.
- 11. 26-0042-MOD1 - SUMMERLIN MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT/OWNER: THE HOWARD HUGHES COMPANY, LLC - For possible action on a Land Use Entitlement project request FOR THE PROPOSED MODIFICATION OF THE SUMMERLIN WEST VILLAGE 22 DEVELOPMENT PLAN TO AMEND THE SPECIAL LAND USE DESIGNATION OF PARCEL "X" AND "II" FROM: EC-MF3 (EMPLOYMENT CENTER - HIGH DENSITY MULTI-FAMILY) TO: VC (VILLAGE COMMERCIAL) on 35.31 acres at the northeast corner of Summerlin Parkway and Orrock Street (APN 137-23-211-010), Ward 2 (Kelley). Staff recommends APPROVAL.
- 12. 26-0082-VAC1 - VACATION - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: DRP SOLARIS NV 1, LLC - For possible action on a Land Use Entitlement project request for a Petition to Vacate public drainage, sewer and utility easements; and right-of-way grants for drainage and sewer purposes, generally located at the southwest corner of Alta Drive and Rampart Boulevard (APNs Multiple), PD (Planned Development) Zone, Ward 2 (Kelley). Staff recommends APPROVAL.

PUBLIC HEARING ITEMS:

- 13. 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.
- 14. ABEYANCE - 25-0614 - PUBLIC HEARING - APPLICANT/OWNER: ANGEL DIAZ - For possible action on the following Land Use Entitlement project requests on 0.20 acres at 11 Prince Lane (APN 140-31-812-020), P-R (Professional Office and Parking) Zone, Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.
 - 14a. ABEYANCE - 25-0614-VAR1 - VARIANCE - TO ALLOW AN EXISTING FRONT YARD FENCE THAT DOES NOT CONFORM TO TITLE 19 DEVELOPMENT STANDARDS FOR HEIGHT
 - 14b. ABEYANCE - 25-0614-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED CONVERSION OF AN EXISTING SINGLE FAMILY RESIDENTIAL DWELLING TO AN OFFICE WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS
- 15. ABEYANCE - 26-0027 - PUBLIC HEARING - APPLICANT: BLUE HERON DEVELOPMENT, LLC - OWNER: ANDREW MOLASKY REVOCABLE FAMILY TRUST - For possible action on the following Land Use Entitlement project requests on 5.17 acres at the southeast corner of Palomino Lane and Shetland Road (APNs Multiple), R-E (Residence Estates) Zone, Ward 1 (Knudsen). Staff recommends DENIAL on the Land Use Entitlement project.
 - 15a. ABEYANCE - 26-0027-VAR1 - VARIANCE - TO ALLOW A PROPOSED RESIDENTIAL LOT AND PERIMETER/RETAINING WALLS THAT DO NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR LOT WIDTH AND HEIGHT (LOT 1)
 - 15b. ABEYANCE - 26-0027-VAR2 - VARIANCE - TO ALLOW A PROPOSED RESIDENTIAL LOT THAT DOES NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR LOT WIDTH (LOT 2)
 - 15c. ABEYANCE - 26-0027-VAR3 - VARIANCE - TO ALLOW A PROPOSED RESIDENTIAL LOT THAT DOES

NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR LOT WIDTH (LOT 3)

