



PLANNING & ZONING DIVISION

PLANNING COMMISSION: 5/8/2024

CITY COUNCIL MEETING:

PLACE: -

Employee	Case Number	Description	Location Description	Filing Date	Days Pending to PC	Number of Incomplete Applications
Bryan Saylor						
Planning Item	T-MAP-000004-2024	LOSEE PLAZA. Applicant: Omni Family Limited Partnership. Request: A tentative map in a C-1 (Neighborhood Commercial District) to allow a two-lot commercial subdivision on 17.71 acres. Location: Northeast corner of Losee Road and Deer Springs Way. (APNs 124-24-201-005 & 124-24-201-006) Ward 4. (For Possible Action)	Northeast corner of Losee Road and Deer Springs Way Parcels: 12424201005, 12424201006	3/26/2024	43	
Bryan Saylor						
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 Parcels: 12417415004	3/26/2024	43	
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	3/26/2024	43
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Parcels: 12417415004

Bryan Saylor

Planning Item	SUP-000031-2024	FAIRFIELD INN & SUITES (Public Hearing). Applicant: Nigro Development LLC. Request: A special use permit in a C-2 (General Commercial District) to allow a hotel. Location: Southwest corner of Lamb Boulevard and Nexus Way. (APN 123-31-502-003) Ward 1. (For Possible Action)	Southwest corner of Lamb Boulevard and Nexus Way	3/26/2024	43
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Parcels: 12331502003

Duane McNelly

Planning Item	SUP-000026-2024	TERRIBLES (Public Hearing). Applicant: Kingsbarn Realty Capital. Request: A special use permit in a C-1 (Neighborhood Commercial District) to allow an accessory beer-wine "off-sale" liquor license in conjunction with an approved convenience food store with gas pumps, without the 400-foot separation from a church or school. Location: Northwest corner of Craig Road and Valley Drive. (APN 139-06-201-003) Ward 3. (For Possible Action)	Northwest corner of Craig Road and Valley Drive	3/26/2024	43
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Parcels: 13906201003

Duane McNelly

Planning Item ZN-000005-2024 OLD ROSE GARDEN (Public Hearing). Southwest corner of N. 5th Street 3/26/2024 43
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 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)

Parcels: 13922810041,
13922810042

Robert Eastman

Planning Item	T-MAP-000003-2024	<p>VILLAGES AT TULE SPRINGS VILLAGE 2. Applicant: Pacific Oak SOR. Request: A master tentative map in a C-1 MPC (Neighborhood Commercial Master Plan Community), MUZ MPC (Mixed use Master Plan Community), O-L (Open Land), PSP MPC (Public / Semi-Public Master Plan Community) R-1 PCD (Medium Low Density Residential Planned Community Development District), R-3 PCD (High Density Residential Planned Community Development District), RZ10 MPC (Residential Zone up to 10 du/ac Master Planned Community), RZ13 MPC (Residential Zone up to 13 du/ac Master Planned Community), and RZ50 MPC (Residential Zone up to 50 du/ac Master Planned Community), to allow a 88-lot tentative map. Location: Generally bounded by North Fifth Street, Grand Teton Drive, Losee Road, and the Tule Springs Master Planned Community. (APNs 124-14-111-001, 124-14-111-002, 124-14-211-001, 124-14-396-001, 124-14-411-002, 124-14-496-001, 124-14-496-002, 124-14-511-001, 124-14-511-002, 124-14-601-001, 124-14-611-001, 124-14-711-001 through 124-14-711-003, 124-14-796-001, 124-14-896-001, 124-14-896-002, 124-15-511-001 through 124-15-511-006, 124-15-611-001 through 124-15-611-010, 124-15-711-001 through 124-15-711-003, 124-15-796-001, 124-23-196-001, and 124-23-596-001). Ward 4. (For Possible Action)</p>	Generally bounded by North Fifth Street, Grand Teton Drive, Losee Road, and the Tule Springs Master Planned Community	3/26/2024	43
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Parcels: 12414111001,
 12414111002, 12414211001,
 12414411002, 12414511001,
 12414511002, 12414601001,
 12414611001, 12414711001,
 12414711002, 12414711003,
 12415511001, 12415511002,
 12415511003, 12415511004,
 12415511005, 12415511006,
 12415611001, 12415611002,
 12415611003, 12415611004,
 12415611005, 12415611006,
 12415611007, 12415611008,
 12415611009, 12415611010,
 12415711001, 12415711002,
 12415711003

Robert Eastman

Planning Item	DA-000003-2024	<p>TULE SPRINGS - VILLAGE 2 (Public Hearing). Applicant: Pacific Oak SOR. Request: A major modification to the Development Agreement for The Villages at Tule Springs to amend the Village 2 Land Use Plan; to remove the requirement for an Active Adult Community within Village 2; transfer 262 dwellings from Village 3 to Village 2; increase the number of dwellings in Village 2 by an additional 826 dwellings; amend the Density Cap Table; and providing for other matters properly relating thereto. Location: Generally bounded by North Fifth Street, Grand Teton Drive, Losee Road, and the Tule Springs Master Planned Community. (APNs 124-14-111-001, 124-14-111-002, 124-14-211-001, 124-14-396-001, 124-14-411-002, 124-14-496-001, 124-14-496-002, 124-14-511-001, 124-14-511-002, 124-14-601-001, 124-14-611-001, 124-14-711-001 through 124-14-711-003, 124-14-796-001, 124-14-896-001, 124-14-896-002, 124-15-511-001 through 124-15-511-006, 124-15-611-001 through 124-15-611-010, 124-15-711-001 through 124-15-711-003, 124-15-796-001, 124-23-196-001, and 124-23-596-001). Ward 4. (For Possible Action)</p>	<p>Generally bounded by North Fifth Street, Grand Teton Drive, Losee Road, and the Tule Springs Master Planned Community</p>	3/26/2024	43
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Parcels: 12414211001,
12414711001

Sharianne Dotson

Planning Item	SUP-000032-2024	MAVERIK C-STORE (Public Hearing). Applicant: Southeast corner of Lake Mead Boulevard and Losee Road	3/26/2024	43
		Maverik, Inc. Request: A special use permit in an M-3 (Heavy Industrial District) to allow a sign height of 80 feet where a maximum of 60 feet is allowed, and a sign area of 345 square feet where a maximum of 125 square feet is allowed. Location: Southeast corner of Lake Mead Boulevard and Losee Road. (APN 139-22-701-009) Ward 2. (For Possible Action)		

Parcels: 13922701009

Sharianne Dotson

Planning Item	SUP-000033-2024	EAGLE PALLETS (Public Hearing). Applicant: Jesus Sanchez. Request: A special use permit in an M-2 (General Industrial District) to allow outdoor manufacturing and production (pallet manufacturing). Location: 3785 Losee Road. (APN 139-11-601-003) Ward 2. (For Possible Action)	3785 Losee Road	3/26/2024	43
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Parcels: 13911601003

Total Applications: 10