



**PLANNING & ZONING DIVISION**

PLANNING COMMISSION: 4/10/2024

CITY COUNCIL MEETING:

PLACE: -

Employee	Case Number	Description	Location Description	Filing Date	Days Pending to PC	Number of Incomplete Applications
<b>Bryan Saylor</b>						
Planning Item	ZN-000007-2023	LOSEE/ELKHORN PROJECT (Public Hearing). Applicant: Losee Elkhorn Properties, LLC. Request: A property reclassification of 53.96 acres from R-E (Ranch Estates District) to R-3 (Multi-Family Residential District). Location: Approximately 670 feet east of the northeast corner of Losee Road and Clark County 215. (APNs 124-13-401-001, 124-13-401-002, 124-13-401-005 through 124-13-401-008). Ward 4. (For Possible Action)	Approximately 670 feet east of the northeast corner of Losee Road and Clark County 215.  Parcels: 12413401001, 12413401002, 12413401005, 12413401006, 12413401007, 12413401008	2/27/2024	43	3
<b>Bryan Saylor</b>						
Planning Item	VN-000003-2024	VIDALES SITE WALLS (Public Hearing). Applicant: Celso Vidales. Request: A variance in an R-1 (Single-Family Low Density District) to allow a maximum seven (7) foot high wall in the front yard area, where three (3) feet is the maximum height allowed. Location: 4417 Broken Bow Circle. (APN 139-07-111-016). Ward 3. (For Possible Action)	4417 Broken Bow Circle  Parcels: 13907111016	2/27/2024	43	
<b>Bryan Saylor</b>						

Planning Item SUP-000018-2024 ALIANTE MED LLC COMMERCIAL (Public Hearing). Applicant: Aliante Med LLC. Request: A special use permit in a MPC C-1 (Master Plan Community Neighborhood Commercial) to allow a convenience food restaurant (drive-thru). Location: West of Aliante Parkway and approximately 272 feet northwest of Elkhorn Road. (APN 124-17-415-004). Ward 3. (For Possible Action)

West of Aliante Parkway and approximately 272 feet northwest of Elkhorn Road

2/27/2024

43

Parcels: 12417415004

**Bryan Saylor**

Planning Item SUP-000020-2024 ALIANTE MED LLC COMMERCIAL (Public Hearing). Applicant: Aliante Med LLC. Request: A special use permit in a MPC C-1 (Master Plan Community Neighborhood Commercial) to allow a tavern. Location: West of Aliante Parkway and approximately 272 feet northwest of Elkhorn Road. (APN 124-17-415-004). Ward 3. (For Possible Action)

West of Aliante Parkway and approximately 272 feet northwest of Elkhorn Road

2/27/2024

43

Parcels: 12417415004

**Bryan Saylor**

Planning Item SUP-000016-2024 ALIANTE MED LLC COMMERCIAL (Public Hearing). Applicant: Aliante Med LLC. Request: A special use permit in a MPC C-1 (Master Plan Community Neighborhood Commercial) to allow a convenience food restaurant (drive-thru). Location: West of Aliante Parkway and approximately 272 feet northwest of Elkhorn Road. (APN 124-17-415-004). Ward 3. (For Possible Action)

West of Aliante Parkway and approximately 272 feet northwest of Elkhorn Road

2/27/2024

43

Parcels: 12417415004

**Duane McNelly**

Planning Item	FDP-000001-2024	LAKE MEAD AND RANCHO. Applicant: Greystone Nevada, LLC. Request: A final development plan in a PUD (Planned Unit Development District) to develop a 425-lot residential subdivision, on 36.47 acres. Location: Southwest corner of Lake Mead Boulevard and Allen Lane. (APN 139-19-602-002). Ward 2. (For Possible Action)	Southwest corner of Lake Mead Boulevard and Allen Lane	2/27/2024	43
			Parcels: 13919602002		

