

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 **7TH** day of **SEPTEMBER**, **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 **14TH** day
of **SEPTEMBER**, **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
The Nevada Public Notice website – notice.nv.gov
and
City Hall, 495 South Main Street, 1st Floor



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 Donald Walsh

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.

September 14, 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 August 10, 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. **21-0411-TMP1 - TENTATIVE MAP - SUMMERLIN VILLAGE 29 - APPLICANT/OWNER: THE HOWARD HUGHES COMPANY, LLC** - For possible action on a Land Use Entitlement project request FOR A 22-LOT MASTER PLANNED VILLAGE on 324.39 acres on the west side of Sky Vista Drive, approximately 1,380 feet south of Redpoint 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.
8. **21-0465-TMP1 - TENTATIVE MAP - SUNSTONE PARCEL G - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: NORTHLAND, LLC** - For possible action on a Land Use Entitlement project request FOR A PROPOSED 132-LOT SINGLE FAMILY, DETACHED RESIDENTIAL SUBDIVISION on 16.97 acres generally located at the southeast corner of Sunstone Parkway and Ohare Road (APN 125-06-710-001), T-D (Traditional Development) Zone [L (Residential Low) Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL.
9. **21-0467- APPLICANT/OWNER: MEADOWS OWNERS, LLC** - For possible action on the following Land Use Entitlement project requests on 9.63 acres located approximately 2,121 feet west of Valley View Boulevard on the north side of Meadows Lane (APN 139-31-111-010), R-4 (High Density Residential) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL on the Land Use Entitlement project.
 - 9a. **21-0467-EOT1 - EXTENSION OF TIME - VARIANCE** - FIRST EXTENSION OF TIME FOR AN APPROVED VARIANCE (VAR-76720) TO ALLOW 544 PARKING SPACES WHERE 597 ARE REQUIRED

- 9b. **21-0467-EOT2 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - FIRST EXTENSION OF TIME FOR AN APPROVED MAJOR AMENDMENT (SDR-76721) TO A PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN REVIEW (SDR-74252) FOR A FIVE-STORY, 334 UNIT, MULTI-FAMILY RESIDENTIAL DEVELOPMENT WHERE A SIX-STORY, 280-UNIT DEVELOPMENT**

10. **21-0472-TMP1 - TENTATIVE MAP - SKYE CANYON 2.30 - APPLICANT/OWNER: CENTURY COMMUNITIES OF NEVADA, LLC** - For possible action on a Land Use Entitlement project request FOR A 49-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 4.96 acres on the west side of Shaumber Road approximately 556 feet north of Eagle Canyon Avenue (APNs 126-12-315-002 and 126-12-313-028), T-D (Traditional Development) Zone [MLA (Medium Low Attached) Skye Canyon Special Land Use Designation], 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.

11. **ABEYANCE - 21-0339 - PUBLIC HEARING - APPLICANT: GREYSTAR DEVELOPMENT WERST, LLC - OWNER: MS NORTHWEST LAND COMPANY, LLC, ET AL** - For possible action on the following Land Use Entitlement project requests on 8.13 acres at the northwest corner of Deer Springs Way and Grand Montecito Parkway (APNs 125-20-601-005; and 125-20-602-006 and 011), T-C (Town Center) Zone [MC-TC (Montecito – Town Center) Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL on the Land Use Entitlement project.
- 11a. **ABEYANCE - 21-0339-SUP1 - SPECIAL USE PERMIT - FOR A HIGH DENSITY (25+ DU/AC) SINGLE USE WITHIN TOWN CENTER**
- 11b. **ABEYANCE - 21-0339-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED FOUR-STORY, 257-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF THE TOWN CENTER DEVELOPMENT STANDARDS**
12. **21-0419-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LEO FLANGAS - OWNER: REBEL LAND & DEVELOPMENT, LLC** - For possible action on a Land Use Entitlement project request FOR A PROPOSED AUTO SMOG CHECK USE at 901 North Buffalo Drive (APN 138-28-620-003), C-1 (Limited Commercial) Zone, Ward 2 (Seaman). Staff recommends APPROVAL.
13. **21-0421-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LAS VEGAS TATTOO COLLECTIVE, LLC - OWNER: K N K PROPERTY MANAGEMENT, LLC** - For possible action on a Land Use Entitlement project request FOR A TATTOO PARLOR/BODY PIERCING STUDIO USE at 1506 South Las Vegas Boulevard, Suite #3 (APN 162-03-210-064), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.
14. **21-0424-VAC1 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: CAT 5 INVESTMENT PARTNERS, LLC** - For possible action on a Land Use Entitlement project request for a Petition to Vacate a portion of an existing public sewer easement generally located west of the Tropical Parkway terminus (APN 126-26-610-001), PD (Planned Development) Zone, Ward 6 (Fiore). Staff recommends APPROVAL.

