


CERTIFICATE OF POSTING

(Posting required under the provisions of NRS Chapter 241)

Romeo Gumarang _____, an employee of the City of Las Vegas, Nevada,
says that on the 1ST day of JUNE, 2021, at the hour of
5:00PM 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 8TH
day of JUNE, 2021, at 6:00PM, in Las Vegas, Nevada, on

Public Bulletin Boards at the following locations:

1. City Hall, 495 South Main Street, 1st Floor
2. Clark County Government Center, 500 South Grand Central Parkway
3. Grant Sawyer Building, 555 East Washington Avenue
4. Howard Lieburn Senior Center, 6230 Garwood Avenue



Signature

Mayor Carolyn G. Goodman (At-Large)
Mayor Pro Tem Stavros S. Anthony (Ward 4)
Councilman Brian Knudsen (Ward 1)
Councilwoman Victoria Seaman (Ward 2)
Councilwoman Olivia Diaz (Ward 3)
Councilman Cedric Crear (Ward 5)
Councilwoman Michele Fiore (Ward 6)



Commissioner Louis De Salvio, Chair
Commissioner Trinity Haven Schlottman, Vice Chair
Commissioner Sam Cherry
Commissioner Donna Toussaint
Commissioner Anthony Williams
Commissioner Jeff Rogan
Commissioner Sigal Chattah

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.

June 8, 2021
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 as well as presented live on KCLV, Cable Channel 2. Please note customers of Cox Communications can view this program in High Definition on Channel 1002 and in Standard Definition on Channel 2. You can also watch this meeting live on Apple TV, Roku and Amazon Fire TV on the Go-Vegas app. The Planning Commission Meeting, as well as all other KCLV programming, can be viewed on the internet at www.kclv.tv/live. The proceedings will be rebroadcast on KCLV and the web 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 Milagros Escuin, Department of Planning, 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 May 11, 2021.
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. **21-0199-EOT1 - EXTENSION OF TIME - SPECIAL USE PERMIT - APPLICANT: RED EARTH, LLC - OWNER: GDC REALTY, LLC** - For possible action on a Land Use Entitlement project request for a first Extension of Time of an approved Special Use Permit (SUP-77269) FOR A PROPOSED 17,000 SQUARE-FOOT CANNABIS CULTIVATION FACILITY USE at 2310 Western Avenue (APN 162-04-404-002), M (Industrial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.
8. **21-0219 - APPLICANT/OWNER: MIGUEL GUTIERREZ** - For possible action on the following Land Use Entitlement project requests on 1.21 acres at 4485 North Rainbow Boulevard (APN 138-03-602-013), C-1 (Limited Commercial) Zone, Ward 4 (Anthony). Staff recommends APPROVAL on the Land Use Entitlement project.
 - 8a. **21-0219-EOT1 - EXTENSION OF TIME - SPECIAL USE PERMIT - FOR A FIRST EXTENSION OF TIME OF A PREVIOUSLY APPROVED SPECIAL USE PERMIT (SUP-75850) FOR A BUILDING MAINTENANCE SERVICE AND SALES USE**
 - 8b. **21-0219-EOT2 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - FOR A FIRST EXTENSION OF TIME OF A PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN REVIEW (SDR-75851) FOR THE ADDITION OF A PROPOSED 9,000 SQUARE-FOOT BUILDING TO A SITE CONTAINING AN EXISTING 4,053 SQUARE-FOOT COMMERCIAL BUILDING WITH WAIVERS TO ALLOW A FIVE-FOOT LANDSCAPE BUFFER ON A PORTION OF THE SOUTH PERIMETER AND A ZERO-FOOT LANDSCAPE BUFFER ON A PORTION OF THE NORTH PERIMETER WHERE EIGHT FEET IS REQUIRED**