**Duane McNelly**

Planning Item	ZN-000010-2021	NORTH HAVEN APARTMENTS (Public Hearing). Applicant: UDG NLV Owner LP. Request: An amendment to an existing PUD (Planned Unit Development District) consisting of a 150-unit, multi-family development and a waiver request to allow a seven (7) percent parking reduction consisting of 281 parking spaces where 331 parking spaces are required. Location: Northeast corner of Carey Avenue and West Street. (APN 139-16-411-002). Ward 2. (For Possible Action)	Northwest corner of Carey Avenue and West Street	2/27/2024	43
		NORTH HAVEN - MASTER PLAN - Applicant: Robert E. Leidig Jr. (Sargem Management LLC). Request: A property reclassification from R-4 (High Density Residential District) to a PUD (Planned Unit Development District), consisting of an affordable housing facility; a surgery center; an independent living facility; an assisted living facility; (two) skilled nursing facilities; and a pediatric care facility. Location: Northeast corner of Carey Avenue and West Street. (APN 139-16-410-245 through 139-16-410-302). Ward 2.			
			Parcels: 13916411002		

**Duane McNelly**

Planning Item	T-MAP-000002-2024	LAKE MEAD AND RANCHO. Applicant: Greystone Nevada, LLC. Request: A Tentative Map in a PUD (Planned Unit Development District) to allow a 373-lot residential subdivision, on 36.47 acres. Location: Southwest corner of Lake Mead Boulevard and Allen Lane. (APN 139-19-602-002). Ward 2. (For Possible Action)	Southwest corner of Lake Mead Boulevard and Allen Lane	2/27/2024	43
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Parcels: 13919602002

**Duane McNelly**

Planning Item	FDP-000003-2024	LAKE MEAD & ENGLESTAD MICROBUSINESS. Applicant: Clark County Real Property Management. Request: A Final Development Plan in a MUD-N (Mixed-Use Neighborhood District) to construct a 76-unit multi-family apartment complex and a 19,725 square foot commercial / retail building on 4.92 acres. Location: 300 feet west of the intersection of Lake Mead Boulevard and Englestad Street. (APN 139-22-201-005) Ward 2. (For Possible Action)	300 feet west of the intersection of Lake Mead Boulevard and Englestad Street	2/27/2024	43
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Parcels: 13922201005

**Duane McNelly**

Planning Item	ZN-000005-2024	OLD ROSE GARDEN (Public Hearing). Applicant: Southern Nevada Regional Housing Authority. Request: A property reclassification of 5.8 acres from R-A/R-2 (Medium Density Residential Subdistrict) to a PUD/PID (Planned Unit Development District/Planned Infill Development District) consisting of a 192-unit multi-family senior housing development. Location: Southwest corner of N. 5th Street and Tonopah Avenue. (APNs 139-22-810-041 & 139-22-810-042). Ward 2. (For Possible Action)	Southwest corner of N. 5th Street and Tonopah Avenue.	2/27/2024	43
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Parcels: 13922810041, 13922810042

**Robert Eastman**

Planning Item	DA-000002-2024	VILLAGES AT TULE SPRINGS PARCEL 1.21 (Public Hearing). Applicant: D.R. Horton. Request: A major modification to the Development Agreement for The Villages at Tule Springs to amend the Village 1 , specifically Parcel 1.21; update the Land Use for Multi-Family, request tandem parking, valet trash and number of units permitted for a single hall-way. Location: North of Clark County 215 and approximately 1,200 feet east of Revere Street. (APN 124-15-315-002). Ward 4. (For Possible Action)	North of Clark County 215 and approximately 1,325 feet east of Revere Street	2/27/2024	43
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Parcels: 12415315002,  
12415315003

**Robert Eastman**

Planning Item	ZN-000001-2024	VILLAGES AT TULE SPRINGS PARCEL 1.21 AND PARCEL 1.22 (Public Hearing). Applicant: D.R. Horton. Request: A property reclassification of 26.39 acres from RZ13 MPC (Residential Zone up to 13 du/ac Master Plan Community District) to R-3 PCD (High Density Residential Planned Community District). Location: North of Clark County 215 and approximately 1,200 feet east of Revere Street. (APN's 124-15-315-002 and 124-15-315-003). Ward 4. (For Possible Action)	North of Clark County 215 and approximately 1,200 feet east of Revere Street	2/27/2024	43
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Parcels: 12415315002,  
12415315003