15. **21-0441-MSP1 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT/OWNER: JIM MARSH AMERICAN CORPORATION** - For possible action on a Land Use Entitlement project request for a Major Amendment to Master Sign Plan (MSP-0004-00) TO ALLOW READERBOARD/ANIMATED SIGNAGE ON EXISTING PYLON SIGNS WITHIN AN AUTO DEALERSHIP DEVELOPMENT on 4.88 acres at the southwest corner of Centennial Parkway and Riley Street (APNs Multiple), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL.
16. **21-0449-VAC1 - VACATION - PUBLIC HEARING - APPLICANT: WARMINGTON APARTMENT COMMUNITIES - OWNER: GRAND CANYON VILLAGE, LLC** - For possible action on a Land Use Entitlement project request for a Petition to Vacate 20-foot wide public sewer easements generally located at 8600 Grand Canyon Drive (APN 125-07-601-008), Ward 6 (Fiore). Staff recommends APPROVAL.
17. **21-0452-SDR1- SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: PARTAP INVESTMENTS, LLC** - For possible action on a Land Use Entitlement project request FOR A PROPOSED PUBLIC PARK on 1.39 acres at the northeast corner of Rancho Drive and Oakey Boulevard (APNs Multiple), R-E (Residence Estates) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.
18. **21-0455-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MAURICE SMITH - OWNER: CHARLESTON FESTIVAL RETAIL, LLC** - For possible action on a Land Use Entitlement project request FOR A PROPOSED BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE WITHIN AN EXISTING 1,886 SQUARE-FOOT RESTAURANT at 6300 West Charleston Boulevard, Suite #170 (APN 138-35-816-003), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.
19. **21-0464-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BRETT PFISTER - OWNER: ARTS DISTRICT RESIDENCES, LLC** - For possible action on a Land Use Entitlement project request FOR A PROPOSED 1,344 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE WITH A 480 SQUARE-FOOT OUTDOOR PATIO at 1415 South Commerce Street, Suite #130 (APN 162-03-210-002), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.
20. **21-0476-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MARISCOS 701 - OWNER: SAHARA 3D, LLC** - For possible action on the following Land Use Entitlement project request FOR A PROPOSED 4,900 SQUARE-FOOT RESTAURANT WITH ALCOHOL USE WITH A WAIVER TO ALLOW A 150-FOOT DISTANCE SEPARATION FROM A CHURCH/HOUSE OF WORSHIP WHERE 400 FEET IS REQUIRED on 29.37 acres at 4760 West Sahara Avenue (APN 162-06-402-001), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.
21. **21-0487-MOD1 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT/OWNER: THE HOWARD HUGHES COMPANY, LLC** - For possible action on a Land Use Entitlement project request for a Major Modification of the approved Summerlin Village 22 Development Plan (MDR-73901) TO COMBINE AND AMEND THE SUMMERLIN LAND USE DESIGNATION OF VARIOUS PARCELS WITHIN VILLAGE 22 on 444.45 acres at the southwest corner of Lake Mead Boulevard and Clark County 215 (APNs Multiple), P-C (Planned Community) Zone, Ward 2 (Seaman). Staff recommends APPROVAL.