9. **21-0223-TMP1 - TENTATIVE MAP - CHEYENNE COMMONS - APPLICANT/OWNER: CHEYENNE COMMONS NV, LLC** - For possible action on a Land Use Entitlement project request FOR A ONE-LOT COMMERCIAL SUBDIVISION on 34.73 acres at the southwest corner of Cheyenne Avenue and Rainbow Boulevard (APNs 138-15-601-004 and 138-15-502-006), C-1 (Limited Commercial) Zone, Ward 5 (Crear). 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. **21-0146-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DIAMOND COMMUNICATIONS - OWNER: HOWARD HUGHES COMPANY, LLC** - For possible action on a Land Use Entitlement project request FOR A PROPOSED WIRELESS COMMUNICATION TOWER (STEALTH) USE on a portion of 84.99 acres at the northwest corner of Far Hills Avenue and Sky Vista Drive (APNs 137-27-101-004 and 137-28-601-001), P-C (Planned Community) Zone [COS (Community Open Space) Special Land Use Designation], Ward 2 (Seaman). Staff recommends APPROVAL.
11. **21-0176 - PUBLIC HEARING - APPLICANT/OWNER: GRAND CANYON VILLAGE, LLC** - For possible action on the following Land Use Entitlement project requests at the northeast corner of West Skye Canyon Park Drive and Grand Canyon Drive (APN 125-07-601-012), PD (Planned Development) Zone [CC (Community Commercial) Grand Canyon Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL on the Land Use Entitlement project.
- 11a. **21-0176-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 4,000 SQUARE-FOOT TAVERN USE**
- 11b. **21-0176-SUP2 - SPECIAL USE PERMIT - FOR A PROPOSED 4,000 SQUARE-FOOT GAMING (INCIDENTAL GAMING MACHINES ONLY) USE**
12. **21-0181-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MASSAGE BY JILLIAN, LLC - OWNER: DURANGO BELTWAY PLAZA, LLC** - For possible action on a Land Use Entitlement project request FOR A PROPOSED MASSAGE ESTABLISHMENT USE WITH WAIVERS TO ALLOW A 654-FOOT DISTANCE SEPARATION FROM AN EXISTING MASSAGE ESTABLISHMENT WHERE 1,000 FEET IS REQUIRED, A 116-FOOT DISTANCE SEPARATION FROM A RESIDENTIALLY ZONED PROPERTY WHERE 400 FEET IS REQUIRED AND TO NOT BE LOCATED ON A SECONDARY THOROUGHFARE OR LARGER WHERE SUCH IS REQUIRED at 8645 West Rome Boulevard, Suite #115 (APN 125-20-812-005), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL.
13. **21-0187-MSP1 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES** - For possible action on a Land Use Entitlement project request FOR AN ANIMATED LED DISPLAY WALL SIGN AT AN EXISTING PUBLIC PRIMARY SCHOOL on 15.02 acres at 5555 Horse Drive (APN 125-12-301-005), C-V (Civic) Zone, Ward 6 (Fiore). Staff recommends APPROVAL.
14. **21-0189-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: INSPIRED LIFE HOLDINGS - OWNER: 401 BUFFALO HOLDINGS, LLC** - For possible action on a Land Use Entitlement project request FOR A PROPOSED 2,060 SQUARE-FOOT MORTUARY OR FUNERAL CHAPEL USE at 311 North Buffalo Drive, Suite B (APN 138-28-819-008), C-1 (Limited Commercial) Zone, Ward 2 (Seaman). Staff recommends APPROVAL.

15. **21-0203-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LEMONGRASS & LIME SUMMERLIN, LLC - OWNER: VISTA COMMONS CENTER, LLC** - For possible action on a Land Use Entitlement project request FOR A PROPOSED 1,431 SQUARE-FOOT PUB, BAR OR LOUNGE (TAVERN) USE WITH A 400 SQUARE-FOOT OUTDOOR AREA at 11710 West Charleston Boulevard, Suite #120 (APN 137-34-818-002), P-C (Planned Community) Zone [VC (Village Center) Summerlin Land Use Designation], Ward 2 (Seaman). Staff recommends APPROVAL.
16. **21-0230 - PUBLIC HEARING - APPLICANT: SAFSTOR REAL ESTATE CO, LLC - OWNER: NORTHWEST 95, LLC** - For possible action on the following Land Use Entitlement project requests on 2.79 acres at the northeast corner of Oso Blanca Road and Durango Drive (APN 125-17-703-001), T-C (Town Center) Zone [SC (Service Commercial) Town Center Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL on the Land Use Entitlement project.
 - 16a. **21-0230-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED MINI-STORAGE FACILITY USE**
 - 16b. **21-0230-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 101,850 SQUARE-FOOT, 794-UNIT MINI-STORAGE FACILITY DEVELOPMENT WITH WAIVERS OF TOWN CENTER DEVELOPMENT STANDARD REQUIREMENTS**
17. **21-0235 - PUBLIC HEARING - APPLICANT/OWNER: NORTHLAND, LLC** - For possible action on the following Land Use Entitlement project requests on 6.82 acres north of the intersection of Among Lane and Belong Road (APN 125-06-211-013), T-D (Traditional Development) Zone [P (Parks and Trail) Sunstone Trilogy Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL on the Land Use Entitlement project.
 - 17a. **21-0235-SUP1 - SPECIAL USE PERMIT - FOR A 297,080 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) USE**
 - 17b. **21-0235-SUP2 - SPECIAL USE PERMIT - FOR A 3,445 SQUARE-FOOT PACKAGE LIQUOR OFF-SALE ESTABLISHMENT USE**
 - 17c. **21-0235-SUP3 - SPECIAL USE PERMIT - FOR AN OPEN AIR VENDING/TRANSIENT SALES LOT USE**