- 15d. ABEYANCE - 26-0027-VAR4 - VARIANCE - TO ALLOW A PROPOSED RESIDENTIAL LOT THAT DOES NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR LOT WIDTH (LOT 4)
- 15e. ABEYANCE - 26-0027-VAR5 - VARIANCE - TO ALLOW A PROPOSED RESIDENTIAL LOT THAT DOES NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR LOT WIDTH (LOT 5)
- 15f. ABEYANCE - 26-0027-VAR6 - VARIANCE - TO ALLOW A PROPOSED RESIDENTIAL LOT THAT DOES NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR LOT WIDTH (LOT 6)
- 15g. ABEYANCE - 26-0027-VAR7 - VARIANCE - TO ALLOW A PROPOSED RESIDENTIAL LOT THAT DOES NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR LOT SIZE AND LOT WIDTH (LOT 7)
- 15h. ABEYANCE - 26-0027-VAR8 - VARIANCE - TO ALLOW A PROPOSED RESIDENTIAL LOT THAT DOES NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR LOT SIZE AND LOT WIDTH (LOT 8)
- 15i. ABEYANCE - 26-0027-VAR9 - VARIANCE - TO ALLOW A PROPOSED RESIDENTIAL LOT THAT DOES NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR LOT SIZE AND LOT WIDTH (LOT 9)
- 15j. ABEYANCE - 26-0027-VAR10 - VARIANCE - TO ALLOW A PROPOSED RESIDENTIAL LOT THAT DOES NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR LOT WIDTH (LOT 10)
- 15k. ABEYANCE - 26-0027-VAR11 - VARIANCE - TO ALLOW NO OFFSITE IMPROVEMENTS WHERE SUCH ARE REQUIRED
- 15l. ABEYANCE - 26-0027-VAR12 - VARIANCE - TO ALLOW PROPOSED PERIMETER AND RETAINING WALLS THAT DO NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR HEIGHT
- 15m. ABEYANCE - 26-0027-TMP1 - TENTATIVE MAP - PALOMINO AND SHETLAND - FOR A 10-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION
- 16. 26-0008-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JORGE JULIO DE OLIVEIRA JR. - For possible action on a Land Use Entitlement project request TO ALLOW AN EXISTING HOME ADDITION THAT DOES NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR SETBACKS on 0.19 acres at 7508 Pinedale Avenue (APN 138-34-211-010), R-1 (Single Family Residential) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.
- 17. 26-0015-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: GEORGE MURPHY AND GRACE WONG - For possible action on a Land Use Entitlement project request TO ALLOW A PROPOSED RESIDENTIAL ACCESSORY STRUCTURE [GARAGE] THAT DOES NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR SIZE AND COVERAGE on 0.24 acres at 1513 Bryn Mawr Avenue (APN 162-04-312-002), R-1 (Single Family Residential) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.
- 18. 26-0024 - PUBLIC HEARING - APPLICANT: TUNNEL TO TOWERS FOUNDATION - OWNER: RAINY DAY INVESTMENTS, LLC, ET AL - For possible action on the following Land Use Entitlement project requests on 5.28 acres at the northwest corner of Rancho Drive and Jones Boulevard (APNs 138-11-502-003 and 138-12-110-049), C-2 (General Commercial) Zone, Ward 5 (Summers-Armstrong). Staff recommends APPROVAL on the Land Use Entitlement project.
- 18a. 26-0024-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED RESIDENTIAL, MULTI-FAMILY USE
- 18b. 26-0024-SUP2 - SPECIAL USE PERMIT - FOR A PROPOSED ALTERNATIVE PARKING STANDARD TO ALLOW 120 PARKING SPACES WHERE 168 ARE REQUIRED

