

PLANNING COMMISSION AGENDA
COUNCIL CHAMBERS · 495 SOUTH MAIN STREET · PHONE 229-6011
CITY OF LAS VEGAS INTERNET ADDRESS: www.lasvegasnevada.gov

LAS VEGAS CITY COUNCIL

Mayor Carolyn G. Goodman, (At-Large)
Mayor Pro-Tem Steven D. Ross, (Ward 6)
Councilwoman Lois Tarkanian, (Ward 1)
Councilman Ricki Y. Barlow (Ward 5)
Councilman Stavros S. Anthony, (Ward 4)
Councilman Bob Coffin, (Ward 3)
Councilman Bob Beers, (Ward 2)
City Manager Elizabeth N. Fretwell

COMMISSIONERS

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Trinity Haven Schlottman, Vice Chair
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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. 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.

June 9, 2015
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. BACKUP MATERIAL FOR THIS AGENDA MAY BE OBTAINED FROM CHRYSTAL JACOBS, DEPARTMENT OF PLANNING, 333 NORTH RANCHO DRIVE, 3RD FLOOR, (702)-229-6301 OR ON THE CITY'S WEBPAGE AT www.lasvegasnevada.gov.

NOTICE: This meeting has been properly noticed and posted at the following locations:

City Hall, 495 South Main Street, 1st Floor
Clark County Government Center, 500 South Grand Central Parkway
Grant Sawyer Building, 555 East Washington Avenue
City of Las Vegas Development Services Center, 333 North Rancho Drive

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.

ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION AND AGREED TO BY THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

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 staffs conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staffs 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 has been received; the applicant will be invited to respond to any new issues raised.
7. Following the applicants 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 MAY 12, 2015.](#)
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. **ABEYANCE - TMP-58507 - TENTATIVE MAP - BRISTLE HEIGHTS - APPLICANT: MOSAIC LAND, LLC - OWNER: SIC NEVADA ONE, LLC, ET AL** - For possible action on a request for a Tentative Map FOR A 58-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 10.42 acres at the south side of Deer Springs Way, approximately 285 feet east of Hualapai Way (APNs 125-19-301-002 and 003), R-CL (Single Family Compact-Lot) Zone, Ward 6 (Ross) [PRJ-58401]. Staff recommends APPROVAL.
8. **EOT-59115 - EXTENSION OF TIME - VARIANCE - APPLICANT: CONCRETE SOLUTIONS - OWNER: JAIME LOPEZ AND REFUGIO ESPINOZA LOPEZ** - For possible action on a request for an Extension of Time of an approved a Variance (VAR-48827) TO ALLOW A 14-FOOT SIDE YARD SETBACK WHERE 50 FEET IS REQUIRED ADJACENT TO RESIDENTIAL DISTRICTS on 0.61 acres at 4515 Balsam Street (APN 138-03-602-007), M (Industrial) Zone, Ward 4 (Anthony) [PRJ-58590]. Staff recommends APPROVAL.
9. **EOT-59116 - EXTENSION OF TIME RELATED TO EOT-59115 - VARIANCE - APPLICANT: CONCRETE SOLUTIONS - OWNER: JAIME LOPEZ AND REFUGIO ESPINOZA LOPEZ** - For possible action on a request for an Extension of Time of an approved a Variance (VAR-48828) TO ALLOW NO WALL ON THE NORTH PROPERTY LINE WHERE A SIX-FOOT SCREEN WALL IS REQUIRED ADJACENT TO RESIDENTIAL PROPERTY, TO ALLOW OUTDOOR STORAGE WITHIN SETBACK AND LANDSCAPE BUFFER AREAS, AND TO ALLOW AN EXISTING SEVEN-FOOT CHAIN LINK FENCE WITH MESH SCREENING WHERE A SOLID STRUCTURE OR WALL OF EIGHT FEET IS REQUIRED on 0.61 acres at 4515 Balsam Street (APN 138-03-602-007), M (Industrial) Zone, Ward 4 (Anthony) [PRJ-58590]. Staff recommends APPROVAL.
10. **EOT-59059 - EXTENSION OF TIME RELATED TO EOT-59115 AND EOT-59116 - SITE DEVELOPMENT PLAN REVIEW - APPLICANT: CONCRETE SOLUTIONS - OWNER: JAIME LOPEZ AND REFUGIO ESPINOZA LOPEZ** - For possible action on a request for an Extension of Time of an approved Site Development Plan Review (SDR-48826) FOR THE CONVERSION OF AN EXISTING 2,784 SQUARE-FOOT SINGLE FAMILY RESIDENCE TO A CONTRACTOR'S PLANT, SHOP AND STORAGE YARD OFFICE WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER STANDARDS TO ALLOW ZERO FEET ON THE NORTH PROPERTY LINE AND TWO FEET ON THE SOUTH PROPERTY LINE WHERE EIGHT FEET IS REQUIRED; AND TO ALLOW ZERO FEET ON THE EAST PROPERTY LINE WHERE 15 FEET IS REQUIRED on 0.61 acres at 4515 Balsam Street (APN 138-03-602-007), M (Industrial) Zone, Ward 4 (Anthony) [PRJ-58590]. 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. 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 - ZON-58533 - REZONING - PUBLIC HEARING - APPLICANT: PRECEDENT PROPERTIES, LLC - OWNER: MARK EVERETT THROWER** - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-1 (SINGLE FAMILY RESIDENTIAL) on 2.03 acres at the northwest corner of Deer Springs Way and Thom Boulevard (APN 125-24-602-017), Ward 6 (Ross) [PRJ-58384]. Staff recommends APPROVAL.
12. **VAR-59054 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: HEE SAM AND JOHN DUDEK** - For possible action on a request for a Variance TO ALLOW A FIVE-FOOT SIDE AND REAR YARD SETBACK WHERE 10 FEET IS REQUIRED FOR A PROPOSED ACCESSORY STRUCTURE (CLASS I) [CASITA] at 8485 Lake Tahoe View Court (APN 125-05-610-009), R-PD2 (Residential Planned Development - 2 Units per Acre) Zone, Ward 6 (Ross) [PRJ-58956]. Staff recommends APPROVAL.
13. **SUP-59052 - SPECIAL USE PERMIT RELATED TO VAR-59054 - PUBLIC HEARING - APPLICANT/OWNER: HEE SAM AND JOHN DUDEK** - For possible action on a request for a Special Use Permit FOR A PROPOSED 918 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS I) [CASITA] USE at 8485 Lake Tahoe View Court (APN 125-05-610-009), R-PD2 (Residential Planned Development - 2 Units per Acre) Zone, Ward 6 (Ross) [PRJ-58956]. Staff recommends APPROVAL.

