

NOTICES OF PUBLIC HEARINGS
MAY 11, 2021

NOTICE IS HEREBY GIVEN THAT ON TUESDAY, MAY 11, 2021, at the hour of 6:00 P.M. in the Council Chambers, City Hall Complex, 495 South Main Street, 2nd Floor, Las Vegas, Nevada, the Planning Commission will consider the following Land Use Entitlement Requests:

21-0043 - PUBLIC HEARING - APPLICANT/OWNER: BAIGS CONSTRUCTION, INC. For possible action on the following Land Use Entitlement project requests on 0.20 acres at 5313 Redberry Street (APN 138-13-510-022), R-3 (Medium Density Residential) Zone, Ward 5 (Crear).

21-0043-VAR1 - VARIANCE - TO ALLOW FIVE PARKING SPACES WHERE EIGHT ARE REQUIRED

21-0043-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED FOUR-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS

21-0044-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JOSEPH BRODSKY For possible action on a Land Use Entitlement request TO ALLOW A 10-FOOT REAR YARD SETBACK WHERE 50 FEET IS REQUIRED FOR A PROPOSED HOUSE ADDITION on 0.52 acres at 7436 Oak Grove Avenue (APN 163-03-210-012), R-PD2 (Residential Planned Development - 2 Units per Acre) Zone, Ward 1 (Knudsen).

21-0061-VAC1 - VACATION - PUBLIC HEARING - APPLICANT: D ROCK 3RD STREET, LLC - OWNER: D ROCK 3RD STREET, LLC, ET AL For possible action on a Land Use Entitlement request for a Petition to Vacate 3rd Street between Carson Avenue and Bridger Avenue, Ward 3 (Diaz).

21-0069 - PUBLIC HEARING - APPLICANT: S.T. ENTERPRISES, LLC - OWNER: M D M PROPERTIES, LLC For possible action on the following Land Use Entitlement project requests on 3.34 acres at 6755 North Durango Drive (APN 125-20-301-019), T-C (Town Center) Zone, GC-TC (General Commercial - Town Center) Special Land Use Designation, Ward 6 (Flore).

21-0069-WVR1 - WAIVER - TO ALLOW SIGNAGE THAT DOES NOT MEET MINIMUM TOWN CENTER DEVELOPMENT STANDARDS AND A ONE-FOOT SETBACK FOR A PROPOSED PAY STATION CANOPY

21-0069-MSP1 - MASTER SIGN PLAN - FOR PROPOSED READERBOARD/ANIMATED SIGNAGE FOR A PROPOSED CAR WASH DEVELOPMENT IN TOWN CENTER

21-0079 - PUBLIC HEARING - PUBLIC HEARING - APPLICANT: GREEN WAGON LAS VEGAS, LLC - OWNER: RANCH HOUSE ROAD, LLC For possible action on the following Land Use Entitlement project requests on 0.79 acres at 6000 and 6050 Sky Pointe Drive (APNs 125-27-223-002 and 003), C-1 (Limited Commercial) Zone, Ward 6 (Flore).

21-0079-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 3,168 SQUARE-FOOT CANNABIS DISPENSARY USE

21-0079-SUP2 - SPECIAL USE PERMIT - FOR A Major Amendment to Special Use Permit (U-0068-95) FOR A PROPOSED 1,979 SQUARE-FOOT REDUCTION TO AN EXISTING TAVERN USE

21-0079-SUP3 - SPECIAL USE PERMIT - FOR A PROPOSED ALTERNATIVE PARKING STANDARD TO ALLOW 64 PARKING SPACES WHERE 92 ARE REQUIRED

21-0079-SUP4 - SPECIAL USE PERMIT - FOR A PROPOSED DRIVE THROUGH USE

21-0079-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A Major Amendment to an approved Site Development Plan Review (U-0068-95(6)) FOR A PROPOSED 1,189 SQUARE-FOOT BUILDING ADDITION WITH A DRIVE THROUGH

21-0089-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: EJJI FAMILY TRUST For possible action on a Land Use Entitlement project request FOR A PROPOSED 10-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 0.32 acres at the southwest corner of Bonanza Road and 13th Street (APN 139-35-111-001), R-3 (Medium Density Residential) Zone, Ward 3 (Diaz).

21-0104-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: BICER ELAD For possible action on a Land Use Entitlement project request TO ALLOW A THREE-FOOT SEPARATION FROM THE MAIN BUILDING WHERE SIX FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE, CLASS II (GARAGE) TO BE CONVERTED TO LIVING QUARTERS on 0.43 acres at 1911 Newport Bay Drive (APN 163-03-312-010), R-PD2 (Residential Planned Development - 2 Units per Acre) Zone, Ward 1 (Knudsen).