- 18c. 26-0024-VAC1 - VACATION - PETITION TO VACATE A PORTION OF PUBLIC DRAINAGE EASEMENT
- 18d. 26-0024-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED THREE-STORY, 118-UNIT RESIDENTIAL MULTI-FAMILY DEVELOPMENT WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS
- 19. 26-0039 - PUBLIC HEARING - APPLICANT: A4 BUILDERS, LLC - OWNER: AG CONSTRUCTION, INC. - For possible action on the following Land Use Entitlement project requests on 0.16 acres at the southeast corner of Wilson Avenue and 10th Street (APN 139-26-410-051), R-3 (Medium Density Residential) Zone, Ward 5 (Summers-Armstrong). Staff recommends DENIAL on the Land Use Entitlement project.
 - 19a. 26-0039-VAC1 - VACATION - PETITION TO VACATE A PORTION OF RIGHT-OF-WAY (WILSON AVENUE)
 - 19b. 26-0039-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED ONE-STORY, FOUR-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS [AREA 2]
- 20. 26-0048 - PUBLIC HEARING - APPLICANT/OWNER: UMBRA HOLDINGS, LLC - For possible action on the following Land Use Entitlement project requests on 0.17 acres at the southeast corner of Harrison Avenue and H Street (APN 139-27-110-031), T4-N (T4 Neighborhood) Zone, Ward 5 (Summers-Armstrong). Staff recommends DENIAL on the Land Use Entitlement project.
 - 20a. 26-0048-VAR1 - VARIANCE - TO ALLOW VEHICLES TO BACK OUT ONTO RIGHT-OF-WAY (HARRISON AVENUE) WHERE SUCH IS NOT ALLOWED
 - 20b. 26-0048-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED THREE-STORY, SIX-UNIT MULTI-FAMILY RESIDENTIAL (CONDOMINIUM) DEVELOPMENT WITH WAIVERS OF TITLE 19.09 FORM-BASED CODE DEVELOPMENT STANDARDS
 - 20c. 26-0048-TMP1 - TENTATIVE MAP - RESIDENCE AT HARRISON - FOR A PROPOSED SIX-UNIT CONDOMINIUM SUBDIVISION
- 21. 26-0053 - PUBLIC HEARING - APPLICANT: JEAN PIERRE PIRON - OWNER: JEWELRY & MINERALS OF LAS VEGAS, ET AL - For possible action on the following Land Use Entitlement project requests on 1.02 acres generally bounded by Sahara Avenue, Santa Rita Drive, and Santa Paula Drive (APNs Multiple), Ward 3 (Diaz). Staff recommends APPROVAL on 26-0053-GPA1. Staff recommends DENIAL on 26-0053 [ZON1, VAR1, VAR2, AND SDR1].
 - 21a. 26-0053-GPA1 - GENERAL PLAN AMENDMENT - FROM: L (LOW DENSITY RESIDENTIAL) TO: TOC-2 (TRANSIT ORIENTED CORRIDOR - LOW) [APNs 162-03-415-021, 022, 027, AND 028]
 - 21b. 26-0053-ZON1 - REZONING - FROM: R-1 (SINGLE FAMILY RESIDENTIAL), P-R (PROFESSIONAL OFFICE AND PARKING), AND C-1 (LIMITED COMMERCIAL) TO: C-2 (GENERAL COMMERCIAL)
 - 21c. 26-0053-VAR1 - VARIANCE - TO ALLOW 14 PARKING SPACES WHERE 29 ARE REQUIRED
 - 21d. 26-0053-VAR2 - VARIANCE - TO ALLOW A PROPOSED COMMERCIAL BUILDING THAT DOES NOT CONFORM TO TITLE 19.08 DEVELOPMENT STANDARDS FOR SETBACKS AND RESIDENTIAL ADJACENCY SETBACKS
 - 21e. 26-0053-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED THREE-STORY, 37,000 SQUARE-FOOT COMMERCIAL DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS
- 22. 26-0056 - PUBLIC HEARING - APPLICANT/OWNER: SLC, LLC AND WICK, LLC - For possible action on the

following Land Use Entitlement project requests on 0.80 acres at 3230 and 3232 North Durango Drive (APNs 138-09-422-004 and 005), C-1 (Limited Commercial) Zone, Ward 4 (Allen-Palenske). Staff recommends DENIAL on the Land Use Entitlement project.