14. **WVR-59161 - WAIVER - PUBLIC HEARING - APPLICANT: VERIZON WIRELESS - OWNER: DOCGORM, LLC** - For possible action on a request for a Waiver TO ALLOW A ZERO-FOOT LANDSCAPING BUFFER ALONG A PORTION OF THE SOUTHERN PROPERTY LINE WHERE SIX FEET IS THE MINIMUM REQUIRED on 0.91 acres at 5741 Sky Pointe Drive (APN 125-27-410-009), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-58359]. Staff recommends APPROVAL.
15. **SUP-58661 - SPECIAL USE PERMIT RELATED TO WVR-59161 - PUBLIC HEARING - APPLICANT: VERIZON WIRELESS - OWNER: DOCGORM, LLC** - For possible action on a request for a Special Use Permit TO INSTALL A NEW 86-FOOT TALL WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN (MONOPALM) at 5741 Sky Pointe Drive (APN 125-27-410-009), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-58359]. Staff recommends APPROVAL.
16. **SUP-58904 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BRYZ GUYZ, INC. - OWNER: DECATUR 215, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN A PROPOSED 3,039 SQUARE-FOOT RESTAURANT WITH 503 SQUARE FEET OF OUTDOOR SEATING AREA at 6211 North Decatur Boulevard, Suite #120 (APN 125-25-614-002), C-1 (Limited Commercial) Zone, Ward 6 (Ross) [PRJ-58639]. Staff recommends APPROVAL.
17. **SUP-59041 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: GRIND MODE 1, LLC** - For possible action on a request for a Special Use Permit FOR A TRUCK RENTAL USE at 2901 North Rancho Drive (APN 138-13-601-019), C-2 (General Commercial) Zone, Ward 5 (Barlow) [PRJ-58919]. Staff recommends APPROVAL.
18. **VAC-58900 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: KAREN LIVINGSTON, ET AL** - For a possible action on a request for a Petition to Vacate a 20-foot wide public drainage easement generally located at the northwest corner of Coke Street and Maggie Avenue, Ward 6 (Ross). Staff recommends APPROVAL.
19. **VAC-59025 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: LAS VEGAS RESIDENTIAL PROPERTIES, LLC** - For possible action on a request for a Petition to Vacate a 20-foot wide public alley right-of-way located between Silver Dollar Avenue and Pennwood Avenue, east of Valley View Boulevard and west of Wing Street, Ward 1 (Tarkanian) [PRJ-58958]. Staff recommends APPROVAL.

