

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 **4th** day of **MAY**, **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 **11th** day
of **MAY**, **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 Chhattah

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.

May 11, 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, 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 April 13, 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. **21-0070-TMP1 - TENTATIVE MAP - VIREO-SUMMERLIN V22 PARCEL JK - APPLICANT: WOODSIDE HOMES OF NEVADA, LLC - OWNER: THE HOWARD HUGHES COMPANY, LLC** - For possible action on a Land Use Entitlement project request FOR A 112-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 11.27 acres at the northwest corner of Desert Foothills Drive and Fleet Wing Avenue (APN 137-23-110-011), P-C (Planned Community) Zone [SFSD (Single Family Special Lot Development) Special Land Use Designation], Ward 2 (Seaman). Staff recommends APPROVAL.

8. **21-0119-EOT1 - EXTENSION OF TIME - SPECIAL USE PERMIT - APPLICANT/OWNER: ELKHORN HUALAPAI, LLC** - For possible action on a Land Use Entitlement project request for the first Extension of Time of an approved Special Use Permit (SUP-76152) FOR A PROPOSED 2,085 SQUARE-FOOT LIQUOR SALES [FOR OFF-PREMISE CONSUMPTION] USE at 7161 North Hualapai Way (APN 126-24-517-004), PD (Planned Development) Zone [VC (Village Commercial) Cliff's Edge Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL.
9. **21-0158-TMP1 - TENTATIVE MAP - BLM 270 PARCEL E - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: CAT 5 INVESTMENT PARTNERS, LLC** - For possible action on a Land Use Entitlement project request FOR A 256-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 60.71 acres generally located south of Centennial Parkway, north of Tropical Parkway and west of the Puli trail alignment (APNs Multiple), PD (Planned Development) Zone, Ward 6 (Fiore). 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. **21-0061-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). Staff recommends APPROVAL.
11. **21-0089-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: EJJJL 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). Staff recommends APPROVAL.
12. **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). Staff recommends APPROVAL.
13. **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). Staff recommends APPROVAL.
14. **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 (Fiore). Staff recommends APPROVAL.

15. **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). Staff recommends APPROVAL.
16. **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 (Fiore). Staff recommends APPROVAL.
17. **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 (Fiore). Staff recommends APPROVAL on the Land Use Entitlement project.
 - 17a. **21-0163-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A 232-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION**
 - 17b. **21-0163-TMP1 - TENTATIVE MAP - KYLE CANYON GATEWAY EAST - FOR A 232-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION**
18. **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). Staff recommends APPROVAL.
19. **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). Staff recommends APPROVAL.
20. **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 (Fiore). Staff recommends APPROVAL.
21. **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 Oakey Boulevard (APN 162-04-310-039), R-1 (Single Family Residential) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.
22. **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). Staff recommends APPROVAL.

PUBLIC HEARING ITEMS:

23. **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.

- 23a. **ABEYANCE - 20-0315-VAR1 - VARIANCE** - TO ALLOW A 32-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 210 FEET IS REQUIRED.
- 23b. **ABEYANCE - 20-0315-SUP2 - SPECIAL USE PERMIT** - FOR A PROPOSED WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN [MONOPINE] USE.
24. **ABEYANCE - 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.
- 24a. **ABEYANCE - 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
- 24b. **ABEYANCE - 20-0383-SUP1 - SPECIAL USE PERMIT** - FOR A PROPOSED CHURCH/HOUSE OF WORSHIP USE
- 24c. **ABEYANCE - 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
25. **ABEYANCE - 21-0034 - PUBLIC HEARING - APPLICANT/OWNER: BONANZA AUTO PLAZA, LLC** - For possible action on the following Land Use Entitlement project requests on 2.09 acres at 4565 East Bonanza Road (APN 140-32-101-016), Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.
- 25a. **ABEYANCE - 21-0034-GPA1 - GENERAL PLAN AMENDMENT** - FROM: SC (SERVICE COMMERCIAL) TO: GC (GENERAL COMMERCIAL).
- 25b. **ABEYANCE - 21-0034-ZON1 - REZONING** - FROM: C-1 (LIMITED COMMERCIAL) TO: C-2 (GENERAL COMMERCIAL).
26. **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.
- 26a. **21-0043-VAR1 - VARIANCE** - TO ALLOW FIVE PARKING SPACES WHERE EIGHT ARE REQUIRED
- 26b. **21-0043-SDR1 - SITE DEVELOPMENT PLAN REVIEW** - FOR A PROPOSED FOUR-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS
27. **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), Ward 1 (Knudsen). Staff recommends DENIAL.
28. **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 (Fiore). Staff recommends DENIAL on the Land Use Entitlement project.