PUBLIC HEARING ITEMS:

18. **ABEYANCE - 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). Staff recommends DENIAL on the Land Use Entitlement project.
 - 18a. **ABEYANCE - 21-0043-VAR1 - VARIANCE - TO ALLOW FIVE PARKING SPACES WHERE EIGHT ARE REQUIRED**
 - 18b. **ABEYANCE - 21-0043-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED FOUR-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS**
19. **21-0184-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SERGIO LOPEZ-PEREZ** - For possible action on a Land Use Entitlement project request TO ALLOW AN ACCESSORY STRUCTURE IN FRONT OF THE PRIMARY STRUCTURE WHERE SUCH IS NOT ALLOWED; A ZERO-FOOT SEPARATION FROM THE MAIN BUILDING WHERE SIX FEET IS REQUIRED; AND A ZERO-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [CARPORT] on 0.15 acres at 3704 Sequoia Avenue (APN 140-30-113-032), R-1 (Single Family Residential) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

20. **21-0188 - PUBLIC HEARING - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES** - For possible action on the following Land Use Entitlement project requests on 18.19 acres at 2480 Maverick Street (APN 138-14-802-005), Ward 5 (Crear). Staff recommends APPROVAL on 21-0188-ZON1 and DENIAL on 21-0188-MSP1.
- 20a. **21-0188-ZON1 - REZONING** - FROM: U (UNDEVELOPED) [PF (PUBLIC FACILITIES) GENERAL PLAN DESIGNATION] TO: C-V (CIVIC)
- 20b. **21-0188-MSP1 - MASTER SIGN PLAN** - FOR THE CONVERSION OF AN EXISTING SEVEN-FOOT TALL FREESTANDING SIGN FROM STATIC TO ANIMATED FOR A PUBLIC SCHOOL, PRIMARY
21. **21-0192-MSP1 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES** - For possible action on a Land Use Entitlement project request FOR TWO ILLUMINATED LED SIGNS AND ONE ANIMATED LED DISPLAY SIGN AT A PUBLIC SECONDARY SCHOOL on 36.28 acres at 4701 West Bonanza Road (APN 139-30-401-001), C-V (Civic) Zone, Ward 5 (Crear). Staff recommends APPROVAL.
22. **21-0206-MSP1 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES** - For possible action on a Land Use Entitlement project request FOR AN ANIMATED LED DISPLAY WALL SIGN AT AN EXISTING PUBLIC PRIMARY SCHOOL on 9.84 acres at 9601 Red Hills Road (APN 163-06-610-001), C-V (Civic) Zone, Ward 2 (Seaman). Staff recommends DENIAL.
23. **21-0215 - PUBLIC HEARING - APPLICANT/OWNER: INVESTOR EQUITY HOMES, LLC** - For possible action on the following Land Use Entitlement project requests on 4.04 acres at the southwest corner of Racel Street and Tenaya Way (APNs 125-10-404-001 and 002), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Fiore). Staff recommends DENIAL on the Land Use Entitlement project.
- 23a. **21-0215-VAR1 - VARIANCE** - TO ALLOW NO AMENITY ZONE WHERE SUCH IS REQUIRED AND A PRIVATE STREET WITHOUT A GATE TO NOT BE DEVELOPED TO COMPLETE STREET STANDARDS WHERE SUCH IS REQUIRED FOR A PREVIOUSLY APPROVED SINGLE-FAMILY RESIDENTIAL SUBDIVISION
- 23b. **21-0215-VAR2 - VARIANCE** - TO ALLOW NO INTERNAL OR EXTERNAL STREET LIGHTING WHERE SUCH IS REQUIRED; NOR PAY THE IMPROVEMENT CONTRIBUTION IN LIEU OF IMPROVEMENTS WHERE SUCH IS REQUIRED FOR A PREVIOUSLY APPROVED SINGLE-FAMILY RESIDENTIAL SUBDIVISION
24. **21-0216 - PUBLIC HEARING - APPLICANT/OWNER: DORAL ACADEMY OF NEVADA** - For possible action on the following Land Use Entitlement project requests on 4.91 acres at 2568 Fire Mesa Street (APN 138-15-410-056), C-PB (Planned Business Park) Zone, Ward 1 (Knudsen). Staff recommends DENIAL on the Land Use Entitlement project.
- 24a. **21-0216-VAR1 - VARIANCE** - TO ALLOW 129 PARKING SPACES WHERE 144 ARE REQUIRED
- 24b. **21-0216-SDR1 - SITE DEVELOPMENT PLAN REVIEW** - FOR A MAJOR AMENDMENT TO A PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN REVIEW (SDR-54330) TO ADD A 2,137 SQUARE-FOOT, ONE-STORY BUILDING ADDITION WITH TWO CLASSROOMS AND RECONFIGURATION OF THE PARKING LOT FOR AN EXISTING PRIMARY PRIVATE SCHOOL DEVELOPMENT
25. **21-0226 - PUBLIC HEARING - APPLICANT: KB HOME NEVADA, LLC - OWNER: CAB PROPERTIES, ET AL** - For possible action on the following Land Use Entitlement project requests on 7.50 acres at the southwest corner of Gilmore Avenue and El Capitan Way (APNs 138-08-202-002 through 004), R-CL (Single Family Compact-Lot) Zone, Ward 4 (Anthony). Staff recommends DENIAL on 21-0226-VAR1, 21-0226-VAR2 and 21-0226-TMP1. Staff recommends APPROVAL on 21-0226-VAC1.

