

CERTIFICATE OF POSTING

(Posting required under the provisions of NRS Chapter 241)

Nora Lares, an employee of the City of Las Vegas, Nevada,
says that on the 2ND day of MARCH, 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 9TH day
of MARCH, 2021, at 6:00PM, in Las Vegas, Nevada, on Public
Bulletin Boards at the following locations:

The City of Las Vegas website – www.lasvegasnevada.gov
and
The Nevada Public Notice Website – notice.nv.gov



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 229-6011
City of Las Vegas Internet Address: www.lasvegasnevada.gov

Should you choose to attend in person, a medical screening will be administered before you can enter the building. Alternatively, any and all persons are encouraged to send comments and written objections electronically prior to the meeting via e-mail to meetingcomments@lasvegasnevada.gov, by mailing to the City Clerk, 2nd Floor, City Hall, 495 South Main Street, Las Vegas, Nevada, 89101 or fax to (702) 382-4803. Emails must contain the meeting name, date and item number in the subject. Emails received up to an hour before the meeting will be considered public record, read during the meeting where appropriate and will be included in the backup. A time limit may be imposed on the Emails read for the record.

Online comments can also be submitted via the e-mail provided above or from the City's website at https://cityoflasvegas.formstack.com/forms/plan_app_comments_2021 during the meeting. All comments received will be considered public record and included in the backup. Comments received on an item after action has been taken will not be read. A time limit may be imposed on the comments read for the record.

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.

March 9, 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 of 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, 333 North Rancho Drive, 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 February 9, 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. **20-0362-EOT1 - EXTENSION OF TIME - SPECIAL USE PERMIT - APPLICANT/OWNER: OAKBROOK REALTY INVESTMENTS II, LLC** - For possible action on a Land Use Entitlement project request for a second Extension of Time of an approved Special Use Permit (SUP-57034) FOR A PROPOSED 614 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE within a portion of 321 South Casino Center Boulevard (APN 139-34-201-020), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

8. **20-0380-TMP1 - TENTATIVE MAP - PARCEL 3 AT SUNSTONE PHASE 2A AND 2B - APPLICANT: SHEA HOMES, LP - OWNER: NORTHLAND, LLC** - For possible action on a Land Use Entitlement project request FOR A 258-LOT SINGLE-FAMILY ATTACHED AND DETACHED RESIDENTIAL SUBDIVISION on a 44.48 acre portion of 166.80 acres located east of Skye Pointe Drive between Moccasin Road and Kyle Canyon Road (portion of APN 125-06-110-002) T-D (Traditional Development) Zone [AQ (Age Qualified) Sunstone Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL.
9. **20-0381-TMP1 - TENTATIVE MAP - CHARLESTON & WESTWIND RETAIL CENTER - APPLICANT/OWNER: LDR PARTNERS** - For possible action on a Land Use Entitlement project request FOR A ONE-LOT COMMERCIAL SUBDIVISION on 2.58 acres at the southeast corner of Charleston Boulevard and Westwind Road (APNs 163-01-103-001 and 004), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). 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. **21-0022-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LV POWERSPORTS - OWNER: CANNON PROPERTIES, LLC** - For possible action on a Land Use Entitlement project request FOR A PROPOSED MOTORCYCLE/MOTOR SCOOTER SALES USE on 0.69 acres at 2111 South Rainbow Boulevard (APN 163-03-704-006), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.
11. **20-0375-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: PATVAKANYAN GOHAR** - For possible action on a Land Use Entitlement project request for a Major Amendment to a previously approved Site Development Plan Review (SDR-78459) FOR A PROPOSED 2,280 SQUARE-FOOT OFFICE BUILDING WITH A WAIVER OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 0.16 acres at 935 South Decatur Boulevard (APN 139-31-410-120), P-R (Professional Office and Parking) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.
12. **21-0033-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: AKSFWF, LLC** - For possible action on a Land Use Entitlement project request FOR A PROPOSED TWO-STORY, 22-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 1.34 acres at the southwest corner of Vegas Drive and Cimarron Road (APN 138-28-101-011), R-3 (Medium Density Residential) Zone, Ward 2 (Seaman). Staff recommends APPROVAL.
13. **20-0379-VAC1 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: NORTHLAND, LLC** - For possible action on a Land Use Entitlement project request for a Petition to Vacate Bureau of Land Management (BLM) right-of-way grants generally located at the southeast corner of Brent Lane and Tee Pee Lane (APNs 125-07-610-001 and 125-06-810-003), Ward 6 (Fiore). Staff recommends APPROVAL.
14. **21-0011-VAC1 - VACATION - PUBLIC HEARING - APPLICANT: MNC HOLDINGS, LLC - OWNER: PINNACLE HOMES** - For possible action on a Land Use Entitlement project request for a Petition to Vacate an ingress/egress easement on 3.81 acres at the southeast corner of Craig Road and Buffalo Drive (APN 138-03-301-001), R-1 (Single Family Residential) Zone, Ward 4 (Anthony). Staff recommends APPROVAL.