PUBLIC HEARING ITEMS

20. **ABEYANCE - GPA-58199 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: DFA, LLC** - For possible action on a request for a General Plan Amendment FROM: MXU (MIXED USE) AND C (COMMERCIAL) TO: LI/R (LIGHT INDUSTRY /RESEARCH) on 28.55 acres at the northeast corner of Bonanza Road and Clarkway Drive (APNs 139-28-302-001, 002, 003, 012, 014, 031, 032 and 034; and 139-28-303-001 and 003), Ward 5 (Barlow) [PRJ-58196]. Staff has NO RECOMMENDATION.
21. **ABEYANCE - ZON-58200 - REZONING RELATED TO GPA-58199 - PUBLIC HEARING - APPLICANT/OWNER: DFA, LLC** - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) AND C-2 (GENERAL COMMERCIAL) TO: M (INDUSTRIAL) on 28.55 acres at the northeast corner of Bonanza Road and Clarkway Drive (APNs 139-28-302-001, 002, 003, 012, 014, 031, 032 and 034; and 139-28-303-001 and 003), Ward 5 (Barlow) [PRJ-58196]. Staff has NO RECOMMENDATION.
22. **ABEYANCE - RENOTIFICATION - SUP-57330 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: HOMELESS HELPERS** - For possible action on a request for a Special Use Permit FOR AN ALTERNATIVE PARKING STANDARD TO ALLOW FOUR PARKING SPACES WHERE 18 SPACES ARE REQUIRED FOR A PROPOSED GENERAL PERSONAL SERVICE USE at 200 Foremaster Lane (APN 139-27-504-002), C-2 (General Commercial) Zone, Ward 5 (Barlow) [PRJ-56939]. Staff recommends APPROVAL.
23. **ZON-59062 - REZONING - PUBLIC HEARING - APPLICANT: DR. RUSSELL SHAH - OWNER: JUAN ANTONIO SERVIN-SAMPERIO** - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: O (OFFICE) on 0.41 acres at 2500 West Charleston Boulevard (APN 139-32-802-029), Ward 1 (Tarkanian) [PRJ-58466]. Staff recommends APPROVAL.