- 25a. **21-0226-VAR1 - VARIANCE** - TO ALLOW NON-STANDARD PRIVATE STREETS BEHIND A GATE; A CONNECTIVITY RATIO OF 1.05 WHERE 1.30 IS REQUIRED AND PROPOSED STUB STREET TERMINATIONS WHERE CUL-DE-SACS ARE REQUIRED
 - 25b. **21-0226-VAR2 - VARIANCE** - TO ALLOW A NINE-FOOT RETAINING WALL WHERE SIX FEET IS THE MAXIMUM ALLOWED AND A 15-FOOT OVERALL WALL HEIGHT WHERE 12 FEET IS THE MAXIMUM ALLOWED
 - 25c. **21-0226-VAC1 - VACATION** - Petition to Vacate U.S. Government Patent easements generally located north of Gilmore Avenue and west of El Capitan Way
 - 25d. **21-0226-TMP1 - TENTATIVE MAP** - GILMORE GROVE - FOR A 59-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION
26. **21-0227 - PUBLIC HEARING - APPLICANT: TOLL BROTHERS - OWNER: ELKHORN 56, LLC** - For possible action on the following Land Use Entitlement project requests on 55.52 acres on the southeast corner of Elkhorn Road and Jones Boulevard (APNs 125-24-101-001 and 125-24-201-001), R-1 (Single Family Residential) Zone, Ward 6 (Fiore). Staff recommends DENIAL on the Land Use Entitlement project.
- 26a. **21-0227-VAR1 - VARIANCE** - TO ALLOW MODIFIED CUL-DE-SACS WHERE CUL-DE-SACS ARE REQUIRED FOR PRIVATE STREETS BEHIND A GATE; AND A CONNECTIVITY RATIO OF 1.03 WHERE 1.30 IS REQUIRED
 - 26b. **21-0227-TMP1 - TENTATIVE MAP** - JONES & ELKHORN - FOR A PROPOSED 199-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION WITH A WAIVER TO ALLOW THE DEFERRAL OF HALF-STREET IMPROVEMENTS FOR LEON AVENUE
27. **21-0228 - PUBLIC HEARING - APPLICANT: 7 STARS MASSAGE, LLC - OWNER: FREANEL & SON CHEYENNE, LLC** - For possible action on the following Land Use Entitlement project requests on 1.31 acres at 7350 West Cheyenne Avenue, Suite #102 (APN 138-10-403-031), C-1 (Limited Commercial) Zone, Ward 4 (Anthony). Staff recommends DENIAL on the Land Use Entitlement project.
- 27a. **21-0228-VAR1 - VARIANCE** - TO PROVIDE ZERO ADDITIONAL PARKING SPACES WHERE EIGHT ADDITIONAL ARE REQUIRED FOR AN EXISTING PARKING IMPAIRED SITE
 - 27b. **21-0228-SUP1 - SPECIAL USE PERMIT** - FOR A PROPOSED 1,155 SQUARE-FOOT MASSAGE ESTABLISHMENT USE
28. **21-0231-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: PATRICK BAILEY** - For possible action on a Land Use Entitlement project request TO ALLOW A PROPOSED ACCESSORY STRUCTURE (CLASS II) [GARAGE AND WORKSPACE] THAT IS NOT AESTHETICALLY COMPATIBLE WITH THE PRINCIPAL DWELLING on 0.25 acres at 5136 Lamarjon Court (APN 138-24-713-010), R-PD3 (Residential Planned Development - 3 Units per Acre) Zone, Ward 5 (Crear). Staff recommends DENIAL.
29. **21-0234 - PUBLIC HEARING - APPLICANT: SUMMIT HOMES OF NEVADA - OWNER: MEEVASIN TRUST** - For possible action on the following Land Use Entitlement project requests on 3.96 acres at the southwest corner of Bullring Lane and Torrey Pines Drive (APNs 125-26-204-001 and 002), R-E (Residence Estates) Zone, Ward 6 (Fiore). Staff recommends DENIAL on the Land Use Entitlement project.
- 29a. **21-0234-VAR1 - VARIANCE** - TO ALLOW A PRIVATE STREET WITHOUT A GATE TO NOT MEET PUBLIC STREET STANDARDS WHERE SUCH IS REQUIRED AND TO ALLOW RURAL STREET STANDARDS WHERE TITLE 19 STANDARDS ARE REQUIRED
 - 29b. **21-0234-VAR2 - VARIANCE** - TO ALLOW NO PAYMENT IMPROVEMENT CONTRIBUTION IN LIEU OF OFF-SITE IMPROVEMENTS WHERE SUCH IS REQUIRED