PUBLIC HEARING ITEMS:

15. **20-0317 - PUBLIC HEARING - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES** - For possible action on the following Land Use Entitlement project requests on 10.22 acres at 1212 East Oakey Boulevard and 1704 South Maryland Parkway (APNs 162-02-310-012 and 162-03-717-008) C-V (Civic) Zone, Ward 3 (Díaz). Staff recommends APPROVAL on the Land Use Entitlement project.
 - 15a. **20-0317-VAR1 - VARIANCE** - TO ALLOW REDUCED DEVELOPMENT STANDARDS OF THE C-V (CIVIC) ZONE FOR RESIDENTIAL ADJACENCY SETBACK STANDARDS, PERIMETER LANDSCAPE BUFFER STANDARDS AND PARKING STANDARDS.
 - 15b. **ABEYANCE - RENOTIFICATION - 20-0317-SDR1** - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 73,216 SQUARE-FOOT PUBLIC SCHOOL, PRIMARY AND SECONDARY; CONSISTING OF SEVEN, SINGLE AND TWO-STORY BUILDINGS.
16. **ABEYANCE - 20-0225 - PUBLIC HEARING - APPLICANT: CVL NEVADA - OWNER: KAMICHU, LLC** - For possible action on the following Land Use Entitlement project requests on 2.10 acres at the northeast corner of El Parque Avenue and Cimarron Road (APN 163-04-701-004), Ward 1 (Knudsen). Staff recommends APPROVAL on 20-0225-VAC1. Staff recommends DENIAL on 20-0225-VAR1 and 20-0225-TMP1.
 - 16a. **ABEYANCE - 20-0225-VAR1** - TO ALLOW A 14-FOOT TALL PERIMETER WALL HEIGHT WHERE 12 FEET IS THE MAXIMUM ALLOWED ON A GREATER THAN TWO PERCENT SLOPE AND TO ALLOW A 66-FOOT LOT WIDTH FOR LOT #5 WHERE 100 FEET IS THE MINIMUM ALLOWED.
 - 16b. **ABEYANCE - 20-0225-VAC1** - Petition TO VACATE AN EXISTING UNITED STATES GOVERNMENT PATENT EASEMENT.
 - 16c. **ABEYANCE - 20-0225-TMP1** - HIDAMARI - FOR A PROPOSED FIVE-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION.
17. **ABEYANCE - 20-0300 - PUBLIC HEARING - APPLICANT/OWNER: PRIMROSE PROPERTIES, INC.** - For possible action on the following Land Use Entitlement project requests on 0.88 acres on the northwest corner of Cheyenne Avenue and Torrey Pines Drive (138-11-408-013), Ward 5 (Crear). Staff recommends APPROVAL on the Land Use Entitlement project.
 - 17a. **ABEYANCE - 20-0300-GPA1** - FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL).
 - 17b. **ABEYANCE - 20-0300-ZON1** - FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL).
 - 17c. **ABEYANCE - 20-0300-VAR1** - TO ALLOW 22 PARKING SPACES WHERE 25 ARE REQUIRED.
 - 17d. **ABEYANCE - 20-0300-SDR1** - FOR A PROPOSED COMMERCIAL DEVELOPMENT CONSISTING OF TWO DRIVE-THROUGH RESTAURANTS WITH OUTDOOR SEATING.
18. **ABEYANCE - 20-0284-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT: AMERICAN OUTDOOR ADVERTISING, LLC - OWNER: JTL HOLDINGS, LLC** - For possible action on a Land Use Entitlement project request for a Variance TO INCREASE THE HEIGHT OF AN EXISTING OFF-PREMISE SIGN FROM 35 FEET TO 50 FEET at 4600 Meadows Lane (APN 139-31-110-002), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.
19. **ABEYANCE - 20-0341-VAR1 - VARIANCE- PUBLIC HEARING - APPLICANT: DEL TACO - OWNER: JDA REAL ESTATE HOLDINGS, LLC** - For possible action on a Land Use Entitlement project request for a Variance TO ALLOW A 60-FOOT TALL FREESTANDING SIGN WHERE 40 FEET IS THE MAXIMUM HEIGHT ALLOWED on 0.47 acres at 1801 West Charleston Boulevard (APN 162-04-112-019), T4-C (T4 Corridor) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.