24. **SDR-59063 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-59062 - PUBLIC HEARING - APPLICANT: DR. RUSSELL SHAH - OWNER: JUAN ANTONIO SERVIN-SAMPERIO** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED PARKING FACILITY WITH A WAIVER TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG A PORTION OF THE EAST PROPERTY LINE WHERE EIGHT FEET IS THE MINIMUM REQUIRED on 0.41 acres at 2500 West Charleston Boulevard (APN 139-32-802-029), R-E (Residence Estates) Zone [PROPOSED: O (Office)], Ward 1 (Tarkanian) [PRJ-58466]. Staff recommends APPROVAL.
25. **VAR-59047 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: EQUITYLINK PROPERTIES, LLC** - For possible action on a request for a Variance TO ALLOW NO SIDEWALKS, AMENITY ZONE OR GATE ON A PRIVATE STREET WHERE SUCH ARE REQUIRED on 1.93 acres on the southeast corner of Rosada Way and Jones Boulevard (APN 125-36-302-001), R-E (Residence Estates) Zone, Ward 6 (Ross) [PRJ-58903]. Staff recommends DENIAL.
26. **VAR-59048 - VARIANCE RELATED TO VAR-59047 - PUBLIC HEARING - APPLICANT/OWNER: EQUITYLINK PROPERTIES, LLC** - For possible action on a request for a Variance TO ALLOW NO AMENITY ZONE ON JONES BOULEVARD AND TO ALLOW NO OFFSITE IMPROVEMENTS ON ROSADA WAY WHERE SUCH ARE REQUIRED on 1.93 acres on the southeast corner of Rosada Way and Jones Boulevard (APN 125-36-302-001), R-E (Residence Estates) Zone, Ward 6 (Ross) [PRJ-58903]. Staff recommends DENIAL.
27. **WVR-59049 - WAIVER RELATED TO VAR-59047 AND VAR-59048 - PUBLIC HEARING - APPLICANT/OWNER: EQUITYLINK PROPERTIES, LLC** - For possible action on a request for a Waiver TO ALLOW NO STREETLIGHTS ON JONES BOULEVARD, ROSADA WAY AND A PROPOSED PRIVATE STREET WHERE STREETLIGHTS ARE REQUIRED AND TO ALLOW A 166-FOOT INTERSECTION OFFSET WHERE 220 FEET IS REQUIRED on 1.93 acres on the southeast corner of Rosada Way and Jones Boulevard (APN 125-36-302-001), R-E (Residence Estates) Zone, Ward 6 (Ross) [PRJ-58903]. Staff recommends DENIAL.
28. **VAR-59050 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: VICTOR HECKER, ET AL** - For possible action on a request for a Variance TO ALLOW AN 11-FOOT CORNER SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED FOR A PREVIOUSLY APPROVED CONVALESCENT CARE FACILITY/NURSING HOME on 0.83 acres at the southwest corner of Elkhorn Road and Jones Boulevard (APN 125-23-502-008), R-E (Residence Estates) Zone, Ward 6 (Ross) [PRJ-58468]. Staff recommends APPROVAL.
29. **SDR-59051 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-59050 - PUBLIC HEARING - APPLICANT/ OWNER: VICTOR HECKER, ET AL** - For possible action on a request for a Major Amendment to a previously approved Site Development Plan Review (SDR-53497) FOR A 24-BED CONVALESCENT CARE FACILITY/NURSING HOME WITH A WAIVER TO ALLOW A ZERO-FOOT TO 11-FOOT LANDSCAPE BUFFER ALONG THE EAST PERIMETER WHERE 15 FEET IS REQUIRED on 0.83 acres at the southwest corner of Elkhorn Road and Jones Boulevard (APN 125-23-502-008), R-E (Residence Estates) Zone, Ward 6 (Ross) [PRJ-58468]. Staff recommends APPROVAL.
30. **VAR-59053 - VARIANCE - PUBLIC HEARING - APPLICANT: SOUTHWEST SPECIALTIES, INC. - OWNER: PRESTIGE WORLDWIDE, LLC** - For possible action on a request for a Variance TO ALLOW NO SIDEWALK, CURB AND GUTTER, WHERE SUCH ARE REQUIRED on 0.62 acres at 4505 Balsam Street (APN 138-03-602-008), M (Industrial) Zone, Ward 4 (Anthony) [PRJ-58589]. Staff recommends DENIAL.
31. **ROC-59056 - REVIEW OF CONDITION RELATED TO VAR-59053 - PUBLIC HEARING - APPLICANT: SOUTHWEST SPECIALTIES, INC. - OWNER: PRESTIGE WORLDWIDE, LLC** - For possible action on a request for a Review of Condition of an approved Site Development Plan Review (SDR-50483) TO DELETE CONDITION #14 WHICH STATES, "CONSTRUCT ALL INCOMPLETE HALF-STREET IMPROVEMENTS ADJACENT TO THIS SITE, AND REMOVE ALL EXISTING SUBSTANDARD STREET IMPROVEMENTS AND UNUSED DRIVEWAY CUTS ADJACENT TO THIS SITE AND REPLACE WITH NEW IMPROVEMENTS MEETING CURRENT CITY STANDARDS WITHIN TWO YEARS FROM THE DATE OF THIS APPROVAL" AND TO DELETE CONDITION #17 WHICH STATES, "THIS SITE SHALL CONNECT TO PUBLIC SEWER IN RED COACH AVENUE AND ABANDON THE INDIVIDUAL SEWAGE DISPOSAL SYSTEM (ISDS) ACCORDING TO SNHD REGULATIONS PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THIS SITE" on 0.62 acres at 4505 Balsam Street (APN 138-03-602-008), M (Industrial) Zone, Ward 4 (Anthony) [PRJ-58589]. Staff recommends DENIAL.