- 22a. 26-0056-VAR1 - VARIANCE - TO ALLOW 118 PARKING SPACES WHERE 146 ARE REQUIRED
- 22b. 26-0056-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A MAJOR AMENDMENT TO AN APPROVED SITE DEVELOPMENT PLAN REVIEW [Z-0007-94(8)] FOR A PROPOSED ONE-STORY, 118 SQUARE-FOOT BUILDING EXPANSION OF A PROPOSED RESTAURANT WITH DRIVE-THROUGH WITH OUTDOOR SEATING AREAS AND A PARKING LOT RECONFIGURATION
- 23. 26-0058-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: AMERICAN MULTI-CINEMA, INC. - OWNER: RAINBOW PLAZA ENTERPRISES, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED ALCOHOL, ON-PREMISE FULL USE at 2321 North Rainbow Boulevard (APN 138-22-514-006), C-1 (Limited Commercial) Zone, Ward 5 (Summers-Armstrong). Staff recommends APPROVAL.
- 24. 26-0060-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT: ERIKA VICTORIA - OWNER: BAN FAMILY TRUST - For possible action on a Land Use Entitlement project request TO ALLOW EXISTING RESIDENTIAL ACCESSORY STRUCTURES [CARPORT AND GARAGE] THAT DO NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR SIZE, HEIGHT, AND AESTHETIC COMPATIBILITY on 0.70 acres at 170 Pecos Street (APN 140-31-401-046), R-1 (Single Family Residential) Zone, Ward 3 (Diaz). Staff recommends DENIAL.
- 25. 26-0063-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: 2083 E FREMONT, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED ALCOHOL, OFF-PREMISE FULL USE at 2083 Fremont Street (APN 139-35-802-007), T4-C (T4 Corridor) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.
- 26. 26-0073-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT: SAM DUNNAM - OWNER: SC DUNNAM REVOCABLE TRUST - For possible action on a Land Use Entitlement project request TO ALLOW AN EXISTING RESIDENTIAL ACCESSORY STRUCTURE [CARPORT] THAT DOES NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR SEPARATION AND SETBACKS on 0.31 acres at 4016 Villa Flora Street (APN 138-01-811-032), R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone, Ward 5 (Summers-Armstrong). Staff recommends DENIAL.
- 27. 26-0075 - PUBLIC HEARING - APPLICANT: CONTOUR HOMES - OWNER: KYLE PARTNERS, LLC - For possible action of the following Land Use Entitlement project requests on 10.37 acres at the northwest corner of Trails End Avenue and Alpine Ridge Way (APNs 126-01-101-008 and 009), Ward 6 (Brune). Staff recommends APPROVAL on 26-0075 [GPA1 AND ZON1]. Staff recommends DENIAL on 26-0075 [VAR1, VAR3, VAC1, AND TMP1].
 - 27a. 26-0075-GPA1 - GENERAL PLAN AMENDMENT - FROM: PCD (PLANNED COMMUNITY DEVELOPMENT) TO: MLA (MEDIUM LOW ATTACHED DENSITY RESIDENTIAL)
 - 27b. 26-0075-ZON1 - REZONING - FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: R-TH (SINGLE FAMILY ATTACHED)
 - 27c. 26-0075-VAR1 - VARIANCE - TO ALLOW PRIVATE, GATED STREETS THAT DO NOT CONFORM TO TITLE 19.04 COMPLETE STREETS STANDARDS FOR STREET TERMINI AND CONNECTIVITY RATIO
 - 27d. 26-0075-VAR3 - VARIANCE - TO ALLOW NO HALF-STREET IMPROVEMENTS ON ALPINE RIDGE WAY BETWEEN THE NORTHERN END OF THE USABLE AREA TO MOCASSIN ROAD
 - 27e. 26-0075-VAC1 - VACATION - PETITION TO VACATE U.S. GOVERNMENT PATENT EASEMENTS
 - 27f. 26-0075-TMP1 - TENTATIVE MAP - ALPINE RIDGE AND TRAILS END - FOR A PROPOSED 77-LOT