20. **ABEYANCE - 20-0315 - PUBLIC HEARING - APPLICANT: ATLAS TOWER 1, LLC - OWNER: SUERTE SIETE, LLC** - For possible action on the following Land Use Entitlement project requests on 0.66 acres at the northeast corner of Vegas Drive and Windchime Drive (APN 139-20-403-001), C-1 (Limited Commercial) Zone, Ward 5 (Crear). Staff recommends DENIAL on the Land Use Entitlement project.
- 20a. **ABEYANCE - 20-0315-VAR1 - TO ALLOW A 32-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 210 FEET IS REQUIRED.**
- 20b. **ABEYANCE - 20-0315-SUP2 - FOR A PROPOSED WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN [MONOPINE] USE.**
21. **21-0018-GPA1 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - For possible action on a Land Use Entitlement project request TO REMOVE THE WEST BRIDGER AVENUE ALIGNMENT BETWEEN GRAND CENTRAL PARKWAY AND PROMENADE PLACE FROM THE MASTER PLAN OF STREETS AND HIGHWAYS, Ward 5 (Crear). Staff recommends APPROVAL.
22. **21-0020-VAC1 - VACATION - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: PARKWAY V, INC.** - For possible action on a Land Use Entitlement project request on a Petition TO VACATE PUBLIC RIGHT-OF-WAY ON WEST BRIDGER AVENUE BETWEEN GRAND CENTRAL PARKWAY AND PROMENADE PLACE, Ward 5 (Crear). Staff recommends APPROVAL.
23. **21-0014 - PUBLIC HEARING - APPLICANT: SOUTHERN LAND COMPANY, LLC. - OWNER: CITY PARKWAY V, INC., ET AL** - For possible action on the following Land Use Entitlement project requests on 5.14 acres at the northeast corner of Grand Central Parkway and Symphony Park Avenue (APNs 139-33-511-008 and 139-34-110-008), PD (Planned Development) Zone, Ward 5 (Crear). Staff recommends APPROVAL on the Land Use Entitlement project.
- 23a. **21-0014-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED MIXED-USE DEVELOPMENT WITH A WAIVER TO ALLOW RESIDENTIAL UNITS ON THE GROUND FLOOR FRONTING THE PUBLIC RIGHT-OF-WAY WHERE SUCH IS NOT ALLOWED.**
- 23b. **20-0014-SUP2 - SPECIAL USE PERMIT - FOR A PROPOSED 235-FOOT TALL BUILDING WITHIN THE 175-FOOT AIRPORT OVERLAY DISTRICT.**
- 23c. **21-0014-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED MIXED-USE DEVELOPMENT CONSISTING OF 526 RESIDENTIAL UNITS AND 16,426 SQUARE FEET OF COMMERCIAL SPACE WITH WAIVERS OF THE SYMPHONY PARK DESIGN STANDARDS.**
24. **20-0370 - PUBLIC HEARING - APPLICANT/OWNER: KYLE CANYON FRONTAGE, LLC, ET AL** - For possible action on the following Land Use Entitlement project requests on 87.78 acres at the northeast corner of Alpine Ridge Way and Kyle Canyon Road (APNs Multiple), Ward 6 (Fiore). Staff recommends DENIAL on the Land Use Entitlement project.
- 24a. **20-0370-ZON1 - REZONING - FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT)] TO: PD (PLANNED DEVELOPMENT).**
- 24b. **20-0370-VAC1 - VACATION - PETITION TO VACATE PORTIONS OF LOG CABIN ROAD BETWEEN ALPINE RIDGE WAY AND MICHELLI CREST WAY, MICHELLI CREST WAY BETWEEN RUSTON ROAD AND LOG CABIN ROAD, AND VAROUIIS U.S. GOVERNMENT PATENT EASEMENTS.**
25. **20-0373 - PUBLIC HEARING - APPLICANT: PARDEE HOMES OF NEVADA - OWNER: KYLE CANYON FRONTAGE, LLC.** - For possible action on the following Land Use Entitlement project requests on 22.90 acres generally located at the southeast corner of Ruston Road and Michelli Crest Way (APNs Multiple), U (Undeveloped) Zone [PROPOSED: PD (Planned Development) Zone], Ward 6 (Fiore). Staff recommends DENIAL on the Land Use Entitlement project.