32. **VAR-59057 - VARIANCE - PUBLIC HEARING - APPLICANT: CONCRETE SOLUTIONS - OWNER: JAIME LOPEZ AND REFUGIO ESPINOZA LOPEZ** - For possible action on a request for a Variance TO ALLOW NO SIDEWALK, CURB AND GUTTER, WHERE SUCH ARE REQUIRED on 0.61 acres at 4515 Balsam Street (APN 138-03-602-007), M (Industrial) Zone, Ward 4 (Anthony) [PRJ-58590]. Staff recommends DENIAL.
33. **ROC-59058 - REVIEW OF CONDITION RELATED TO VAR-59057 - PUBLIC HEARING - APPLICANT: CONCRETE SOLUTIONS - OWNER: JAIME LOPEZ AND REFUGIO ESPINOZA LOPEZ** - For possible action on a request for a Review of Condition of an approved Site Development Plan Review (SDR-48826) TO DELETE CONDITION #13 WHICH STATES, "CONSTRUCT ALL INCOMPLETE HALF-STREET IMPROVEMENTS ADJACENT TO THIS SITE, AND REMOVE ALL EXISTING SUBSTANDARD STREET IMPROVEMENTS AND UNUSED DRIVEWAY CUTS ADJACENT TO THIS SITE AND REPLACE WITH NEW IMPROVEMENTS MEETING CURRENT CITY STANDARDS WITHIN TWO YEARS FROM THE DATE OF THIS APPROVAL" AND TO DELETE CONDITION #16 WHICH STATES, "THIS SITE SHALL CONNECT TO PUBLIC SEWER IN RED COACH AVENUE AND ABANDON THE INDIVIDUAL SEWAGE DISPOSAL SYSTEM (ISDS) ACCORDING TO SNHD REGULATIONS PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THIS SITE" on 0.61 acres at 4515 Balsam Street (APN 138-03-602-007), M (Industrial) Zone, Ward 4 (Anthony) [PRJ-58590]. Staff recommends DENIAL.
34. **VAR-58494 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: Y & B INVESTMENTS, LLC** - For possible action on a request for a Variance TO ALLOW ZERO ADDITIONAL PARKING SPACES WHERE FIVE ADDITIONAL SPACES ARE REQUIRED on 0.54 acres at 2521 South Fort Apache Road (APN 163-07-501-012), C-1 (Limited Commercial) Zone, Ward 2 (Beers) [PRJ-58394]. Staff recommends DENIAL.
35. **WVR-59211 - WAIVER - PUBLIC HEARING - APPLICANT/OWNER: CRAIG JOHNSON** - For possible action on a request for a Waiver TO ALLOW NO STREETLIGHTS WHERE SUCH ARE REQUIRED on 0.91 acres at the northeast corner of Tropical Parkway and Monte Cristo Way (APN 125-27-203-011), R-E (Residence Estates) Zone, Ward 6 (Ross) [PRJ-58883]. Staff recommends DENIAL.
36. **VAR-59031 - VARIANCE RELATED TO WVR-59211 - PUBLIC HEARING - APPLICANT/OWNER: CRAIG JOHNSON** - For possible action on a request for a Variance TO ALLOW NO HALF-STREET IMPROVEMENTS, INCLUDING AMENITY ZONE AND SIDEWALK WHERE SUCH ARE REQUIRED on 0.91 acres at the northeast corner of Tropical Parkway and Monte Cristo Way (APN 125-27-203-011), R-E (Residence Estates) Zone, Ward 6 (Ross) [PRJ-58883]. Staff recommends DENIAL.
37. **VAR-59029 - VARIANCE RELATED TO WVR-59211 AND VAR-59031 - PUBLIC HEARING - APPLICANT/OWNER: CRAIG JOHNSON** - For possible action on a request for a Variance TO ALLOW A 20-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED on 0.91 acres at the northeast corner of Tropical Parkway and Monte Cristo Way (APN 125-27-203-011), R-E (Residence Estates) Zone, Ward 6 (Ross) [PRJ-58883]. Staff recommends DENIAL.
38. **SUP-58913 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: PPS2, LLC - OWNER: BOCA PARK MARKETPLACE SYNDICATIONS GROUP, LLC** - For possible action on a request for a Special Use Permit FOR A BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE WITHIN A PROPOSED 3,479 SQUARE-FOOT GENERAL PERSONAL SERVICE USE (INSTRUCTIONAL ARTS STUDIO) at 1000 South Rampart Boulevard, Suite #10 (APN 138-32-412-018), C-1 (Limited Commercial) Zone, Ward 2 (Beers) [PRJ-58881]. Staff recommends APPROVAL.
39. **SUP-59007 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LEE'S LIQUOR - OWNER: INLAND WESTERN LAS VEGAS MONTECITO, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 7,084 SQUARE-FOOT LIQUOR SALES (PACKAGE LIQUOR OFF-SALE ESTABLISHMENT) USE at 6990 North Durango Drive (APN 125-20-710-009), T-C (Town Center) Zone [MT-TC (Montecito Town Center Mixed-Use Commercial Special Land Use Designation)], Ward 6 (Ross) [PRJ-58937]. NOTE: THE CORRECT ADDRESS IS 6690 NORTH DURANGO DRIVE. Staff recommends APPROVAL.
40. **SUP-59012 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NO DRAMA BAIL BONDS - OWNER: PLAZA LAS AMERICAS HOLDINGS, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,363 SQUARE-FOOT BAILBOND SERVICE at 546 Eastern Avenue, Suite #130 (APN 139-36-110-040), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-58746]. Staff recommends APPROVAL.