PUBLIC HEARING ITEMS:

22. **ABEYANCE - 21-0328 - PUBLIC HEARING - APPLICANT/OWNER: FF SERIES HOLDINGS, LLC** - For possible action on the following Land Use Entitlement project requests on 3.20 acres at the northeast and southeast corners of Bilpar Road and Tenaya Way (APNs 125-22-801-011 and 125-22-804-001), Ward 6 (Fiore). Staff recommends DENIAL on the Land Use Entitlement project.
 - 22a. **ABEYANCE - 21-0328-GPA1 - GENERAL PLAN AMENDMENT - FROM: O (OFFICE) TO: SC (SERVICE COMMERCIAL)**
 - 22b. **ABEYANCE - 21-0328-ZON1 - REZONING - FROM: O (OFFICE) TO: C-1 (LIMITED COMMERCIAL)**

- 22c. **21-0328-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED MINI-STORAGE FACILITY USE**
- 22d. **21-0328-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 1,005-UNIT MINI-STORAGE FACILITY CONSISTING OF ONE, THREE-STORY 99,900 SQUARE FOOT BUILDING AND A SECOND, THREE-STORY 52,880 SQUARE-FOOT BUILDING WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS AND BUILDING ORIENTATION**
23. **ABEYANCE - 21-0151-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: PEDRO GONZALEZ** - For possible action on a Land Use Entitlement project request TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED AND A ZERO-FOOT DISTANCE SEPARATION FROM THE MAIN BUILDING WHERE SIX FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [CARPORT] on 0.23 acres at 6101 Blossom Knoll Avenue (APN 138-14-511-051), R-1 (Single Family Residential) Zone, Ward 5 (Crear). Staff recommends DENIAL.
24. **ABEYANCE - 21-0161 - PUBLIC HEARING - APPLICANT/OWNER: ASD GROUP, LLC** - For possible action on the following Land Use Entitlement project requests on 0.71 acres at the southwest corner of Owens Avenue and Henry Drive (APN 140-30-501-001), R-E (Residence Estates), Ward 3 (Diaz). Staff recommends APPROVAL on 21-0161-ZON1. Staff recommends DENIAL on 21-0161-VAR1, 21-0161-VAR2 and 21-0161-SDR1.
- 24a. **ABEYANCE - 21-0161-ZON1 - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: R-3 (MEDIUM DENSITY RESIDENTIAL)**
- 24b. **ABEYANCE - 21-0161-VAR1 - VARIANCE - TO ALLOW 23 PARKING SPACES WHERE 31 ARE REQUIRED**
- 24c. **ABEYANCE - 21-0161-VAR2 - VARIANCE - TO ALLOW A SEVEN-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED; A ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED, A ZERO-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED; AND SIX FEET IN BETWEEN BUILDINGS WHERE 10 FEET IS REQUIRED**
- 24d. **ABEYANCE - 21-0161-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 16-UNIT, TWO-STORY MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS**
25. **ABEYANCE - 21-0262-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: MARIA DE JESUS DIAZ** - For possible action on a Land Use Entitlement project request FOR AN EXISTING ANIMAL KEEPING AND HUSBANDRY USE TO ALLOW FIVE HORSES AND FOUR GOATS at 4795 Nettle Avenue (APN 140-29-810-004), R-E (Residence Estates) Zone, Ward 3 (Diaz). Staff recommends DENIAL.
26. **ABEYANCE - 21-0318 - PUBLIC HEARING - APPLICANT/OWNER: SUMMERLIN WEST COMMUNITY ASSOCIATION** - For possible action on the following Land Use Entitlement project requests on 1.91 acres at 2705 Free Formed Court (APN 137-14-612-025), P-C (Planned Community) Zone [SF3 (Single Family Detached) Summerlin Special Land Use Designation], Ward 4 (Anthony). Staff recommends DENIAL on the Land Use Entitlement project.
- 26a. **ABEYANCE - RENOTIFICATION - 21-0318-SCD1 - MAJOR DEVIATION - TO ALLOW A 22-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 90 FEET IS REQUIRED FOR THE PROPOSED ADDITION OF 10 FEET TO AN EXISTING 50-FOOT TALL WIRELESS COMMUNICATION FACILITY USE FOR A TOTAL OF 60 FEET IN HEIGHT**
- 26b. **ABEYANCE - 21-0318-SUP1 - SPECIAL USE PERMIT - FOR A MAJOR AMENDMENT TO A PREVIOUSLY APPROVED SPECIAL USE PERMIT (SUP-74612) FOR THE PROPOSED ADDITION OF 10 FEET TO AN EXISTING 50-FOOT TALL WIRELESS COMMUNICATION TOWER USE FOR A TOTAL OF 60 FEET IN HEIGHT**