- 25a. **20-0373-VAR1 - VARIANCE** - TO ALLOW NO OFFSITE IMPROVEMENTS WHERE SUCH IS REQUIRED.
- 25b. **20-0373-SDR1 - SITE DEVELOPMENT PLAN REVIEW** - FOR A 115-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION.
- 25c. **20-0373-TMP1 - TENTATIVE MAP** - FOR A 115-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION.
- 26. **20-0372 - PUBLIC HEARING - APPLICANT: PARDEE HOMES OF NEVADA - OWNER: NORTHWEST KYLE CANYON, LLC.** - For possible action on the following Land Use Entitlement project requests on 4.73 acres generally located at the northeast corner of Rocky Avenue and Michelli Crest Way (APN 126-01-501-007), U (Undeveloped) Zone [PROPOSED: PD (Planned Development) Zone], Ward 6 (Fiore). Staff recommends APPROVAL on the Land Use Entitlement project.
 - 26a. **20-0372-SDR1 - SITE DEVELOPMENT PLAN REVIEW** - FOR A 21-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION.
 - 26b. **20-0372-TMP1 - TENTATIVE MAP** - FOR A 21-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION.
- 27. **21-0016 - PUBLIC HEARING - APPLICANT/OWNER: EL BENJAMIN, LLC** - For possible action on the following Land Use Entitlement project requests on 0.32 acres at 513 and 517 South 6th Street (APNs 139-34-710-015 and 016), Ward 3 (Diaz). Staff recommends APPROVAL on 21-0016-ZON1 and DENIAL on 21-0016-SDR1.
 - 27a. **21-0016-ZON1 - REZONING** - FROM: R-4 (HIGH DENSITY RESIDENTIAL) AND P-R (PROFESSIONAL OFFICE AND PARKING) TO: C-1 (LIMITED COMMERCIAL).
 - 27b. **21-0016-SDR1 - SITE DEVELOPMENT PLAN REVIEW** - FOR A PROPOSED TWO-STORY, 14,306 SQUARE-FOOT COMMERCIAL RECREATION/AMUSEMENT (INDOOR) [MULTI-PURPOSE THEATER] DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS, TO ALLOW THREE PARKING SPACES WHERE 49 ARE REQUIRED, 65 PERCENT LOT COVERAGE WHERE 50 PERCENT IS THE MAXIMUM ALLOWED, A ZERO-FOOT FRONT YARD SETBACK AND A FIVE-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED AND A 17-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED.
- 28. **20-0371-WVR1 - WAIVER - PUBLIC HEARING - APPLICANT/OWNER: CRP/CALIDA OSO BLANCA OWNER, LLC** - For possible action on a Land Use Entitlement project request TO ALLOW TWO, 98 SQUARE-FOOT MONUMENT SIGNS WHERE 75 SQUARE FEET IS THE MAXIMUM ALLOWED AND A HEIGHT OF 11 FEET WHERE EIGHT FEET IS THE MAXIMUM ALLOWED on 12.25 acres at the northwest corner of Oso Blanca Road and Montecito Pointe Drive (APN 125-21-215-001), T-C (Town Center) Zone [UC-TC (Urban Center - Town Center) Special Land Use Designation], Ward 6 (Fiore). Staff recommends DENIAL.
- 29. **21-0012-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: MAURICIO ALFONSO RIVERA** - For possible action on a Land Use Entitlement project request TO ALLOW A ONE-FOOT SIDE AND REAR YARD SETBACK WHERE THREE FEET IS REQUIRED AND TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM THE PRIMARY RESIDENCE WHERE SIX FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [GAZEBO] on 0.14 acres at 2100 Valley Drive (APN 139-19-215-047), R-1 (Single Family Residential) Zone, Ward 5 (Crear). Staff recommends DENIAL.
- 30. **21-0021-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: EVAN M. FRANK** - For possible action on a Land Use Entitlement project request TO ALLOW AN EXISTING ACCESSORY STRUCTURE (CLASS II) [CARPORT] WITH A ZERO-FOOT DISTANCE SEPARATION FROM THE PRIMARY RESIDENCE WHERE SIX FEET IS REQUIRED, AND TO BE LOCATED IN FRONT OF THE PRIMARY STRUCTURE WHERE SUCH IS NOT ALLOWED on 0.20 acres at 555 Ellen Way (APN 162-03-314-056), R-1 (Single Family Residential) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