- 29c. **21-0234-TMP1 - TENTATIVE MAP - BULLRING & TORREY PINES - FOR A PROPOSED EIGHT-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION**
30. **21-0237 - PUBLIC HEARING - APPLICANT/OWNER: CENTURY COMMUNITIES OF NEVADA, LLC** - For possible action on the following Land Use Entitlement project requests on 1.15 acres at the southeast corner of Grand Canyon Drive and Skye Park Drive (APN 125-07-111-004), T-D (Traditional Development) Zone [PF (Public Facilities) Skye Canyon Special Land Use Designation], Ward 6 (Fiore). Staff recommends DENIAL on the Land Use Entitlement project.
- 30a. **21-0237-VAR1 - VARIANCE - TO ALLOW 26 PARKING SPACES WHERE 37 SPACES ARE REQUIRED**
- 30b. **21-0237-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 11,057 SQUARE-FOOT GOVERNMENT FACILITY [FIRE STATION]**
31. **21-0249-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DC RAMPART OWNER, LLC** - For possible action on a Land Use Entitlement project request FROM THE LAS VEGAS RENAISSANCE MASTER PLAN SECTION 2.10 TO ALLOW A STRUCTURE (TRASH ENCLOSURE) WITHIN A REQUIRED 60-FOOT NO BUILDING/STRUCTURE ZONE on 15.60 acres at 8791 Alta Drive (APN 138-32-723-003), PD (Planned Development) Zone, Ward 2 (Seaman). Staff recommends DENIAL.

CITIZENS PARTICIPATION:

32. 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.

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THIS MEETING HAS BEEN PROPERLY NOTICED AND POSTED AT THE FOLLOWING LOCATIONS:

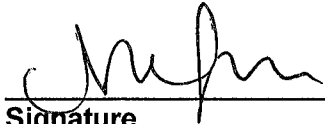
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CERTIFICATE OF ELECTRONIC MAILING

(Posting required under the provisions of NRS Chapter 241)

Nora Lares
_____, an employee of the City of Las Vegas, Nevada,
says that on the 1ST day of JUNE, 2021, 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 8TH day of
JUNE, 2021, 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 Planning.

Nora Lares



Signature
Department of Planning

Nora Lares

Contact Group Name: Agenda Mailing_updated 02.02.2021

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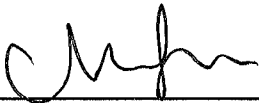
CERTIFICATE OF MAILING

(Posting required under the provisions of NRS Chapter 241)

Nora Lares

_____, an employee of the City of Las Vegas, Nevada,
says that on the 1ST day of JUNE, 2021, 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 8TH day of
JUNE, 2021, 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 Planning.

Nora Lares



Signature
Department of Planning

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