- 28a. **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
- 28b. **21-0069-MSP1 - MASTER SIGN PLAN** - FOR PROPOSED READERBOARD/ANIMATED SIGNAGE FOR A PROPOSED CAR WASH DEVELOPMENT IN TOWN CENTER
- 29. **21-0079 - 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 (Fiore). Staff recommends DENIAL on the Land Use Entitlement project.
 - 29a. **21-0079-SUP1 - SPECIAL USE PERMIT** - FOR A PROPOSED 3,168 SQUARE-FOOT CANNABIS DISPENSARY USE
 - 29b. **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
 - 29c. **21-0079-SUP3 - SPECIAL USE PERMIT** - FOR A PROPOSED ALTERNATIVE PARKING STANDARD TO ALLOW 64 PARKING SPACES WHERE 92 ARE REQUIRED
 - 29d. **21-0079-SUP4 - SPECIAL USE PERMIT** - FOR A PROPOSED DRIVE THROUGH USE
 - 29e. **21-0079-SDR1 - SITE DEVELOPMENT PLAN REVIEW** - For a Major Amendment to an approved Site Development Plan Review [U-0068-95(5)] FOR A PROPOSED 1,189 SQUARE-FOOT BUILDING ADDITION WITH A DRIVE THROUGH
- 30. **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). Staff recommends DENIAL.
- 31. **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-MS (T5 Main Street) Zone, Ward 3 (Diaz). Staff recommends DENIAL.
- 32. **21-0138-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT: ERIK & 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). Staff recommends DENIAL.
- 33. **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 (Fiore). Staff recommends DENIAL on the Land Use Entitlement project.
 - 33a. **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

- 33b. **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
- 33c. **21-0143-VAR3 - VARIANCE** - TO ALLOW A 20-FOOT FRONT YARD SETBACK WHERE 30 FEET IS REQUIRED FOR LOT 4
- 33d. **21-0143-VAR4 - VARIANCE** - TO ALLOW A 20-FOOT FRONT YARD SETBACK WHERE 30 FEET IS REQUIRED FOR LOT 5
- 33e. **21-0143-VAR5 - VARIANCE** - TO ALLOW A 20-FOOT FRONT YARD SETBACK WHERE 30 FEET IS REQUIRED FOR LOT 10
- 33f. **21-0143-VAR6 - VARIANCE** - TO ALLOW A 20-FOOT FRONT YARD SETBACK WHERE 30 FEET IS REQUIRED FOR LOT 11
- 33g. **21-0143-TMP1 - TENTATIVE MAP** - PARK & HAMMER - FOR A 12-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION
- 34. **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). Staff recommends DENIAL.
- 35. **21-0152 - PUBLIC HEARING - APPLICANT: AUTONATION USA - OWNER: MICAH 6:8 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 (Fiore). Staff recommends APPROVAL on the Land Use Entitlement project.
 - 35a. **21-0152-ZON1 - REZONING** - FROM: U (UNDEVELOPED) TO: T-C (TOWN CENTER)
 - 35b. **21-0152-MOD1 - MAJOR MODIFICATION** - FROM: SC-TC (SERVICE COMMERCIAL - TOWN CENTER) TO: GC-TC (GENERAL COMMERCIAL - TOWN CENTER)
 - 35c. **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
 - 35d. **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
- 36. **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). Staff recommends APPROVAL.
- 37. **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). Staff recommends DENIAL.

38. **21-0164 - PUBLIC HEARING - APPLICANT/OWNER: CENTURY COMMUNITIES NEVADA, LLC** - 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 (Fiore). Staff recommends DENIAL on the Land Use Entitlement project.
- 38a. **21-0164-VAR1 - VARIANCE** - TO ALLOW NO EXTERNAL STREETLIGHTS WHERE SUCH ARE REQUIRED
- 38b. **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
- 38c. **21-0164-TMP1 - TENTATIVE MAP** - MOCCASIN HOMESTEAD - FOR A PROPOSED 20-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION
39. **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). Staff recommends DENIAL of 21-0171-VAR1 and APPROVAL of 21-0171-SDR1.
- 39a. **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
- 39b. **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
40. **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). Staff recommends DENIAL on the Land Use Entitlement project.
- 40a. **21-0173-VAR1 - VARIANCE** - TO ALLOW ZERO ADDITIONAL PARKING SPACES ON A PARKING IMPAIRED DEVELOPMENT WHERE 23 ADDITIONAL SPACES ARE REQUIRED
- 40b. **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

CITIZENS PARTICIPATION:

41. 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

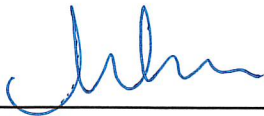
CERTIFICATE OF MAILING

(Posting required under the provisions of NRS Chapter 241)

Nora Lares

_____, an employee of the City of Las Vegas, Nevada,
says that on the 4th day of MAY, 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 11th day of
MAY, 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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CERTIFICATE OF ELECTRONIC MAILING

(Posting required under the provisions of NRS Chapter 241)

Nora Lares

_____, an employee of the City of Las Vegas, Nevada,
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maintained in the Department of Planning.

Nora Lares



Signature

Department of Planning

Nora Lares

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