**Sharianne Dotson**

Planning Item	SUP-000003-2024	28 WEST OWENS AVENUE (Public Hearing). Applicant: Restoration and Recovery Foundation. Request: A special use permit in an R-A/R-2 (Medium Density Residential Subdistrict) to allow a religious institution. Location: 28 West Owens Avenue. (APN 139-22-810-034). Ward 2. (For Possible Action)	28 West Owens Avenue	2/27/2024	43
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Parcels: 13922810034

**Sharianne Dotson**

Planning Item	FDP-000002-2024	PROPOSED TROPICAL AND LAMB FINAL DEVELOPMENT PLAN. Applicant: Tropical Lamb Series of Doumani Dev, LLC. Request: A final development plan in a PUD (Planned Unit Development District) to develop a commercial center, on 9.63 acres. Location: Southwest corner of Lamb Boulevard and Azure Avenue. (APNs 123-30-601-018 and 123-30-601-019). Ward 1. (For Possible Action)	Southwest corner of Lamb Boulevard and Azure Avenue	2/27/2024	43
			Parcels: 12330601018, 12330601019		

**Sharianne Dotson**

Planning Item	SUP-000024-2024	CAMINO AL NORTE EVENT CENTER (Public Hearing). Applicant: Jumaca Events Center. Request: A special use permit in a C-1 (Neighborhood Commercial District) to allow a Beer-Wine-Spirit based product "On-Sale" liquor license in conjunction with a community center or meeting hall (banquet hall). Location: 5105 Camino Al Norte Suite 200. (APN 124-33-718-005). Ward 4. (For Possible Action)	5105 Camino Al Norte Suite 200	2/27/2024	43
			Parcels: 12433718005		

**Sharianne Dotson**

Planning Item	ZN-000003-2024	CHEYENNE & COLEMAN (For Public Hearing). Applicant. Randcol, LLC. Request: A property reclassification of 0.77 acres from C-P (Professional Office Commercial District) to C-1 (Neighborhood Commercial District). Location: Northwest corner of Cheyenne Avenue and Coleman Street. (APNs 139-08-810-108 and 139-08-810-109). Ward 2. (For Possible Action)	Northwest corner of Cheyenne Avenue and Coleman Street	2/27/2024	43
			Parcels: 13908810108, 13908810109		

**Sharianne Dotson**

Planning Item	AMP-000002-2024	CHEYENNE & COLEMAN (For Public Hearing). Applicant. Randcol, LLC. Request: An amendment to the Comprehensive Master Plan to change the land use designation from Single Family Low to Neighborhood Commercial. Location: Northwest corner of Cheyenne Avenue and Coleman Street. (APNs 139-08-810-108 and 139-08-810-109). Ward 2. (For Possible Action)	Northwest corner of Cheyenne Avenue and Coleman Street	2/27/2024	43
			Parcels: 13908810108, 13908810109		

**Sharianne Dotson**

Planning Item	SPR-000001-2022	PECOS APARTMENTS (Public Hearing). Applicant: FDG Ardour Pecos, LLC. Request: An extension of time for a site plan review in a R-3 (Multi-Family Residential District), to allow a 100-unit, multi-family development. Location: Generally located on the southwest corner of Pecos Road and Rome Boulevard. (APN 124-24-801-006). Ward 2. (For Possible Action)	Generally located on the Southwest corner of Pecos Road and Rome Boulevard	2/27/2024	43
		PECOS & ROME APARTMENTS - Applicant: C & M Residential, LLC. Request: A site plan review in an M-1 (Business Park Industrial District), proposed property reclassification to an R-3 (Multi-Family Residential District), to allow a 100-unit, multi-family development. Location: Generally located on the Southwest corner of Pecos Road and Rome Boulevard. (APN 124-24-801-006). Ward 2.			
			Parcels: 12424801006		

**Total Applications: 18**