SINGLE-FAMILY ATTACHED RESIDENTIAL SUBDIVISION

28. 26-0081 - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: PRECEDENT PROPERTIES, LLC - For possible action on the following Land Use Entitlement project requests on 3.92 acres on the west side of Rainbow Boulevard, approximately 565 feet south of Lone Mountain Road (APNs Multiple), Ward 5 (Summers-Armstrong). Staff recommends APPROVAL on 26-0081 [GPA1 AND ZON1]. Staff recommends DENIAL on 26-0081 [VAR1 AND TMP1].
 - 28a. 26-0081-GPA1 - GENERAL PLAN AMENDMENT - FROM: O (OFFICE) AND SC (SERVICE COMMERCIAL) TO: M (MEDIUM DENSITY RESIDENTIAL)
 - 28b. 26-0081-ZON1 - REZONING - FROM: U (UNDEVELOPED) [O (OFFICE) GENERAL PLAN DESIGNATION] AND C-1 (LIMITED COMMERCIAL) TO: R-TH (SINGLE FAMILY ATTACHED)
 - 28c. 26-0081-VAR1 - VARIANCE - TO ALLOW PRIVATE, GATED STREETS THAT DO NOT CONFORM TO TITLE 19.04 COMPLETE STREETS STANDARDS FOR STREET TERMINI, CONNECTIVITY RATIO, AND SIDEWALKS
 - 28d. 26-0081-TMP1 - TENTATIVE MAP - LONE MOUNTAIN & RAINBOW - FOR A PROPOSED 49-LOT SINGLE-FAMILY ATTACHED RESIDENTIAL SUBDIVISION
29. 26-0083 - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: PRECEDENT PROPERTIES, LLC, ET AL - For possible action on the following Land Use Entitlement project requests on 4.88 acres at the northwest corner of La Madre Way and Leon Avenue (APN 125-36-302-008), Ward 6 (Brune). Staff recommends DENIAL on the Land Use Entitlement project.
 - 29a. 26-0083-GPA1 - GENERAL PLAN AMENDMENT - FROM: R (RURAL DENSITY RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL)
 - 29b. 26-0083-ZON1 - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: R-1 (SINGLE FAMILY RESIDENTIAL)
 - 29c. 26-0083-VAR1 - VARIANCE - TO ALLOW PRIVATE STREETS WITHOUT A GATE THAT DO NOT CONFORM TO TITLE 19.04 COMPLETE STREETS STANDARDS FOR STREET TERMINI AND CONNECTIVITY RATIO
 - 29d. 26-0083-VAR2 - VARIANCE - TO ALLOW NO OFFSITE IMPROVEMENTS WHERE SUCH ARE REQUIRED
 - 29e. 26-0083-TMP1 - TENTATIVE MAP - LA MADRE & LEON - FOR A PROPOSED 22-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION
30. 26-0087-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT: KB HOME OF NEVADA, INC. - OWNER: KYLE RIDGE, LLC, ET AL - For possible action on a Land Use Entitlement project request TO ALLOW PRIVATE, GATED STREETS THAT DO NOT CONFORM TO TITLE 19.04 COMPLETE STREETS STANDARDS on 31.72 acres at the northwest corner of Log Cabin Way and Alpine Ridge Way (APNs Multiple), R-CL (Single Family Compact-Lot) Zone, Ward 6 (Brune). Staff recommends DENIAL.
31. 26-0090 - PUBLIC HEARING - APPLICANT: KLA CONSTRUCTION & DEVELOPMENT, INC. - OWNER: PROVIEW SERIES, LLC SERIES 38 - For possible action on the following Land Use Entitlement project requests on 0.16 acres on the west side of Casino Center Boulevard, approximately 215 feet north of Utah Avenue (APN 162-03-210-043), Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.
 - 31a. 26-0090-VAR1 - VARIANCE - TO ALLOW A 50-FOOT LOT WIDTH WHERE 100 FEET IS REQUIRED
 - 31b. 26-0090-ZON1 - REZONING - FROM: R-4 (HIGH DENSITY RESIDENTIAL) TO: C-1 (LIMITED COMMERCIAL)

- 31c. 26-0090-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED ONE-STORY, 6,324 SQUARE-FOOT COMMERCIAL DEVELOPMENT WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS [AREA 1] AND TITLE 19.08 SCREENING STANDARDS FOR COLLECTION AREAS AND DUMPSTERS
32. 26-0093-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: HIRAYA HOLISTIC RECOVERY - OWNER: LV REAMP PROPERTIES, LLC - 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 2612 West Oakey Boulevard (APN 162-05-618-024), R-1 (Single Family Residential) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.
33. 26-0129-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: DIAMOND ZING, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED ADDITION OF FOUR UNITS TO AN EXISTING ONE-STORY, THREE-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS [AREA 2] on 0.22 acres at 401 South 11th Street (APN 139-34-801-019), R-4 (High Density Residential) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

DIRECTOR'S BUSINESS:

34. 26-0070-TXT1 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to amend LVMC 19.12 related to the Rental Store use within the P-O (Professional Office) Zoning district, and to provide for other related matters. Staff recommends APPROVAL.
35. 26-0084-TXT1 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to amend LVMC 19.06, 19.12, and 19.18 related to Accessory Dwelling Units within residential zoning districts conforming with Assembly Bill 396 of the 83rd (2025) session of the Nevada Legislature, and to provide for other related matters. Staff recommends APPROVAL.
36. 26-0102-TXT1 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to amend LVMC 19.09 and Appendix F, related to trash enclosures within the Downtown Las Vegas Overlay District, and to provide for other related matters. Staff recommends APPROVAL.

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