27. **ABEYANCE - 21-0348 - PUBLIC HEARING - APPLICANT: RAM-CORE - OWNER: HOLLY & SIMMONS, LLC** - For possible action on the following Land Use Entitlement project requests on 6.58 acres at the southeast corner of Holly Avenue and Simmons Street (APN 139-20-817-001), M (Industrial) Zone, Ward 5 (Crear). Staff recommends DENIAL on the Land Use Entitlement project.
- 27a. **ABEYANCE - 21-0348-VAR1 - VARIANCE** - TO ALLOW A 12-FOOT FRONT YARD AND 10-FOOT SIDE YARD SETBACK WHERE 50 FEET IS REQUIRED WHEN ADJACENT TO A RESIDENTIAL ZONING DISTRICT; TO ALLOW A 10-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 60 FEET IS REQUIRED AND TO ALLOW A EIGHT-FOOT TALL FRONT YARD WALL AND FENCE WHERE FIVE FEET IS THE MAXIMUM ALLOWED
- 27b. **ABEYANCE - 21-0348-SUP1 - SPECIAL USE PERMIT** - FOR A PROPOSED RECREATIONAL VEHICLE AND BOAT STORAGE USE WITH A WAIVER TO ALLOW THE STORAGE OF RECREATIONAL VEHICLES AND BOATS WITHIN REQUIRED SETBACKS OR BUFFER AREAS
- 27c. **ABEYANCE - 21-0348-SDR1 - SITE DEVELOPMENT PLAN REVIEW** - FOR A PROPOSED RECREATIONAL VEHICLE AND BOAT STORAGE DEVELOPMENT WITH A 1,343 SQUARE-FOOT OFFICE BUILDING WITH A WAIVERS OF PERIMETER LANDSCAPE BUFFER DEVELOPMENT STANDARDS AND TO NOT ORIENT THE BUILDING TO THE CORNER WHERE SUCH IS REQUIRED
28. **ABEYANCE - 21-0364-MSP1 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES** - For possible action on a Land Use Entitlement project request FOR THE CONVERSION OF A STATIC FREESTANDING SIGN TO AN LED MESSAGE BOARD on 19.65 acres at 3900 West Washington Avenue (APN 139-30-601-001), C-V (Civic) Zone, Ward 5 (Crear). Staff recommends DENIAL.
29. **ABEYANCE - 21-0368-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: LOZA FAMILY REVOCABLE LIVING TRUST** - For possible action on a Land Use Entitlement project request TO ALLOW NO OFFSITE IMPROVEMENTS ALONG TENAYA WAY FOR A PROPOSED SINGLE-FAMILY DWELLING on 0.63 acres at 7189 West Rome Boulevard (APN 125-22-801-001), R-E (Residence Estates) Zone, Ward 6 (Fiore). Staff recommends DENIAL.
30. **ABEYANCE - 21-0393-MSP1 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES** - For possible action on a Land Use Entitlement project request FOR THE CONVERSION OF A STATIC WALL SIGN TO AN ELECTRONIC LED MESSAGE BOARD on 7.65 acres at 1735 D Street (APN 139-22-302-001), C-V (Civic) Zone, Ward 5 (Crear). Staff recommends DENIAL.
31. **ABEYANCE - 21-0394-MSP1 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES** - For possible action on a Land Use Entitlement project request FOR THE CONVERSION OF A STATIC WALL SIGN TO AN ELECTRONIC LED MESSAGE BOARD on 9.48 acres at 550 North Honolulu Street (APN 140-31-102-003), C-V (Civic) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.
32. **21-0392-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT: MOLLY MAID OF CENTRAL LAS VEGAS - OWNER: 536 ST LOUIS, LLC** - For possible action on a Land Use Entitlement project request TO ALLOW AN EXISTING SIX-FOOT TALL FENCE IN THE FRONT YARD WHERE FIVE FEET IS THE MAXIMUM ALLOWED on 0.17 acres at 536 East St. Louis Avenue (APN 162-03-415-001), P-R (Professional Office and Parking) Zone, Ward 3 (Diaz). Staff recommends DENIAL.
33. **21-0422-VAC1 - VACATION - PUBLIC HEARING - APPLICANT: GOLDEN ENTERTAINMENT - OWNER: STRATOSPHERE GAMING, LLC** - For possible action on a Land Use Entitlement project request for a Petition to Vacate public right-of-way generally located at the northwest corner of Commerce Street and Philadelphia Avenue, Ward 3 (Diaz). Staff recommends APPROVAL.