31. **20-0383 - PUBLIC HEARING - APPLICANT: JOHN NGUYEN - OWNER: VEGAS VENTURE, LLC** - For possible action on the following Land Use Entitlement project requests on 0.50 acres at the southeast corner of Del Monte Avenue and Arville Street (APN 162-06-601-027), R-E (Residence Estates) Zone, Ward 1 (Knudsen). Staff recommends DENIAL on the Land Use Entitlement project.
- 31a. **20-0383-VAR1 - VARIANCE** - TO ALLOW A 30-FOOT REAR YARD SETBACK WHERE 35 FEET IS THE MINIMUM REQUIRED AND TO ALLOW A 10-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 75 FEET IS REQUIRED.
- 31b. **20-0383-SUP1 - SPECIAL USE PERMIT** - FOR A PROPOSED CHURCH/HOUSE OF WORSHIP USE.
- 31c. **20-0383-SDR1 - SITE DEVELOPMENT PLAN REVIEW** - FOR A PROPOSED 4,400 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER DEVELOPMENT STANDARDS.
32. **21-0013 - PUBLIC HEARING - APPLICANT/OWNER: RCIP SERIES VIII, LLC** - For possible action on the following Land Use Entitlement project requests on 0.80 acres at 3808 Melody Lane (APN 139-19-704-015), C-2 (General Commercial) Zone, Ward 5 (Crear). Staff recommends DENIAL on the Land Use Entitlement project.
- 32a. **21-0013-VAR1 - VARIANCE** - TO ALLOW A 15-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED.
- 32b. **21-0013-VAR2 - VARIANCE** - TO ALLOW NINE PARKING SPACES WHERE 11 ARE REQUIRED.
- 32c. **21-0013-SDR1 - SITE DEVELOPMENT PLAN REVIEW** - FOR A MAJOR AMENDMENT TO PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN REVIEWS (SDR-76117) AND (SDR-66658) FOR A PROPOSED 3,039 SQUARE-FOOT BUILDING MAINTENANCE SERVICE AND SALES BUILDING ADDITION TO AN EXISTING COMMERCIAL DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS AND TO ALLOW FLAT, PLAIN BUILDING WALLS WHERE SUCH IS NOT ALLOWED.
33. **21-0017 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: VEGAS CAPITAL VENTURES, LLC** - For possible action on the following Land Use Entitlement project requests on 25.93 acres on the southeast corner of Ann Road and Hualapai Way (APN 125-31-101-001), R-E (Residence Estates) Zone, Ward 6 (Fiore). Staff recommends DENIAL on the Land Use Entitlement project.
- 33a. **21-0017-VAR1 - VARIANCE** - TO ALLOW STUB STREETS WHERE CUL-DE-SACS ARE REQUIRED AND RURAL STREET STANDARDS FOR ANN ROAD, HUALAPAI WAY AND EULA STREET.
- 33b. **21-0017-TMP1 - TENTATIVE MAP** - ANN & HUALAPAI - FOR A PROPOSED 40-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION.
34. **20-0394-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CHRISTOPHER A. BREKSA - OWNER: MARKICH HALL BLDG CORP** - For possible action on a Land Use Entitlement project request FOR A PROPOSED 1,000 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE at 921 East Ogden Avenue (APN 139-34-612-074), T5-MS (T5 - Main Street) Zone, Ward 5 (Crear). Staff recommends APPROVAL.
35. **21-0031-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: TATTOOS AND SMOKE - OWNER: RAINBOW COMMERCIAL, LLC** - For possible action on a Land Use Entitlement project request FOR A PROPOSED TATTOO PARLOR/BODY PIERCING STUDIO USE at 2300 North Rainbow Boulevard, Suite #111 (APN 138-23-110-041), C-1 (Limited Commercial) Zone, Ward 5 (Crear). Staff recommends APPROVAL.
36. **21-0009 - PUBLIC HEARING - APPLICANT/OWNER: FEM, LLC** - For possible action on the following Land Use Entitlement project requests on 4.45 acres at the northwest corner of Sahara Avenue and Maryland Parkway (APNs 162-03-802-001 through 009), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL on 21-0009-SUP1 and DENIAL on 21-0009-SDR1.