21-0116-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 9,851 SQUARE-FOOT ADDITION TO AN EXISTING 3,060 SQUARE-FOOT 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 Multiple), T5-M (T5 Main Street) Zone, Ward 3 (Diaz).

21-0132-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: RICHIE LAATZ For possible action on a Land Use Entitlement project request FOR A PROPOSED 25,160 SQUARE-FOOT WHOLESALE SHOWROOM FACILITY WITH A WAIVER TO ALLOW BLANK WALLS WHERE RELIEF BY VARIATIONS IN MASSING OR ARTICULATION OF FACADES IS REQUIRED on 1.63 acres at 4021 North Rancho Drive (APN 138-02-814-006), C-2 (General Commercial) Zone, Ward 4 (Anthony).

21-0138-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT: ERIC & SHANNON CLINTON - OWNER: FRANCISCA LEIVA For possible action on a Land Use Entitlement request TO ALLOW A ZERO-FOOT SEPARATION FROM THE MAIN BUILDING WHERE SIX FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) (SHED) on 0.18 acres at 2001 Piccolo Way (APN 163-02-720-003), R-1 (Single Family Residential) Zone, Ward 1 (Knudsen).

21-0139-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: STICKY 2, LLC For possible action on a Land Use Entitlement project request FOR A PROPOSED TWO-STORY, 14,765 SQUARE-FOOT COMMERCIAL DEVELOPMENT, INCLUDING AN 854 SQUARE-

FOOT PLAZA AND 5,475 SQUARE FEET OF SECOND LEVEL OUTDOOR PATIO SPACE on 0.32 acres at 1301 South Main Street (APN 162-03-110-084), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz).

21-0143 - PUBLIC HEARING - APPLICANT: PINNACLE HOMES INC. - OWNER: PUSHING 30, LLC For possible action on the following Land Use Entitlement project requests on 7.50 acres at the southwest corner of Hammer Lane and Park Street (APNs 125-31-601-001 and 002), R-E (Residence Estates) Zone, Ward 6 (Flore).

21-0143-VAR1 - VARIANCE - TO ALLOW NO INTERNAL OR EXTERNAL STREET LIGHTING; OR PAY THE IMPROVEMENT CONTRIBUTION IN LIEU OF IMPROVEMENTS WHERE SUCH IS REQUIRED

21-0143-VAR2 - VARIANCE - TO ALLOW PRIVATE STREETS WITHOUT A GATE AND TO NOT MEET PUBLIC STREET STANDARDS; AND RURAL STREET STANDARDS FOR HAMMER LANE, PARK STREET, GRAND CANYON DRIVE AND FISHER AVENUE WHERE SUCH IS NOT ALLOWED

21-0143-VAR3 - VARIANCE - TO ALLOW A 20-FOOT FRONT YARD SETBACK WHERE 30 FEET IS REQUIRED FOR LOT 4

21-0143-VAR4 - VARIANCE - TO ALLOW A 20-FOOT FRONT YARD SETBACK WHERE 30 FEET IS REQUIRED FOR LOT 5

21-0143-VAR5 - VARIANCE - TO ALLOW A 20-FOOT FRONT YARD SETBACK WHERE 30 FEET IS REQUIRED FOR LOT 10

21-0143-VAR6 - VARIANCE - TO ALLOW A 20-FOOT FRONT YARD SETBACK WHERE 30 FEET IS REQUIRED FOR LOT 11

21-0143-TMP1 - TENTATIVE MAP - PARK & HAMMER - FOR A 12-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

21-0145-MOD1 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT: SHEA HOMES, INC. - OWNER: NORTHLAND, LLC For possible action on a Land Use Entitlement project request TO INCORPORATE COMMUNITY SIGNAGE AND STREET LIGHTS SPECIFIC TO THE ACTIVE ADULT COMMUNITY on 159.75 acres generally located at the northeast corner of Log Cabin Way and Sky Pointe Drive (APNs Multiple), T-D (Traditional Development) Zone, Ward 6 (Flore).

21-0147-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT: MARK WOLFSON - OWNER: 2709 PINTO LANE TRUST, ET AL For possible action on a Land Use Entitlement project request TO ALLOW AN EXISTING SEVEN-FOOT TALL FENCE IN THE FRONT YARD WHERE FIVE FEET IS THE MAXIMUM ALLOWED on 0.85 acres at 2709 Pinto Lane (APN 139-32-703-002), R-A (Ranch Acres) Zone, Ward 1 (Knudsen).

21-0149-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: TEAM FORD LINCOLN - OWNER: M E RYAN, LLC For possible action on a Land Use Entitlement project request FOR A PROPOSED AUTO SALES SHOWROOM USE on 13.03 acres at 5445 Drexel Road (APN 125-34-501-008), PD (Planned Development) Zone, Ward 4 (Anthony).