34. **21-0442 - PUBLIC HEARING - APPLICANT/OWNER: VEGAS HOMES, LLC** - For possible action on the following Land Use Entitlement project requests on 4.69 acres at the northwest corner of Hickam Avenue and Leon Avenue (APN 138-01-301-017), R-E (Residence Estates) Zone, Ward 5 (Crear). Staff recommends DENIAL on the Land Use Entitlement project.
- 34a. **21-0442-VAR1 - VARIANCE** - TO ALLOW A 38-FOOT WIDE PRIVATE STREET WHERE 47 FEET IS THE MINIMUM REQUIRED FOR A PRIVATE STREET WITHOUT A GATE AND TO ALLOW NO OFFSITE IMPROVEMENTS ON LEON AVENUE WHERE SUCH ARE REQUIRED
- 34b. **21-0442-TMP1 - TENTATIVE MAP** - HICKAM & LEON WEST - FOR A NINE-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION
35. **21-0443 - PUBLIC HEARING - APPLICANT/OWNER: VEGAS HOMES, LLC** - For possible action on the following Land Use Entitlement project requests on 3.47 acres at the northwest corner of Hickam Avenue and Helen Avenue (APN 138-01-302-002, 003, and 004), R-E (Residence Estates) Zone, Ward 5 (Crear). Staff recommends DENIAL on the Land Use Entitlement project.
- 35a. **21-0443-VAR1 - VARIANCE** - TO ALLOW A 38-FOOT WIDE PRIVATE STREET WHERE 47 FEET IS THE MINIMUM REQUIRED FOR A PRIVATE STREET WITHOUT A GATE AND TO ALLOW NO OFFSITE IMPROVEMENTS ON HELEN AVENUE WHERE SUCH ARE REQUIRED
- 35b. **21-0443-TMP1 - TENTATIVE MAP** - HICKAM & LEON EAST - FOR A SIX-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION
36. **21-0446-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT: IGNACIO ROBLES - OWNER: CRAIG SEIDEL** - For possible action on a Land Use Entitlement project request TO ALLOW AN EIGHT-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED FOR A PROPOSED GARAGE ADDITION on 0.54 acres at 1775 Montessori Street (APN 163-03-605-009), R-E (Residence Estates) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.
37. **21-0447-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: BATJAT FAMILY TRUST, ET AL** - For possible action on a Land Use Entitlement project request TO ALLOW AN 11-FOOT TALL FENCE WITH CHAIN LINK MATERIAL WHERE EIGHT FEET IS THE MAXIMUM HEIGHT ALLOWED AND CHAIN LINK MATERIAL IS PROHIBITED on 0.41 acres at 7223 Buttons Ridge Drive (APN 125-14-810-075), R-PD2 (Residential Planned Development – 2 units Per Acre) Zone, Ward 6 (Fiore). Staff recommends DENIAL.
38. **21-0458-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: PORCHLIGHT HOSPITALITY, LLC - OWNER: CITY OF LAS VEGAS** - For possible action on a Land Use Entitlement project request FOR A PROPOSED 7,068 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) USE INCLUDING 787 SQUARE FEET OF OUTDOOR DINING AND PATIO SPACE at the northwest corner of Robin Leach Lane and Promenade Place (APN 139-33-610-033), PD (Planned Development) Zone, Ward 5 (Crear). Staff recommends APPROVAL.
39. **21-0460-VAC1 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: LAS VEGAS RESCUE MISSION** - For possible action on a Land Use Entitlement project request for a Petition to Vacate a portion of public right-of-way generally located adjacent to the northern property line of 480 West Bonanza Road, bounded by D Street to the east and the D Street City Parkway Connector to the west, Ward 5 (Crear). Staff recommends APPROVAL.
40. **21-0466 - PUBLIC HEARING - APPLICANT/OWNER: PINTO TONOPAH, LLC, ET AL** - For possible action on the following Land Use Entitlement project requests on 2.24 acres at the northeast and southeast corners of Pinto Lane and Tonopah Drive (APNs 139-33-302-008 through 011, 016, 017, 018 and 024), T5-N (T5 Neighborhood) and T6-UG (T6 Urban General) Zones, Ward 1 (Knudsen). Staff recommends APPROVAL on the Land Use Entitlement project.
- 40a. **21-0466-ZON1 - REZONING** - FROM: T6-UG (T6 URBAN GENERAL) TO: T6-UG-L (T6 URBAN GENERAL LIMITED) on 1.24 acres at the southeast corner of Pinto Lane and Tonopah Drive (APNs 139-33-302-016, 017, 018 and 024)