- 36a. **21-0009-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 40-FOOT TALL, 672 SQUARE-FOOT OFF-PREMISE SIGN (BILLBOARD).**
- 36b. **21-0009-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 23,304 SQUARE-FOOT COMMERCIAL DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER DEVELOPMENT STANDARDS AND TO NOT ORIENT THE BUILDINGS TO THE CORNER WHERE SUCH IS REQUIRED.**

DIRECTOR'S BUSINESS:

37. **21-0030-TXT1 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS -**
For possible action on a request to amend LVMC Titles 19.09, 19.12 and 19.18 regarding the Nightclub, Beer/Wine/Cooler Cultural Establishment, Beer/Wine/Cooler On-Sale Establishment and Commercial Recreation/Amusement (Indoor and Outdoor) uses, and to provide for other related matters. Staff recommends APPROVAL.
38. **21-0035-TXT1 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS -**
For possible action on a request to amend LVMC 19.16.010 regarding Expungement of Entitlements, and to provide for other related matters. Staff recommends APPROVAL.
39. **21-0074-TXT1 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS -**
For possible action on a request to amend LVMC Title 19.12 regarding minimum Special Use Permit Requirements for the Liquor Establishment (Tavern) use, and to provide for other related matters. Staff has NO RECOMMENDATION.

CITIZENS PARTICIPATION:

40. 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.

Facilities are provided throughout City Hall for the 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 City Clerk's office at 702-229-6311 and advise of your need at least 48 hours in advance of the meeting. Dial 7-1-1 for Relay Nevada.

THIS MEETING HAS BEEN PROPERLY NOTICED AND POSTED AT THE FOLLOWING LOCATIONS
IN ACCORDANCE WITH THE STATE OF NEVADA EXECUTIVE DEPARTMENT
DECLARATION OF EMERGENCY DIRECTIVE 006

The City of Las Vegas website - www.lasvegasnevada.gov

and

The Nevada Public Notice Website - notice.nv.gov

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 2ND day of MARCH, 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 9TH day of
MARCH, 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

Mr. Pawlik
808 Park Paseo
Las Vegas, Nevada 89104

Mr. Woodrow Wagner
4618 Meadows Lane
Las Vegas, Nevada 89107

Ms. Marianne Clark
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Victory Missionary Baptist Church
500 West Monroe Avenue
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Ms. Jean Hall
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