21-0152 - PUBLIC HEARING - APPLICANT: AUTONATION USA - OWNER: MICAH INVESTMENTS, LLC AND ROMANS 8-28, LLC For possible action on the following Land Use Entitlement project requests on 4.83 acres located on the north side of Centennial Parkway, approximately 707

feet east of Durango Drive (APNs 125-20-804-003, 004, 005 and 007), U (Undeveloped) Zone [TC (Town Center) General Plan Designation], Ward 6 (Flore).

21-0152-ZON1 - REZONING - FROM: U (UNDEVELOPED) TO: T-C (TOWN CENTER)

21-0152-MOD1 - MAJOR MODIFICATION - FROM: SC-TC (SERVICE COMMERCIAL - TOWN CENTER) TO: GC-TC (GENERAL COMMERCIAL - TOWN CENTER)

21-0152-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED MOTOR VEHICLE SALES (USED) USE WITH A WAIVER TO ALLOW SERVICE BAY OPENINGS TO FACE THE PUBLIC RIGHT-OF-WAY

21-0152-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 25,038 SQUARE-FOOT MOTOR VEHICLE SALES (USED) DEVELOPMENT WITH WAIVERS OF TOWN CENTER DESIGN STANDARDS AND TITLE 19 PERIMETER LANDSCAPE DEVELOPMENT STANDARDS

21-0159-MSP1 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES For possible action on a Land Use Entitlement request FOR AN LED ANIMATED DISPLAY WALL SIGN FOR AN EXISTING PUBLIC PRIMARY SCHOOL on 8.34 acres at 6510 Buckskin Avenue (APN 138-11-301-002), C-V (Civic) Zone, Ward 5 (Crear).

21-0160-VAC1 - VACATION - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: VEGAS CAPITAL VENTURES, LLC For possible action on a Land Use Entitlement project request for a Petition to Vacate a portion of a U.S. Government Patent easement generally located on the southeast corner of Ann Road and Hualapai Way (APN 125-31-101-001), R-E (Residence Estates) Zone, Ward 6 (Flore).

21-0162-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: KLA CAPITAL SERIES 6, LLC For possible action on the following Land Use Entitlement project request FOR A PROPOSED 15,936 SQUARE-FOOT COMMERCIAL DEVELOPMENT WITH A 780 SQUARE-FOOT MEZZANINE ON COMMERCE STREET AND A 1,162 SQUARE-FOOT MEZZANINE ON WYOMING AVENUE WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS on 0.46 acres at 1571 South Commerce Street and 10 West Wyoming Avenue (APNs 162-03-210-009 and 011), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz).

21-0163 - PUBLIC HEARING - APPLICANT: KB HOME - OWNER: KYLE NORTH HOLDINGS, LLC, ET AL For possible action on the following Land Use Entitlement project requests on 31.33 acres at the southwest corner of Rocky Avenue and Oso Blanca Road (APNs Multiple), PD (Planned Development) Zone, Ward 6 (Flore).

21-0163-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A 232-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

21-0163-TMP1 - TENTATIVE MAP - KYLE CANYON GATEWAY EAST - FOR A 232-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

21-0164 - PUBLIC HEARING - APPLICANT/OWNER: CENTURY COMMUNITIES NEVADA, LLC - McDOUGALL - AND MICHELLE C. McDOUGALL For possible action on the following Land Use Entitlement project requests on 11.95 acres on the southeast corner of Moccasin Road and Homestead Road (APNs 125-05-503-001 and 002), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Flore).

21-0164-VAR1 - VARIANCE - TO ALLOW NO EXTERNAL STREETLIGHTS WHERE SUCH ARE REQUIRED

21-0164-VAR2 - VARIANCE - TO ALLOW NONSTANDARD PRIVATE STREETS BEHIND A GATE, A CONNECTIVITY RATIO OF 1.0 WHERE 1.30 IS REQUIRED, RURAL STREET STANDARDS ALONG TRAILS END AVENUE AND HOMESTEAD ROAD WHERE SUCH IS NOT ALLOWED; AND TRAILS END AVENUE TO BE 37 FEET IN WIDTH WHERE 47 FEET IS REQUIRED

21-0164-TMP1 - TENTATIVE MAP - MOCCASIN HOMESTEAD - FOR A PROPOSED 20-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

21-0166-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ADORN WEDDING AND EVENTS, LLC - OWNER: 9555 DWB, LLC For possible action on a Land Use Entitlement project request FOR A PROPOSED WEDDING CHAPEL USE at 9555 Del Webb Boulevard (APN 138-18-812-003), P-C (Planned Community) Zone, Ward 4 (Anthony).