- 40b. **21-0466-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED TWO-STORY, 37,000 SQUARE-FOOT MEDICAL OFFICE AND SURFACE PARKING LOT WITH WAIVERS OF TITLE 19.09 FORM BASED CODE STANDARDS**

DIRECTOR'S BUSINESS:

41. **21-0463-TXT1 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS -** For possible action on a request to amend LVMC Title 19.04 regarding trail design standards, and to provide for other related matters. Staff recommends APPROVAL.
42. **21-0440-DIR2 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS -** For possible action on a request TO ADOPT THE MARYLAND PARKWAY CORRIDOR TRANSIT-ORIENTED DEVELOPMENT PLAN, Ward 1 (Knudsen) and Ward 3 (Diaz). Staff recommends APPROVAL.

CITIZENS PARTICIPATION:

43. Citizens Participation: Public comment during this portion of the agenda must be limited to matters within the jurisdiction of the Planning Commission. No subject may be acted upon by the Planning Commission unless that subject is on the agenda and is scheduled for action. If you wish to be heard, come to the podium and give your name for the record. The amount of discussion on any single subject, as well as the amount of time any single speaker is allowed, may be limited.

THIS MEETING WAS PROPERLY NOTICED AND POSTED AT THE FOLLOWING LOCATIONS
IN ACCORDANCE WITH THE NOTICING STANDARDS AS OUTLINED IN NRS 241.020:

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

The Nevada Public Notice website – notice.nv.gov

City Hall, 495 South Main Street, 1st Floor

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 7TH day of SEPTEMBER, 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 14TH day of
SEPTEMBER, 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 09.07.2021

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CERTIFICATE OF MAILING

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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



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