21-0167-MDR1 - DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: THE HOWARD HUGHES COMPANY, LLC For possible action on a Land Use Entitlement project request FOR SUMMERLIN WEST VILLAGE 29 on 324.39 acres on the southwest corner of Sandstone Rise Drive and Sky Vista Drive (APNs 137-27-101-004, 137-21-801-004 and 137-28-601-001), P-C (Planned Community) Zone, Ward 2 (Seaman).

21-0168-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SAKURA YA, LLC - OWNER: REMINGTON SKYE, LLC For possible action on a Land Use Entitlement request FOR A PROPOSED 1,500 SQUARE-FOOT BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE at 9750 W Skye Canyon Park Drive Suite #110 (APN 125-07-210-029), T-D (Traditional Development) Zone, Ward 6 (Flore).

21-0171 - PUBLIC HEARING - APPLICANT/OWNER: LAS VEGAS AND OAKLEY, LLC For possible action on the following Land Use Entitlement project requests on 1.48 acres at the southwest corner of Oakley Boulevard and Las Vegas Boulevard (APN 162-03-302-009), C-2 (General Commercial) Zone, Ward 3 (Diaz).

21-0171-VAR1 - VARIANCE - TO ALLOW TWO, 20-FOOT TALL, 240 SQUARE-FOOT MONUMENT SIGNS WHERE 10 FEET IN HEIGHT AND 75 SQUARE FEET IN SIZE IS THE MAXIMUM ALLOWED, AND TO BE SETBACK FOUR FEET FROM THE PROPERTY LINE WHERE FIVE FEET IS REQUIRED; TO ALLOW A WALL SIGN TO OCCUPY 65 PERCENT OF A BUILDING FACADE WHERE 20 PERCENT IS THE MAXIMUM ALLOWED

21-0171-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 56,161 SQUARE-FOOT TWO-STORY COMMERCIAL DEVELOPMENT WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS

21-0172-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MICHELLE C. McDOUGALL - OWNER: TIMOTHY M. KAUFFMAN AND MICHELLE C. McDOUGALL For possible action on a Land Use Entitlement project request FOR A PROPOSED ACCESSORY STRUCTURE CLASS I USE (CASITA) at 2117 West Oakley Boulevard (APN 162-04-310-039), R-1 (Single Family Residential) Zone, Ward 1 (Knudsen).

Boulevard (APN 162-04-310-039), R-1 (Single Family Residential) Zone, Ward 1 (Knudsen).

21-0173 - PUBLIC HEARING - APPLICANT/OWNER: DILLON INVESTMENTS, LLC For possible action on the following Land Use Entitlement project requests on 0.53 acres at 5250 West Charleston Boulevard (APN 138-36-803-004), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen).

21-0173-VAR1 - VARIANCE - TO ALLOW ZERO ADDITIONAL PARKING SPACES ON A PARKING IMPAIRED DEVELOPMENT WHERE 23 ADDITIONAL SPACES ARE REQUIRED

21-0173-SDR1 - SITE DEVELOPMENT PLAN REVIEW For a Major Amendment to a previously approved Site Development Plan Review (SDR-65376) FOR THE PROPOSED ADDITION OF A 3,950 SQUARE-FOOT COMMERCIAL BUILDING WITH A 1,314 SQUARE-FOOT MEZZANINE WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS AND TO ALLOW FLAT METAL BUILDING WALLS WHERE VARYING PATTERNS AND MATERIALS SHALL BE UTILIZED AND REFLECTIVE SHINY MATERIALS SHALL ONLY BE USED AS ACCENT

21-0180-VAC1 - VACATION PUBLIC HEARING APPLICANT/OWNER: TOLL SOUTH LV, LLC For possible action on the following Land Use Entitlement project request for a Petition to Vacate public drainage and sewer easements generally located at the south and southeast terminus of the Barga Court cul-de-sac (APNs 137-26-213-019 and 063), Ward 2 (Seaman).

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request, or may, prior to this meeting, file written objection thereto or approval thereof with the Department of Planning, Case Planning Division, 495 South Main Street, Las Vegas, Nevada 89101. For items forwarded to City Council for final decision the date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after discussion of the item. For further information, please call 229-6301 (TDD 386-9108) <http://www.lasvegasnevada.gov>.

DEPARTMENT OF PLANNING
ERIC MCCAMMOND, SR.
MANAGEMENT ANALYST
CASE PLANNING DIVISION

(The information contained above is considered to be accurate; however, there may be minor variations involved. A complete, detailed legal description is on file in the Department of Planning.)

PUB: April 29, 2021
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