41. **SUP-59027 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: OPORTUN - OWNER: B.E. UNO, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,711 SQUARE-FOOT FINANCIAL INSTITUTION, SPECIFIED USE WITH WAIVERS TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL USE WHERE 200 FEET IS REQUIRED AND A 112-FOOT DISTANCE SEPARATION FROM AN EXISTING SIMILAR USE WHERE 1,000 FEET IS REQUIRED at 568 North Eastern Avenue, Suite A (APN 139-36-111-005), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-58965]. Staff recommends DENIAL.
42. **SUP-59032 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: OPORTUN - OWNER: CHARLESTON PLAZA, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 2,192 SQUARE-FOOT FINANCIAL INSTITUTION, SPECIFIED USE WITH WAIVERS TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL USE WHERE 200 FEET IS REQUIRED AND TO ALLOW A 975-FOOT DISTANCE SEPARATION FROM AN EXISTING SIMILAR USE WHERE 1,000 FEET IS REQUIRED at 1814 East Charleston Boulevard (APN 162-02-510-012), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-58964]. Staff recommends DENIAL.
43. **SUP-59044 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: T-LVCR, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 13,810 SQUARE-FOOT PACKAGE LIQUOR OFF-SALE ESTABLISHMENT USE at 18 Fremont Street (APN 139-34-111-033), C-2 (General Commercial) Zone, Ward 5 (Barlow) [PRJ-59011]. Staff recommends DENIAL.
44. **SUP-59055 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: RINCON DE LOS REMEDIOS - OWNER: WETHERBEE PROPERTIES, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED NIGHT CLUB USE WITHIN AN EXISTING 4,680 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) at 923 North Pecos Road (APN 139-25-601-004), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-58640]. Staff recommends DENIAL.
45. **VAC-59208 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: AFFORDABLE HOUSING FOR EVERYONE, INC.** - For possible action on a request for a Petition to Vacate two five-foot wide public drainage easements located at 1961-1973 Simmons Street, (APNs 139-20-301-007 and 008), Ward 5 (Barlow) [PRJ-58587]. Staff recommends APPROVAL.
46. **SDR-58932 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAC-59208 - PUBLIC HEARING - APPLICANT/OWNER: AFFORDABLE HOUSING FOR EVERYONE, INC.** - For possible action on a request for a Site Development Plan Review FOR TWO PROPOSED FOUR-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENTS WITH A WAIVER TO ALLOW A RESIDENTIAL ADJACENCY SETBACK OF SIX FEET WHERE A MINIMUM OF 67.5 FEET IS REQUIRED AND WAIVERS TO ALLOW ZERO-FOOT WIDE LANDSCAPE BUFFERS ALONG A PORTION OF THE NORTH AND SOUTH PROPERTY LINES WHERE SIX FEET IS REQUIRED AND A 9-FOOT WIDE LANDSCAPE BUFFER ADJACENT TO THE RIGHT OF WAY WHERE TEN FEET IS REQUIRED on 0.48 acres at 1961-1973 Simmons Street (APNs 139-20-301-007 and 008), R-3 (Medium Density Residential) Zone, Ward 5 (Barlow) [PRJ-58587]. Staff recommends DENIAL.

DIRECTOR'S BUSINESS:

47. **TXT-58648 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - For discussion and possible action on a request to amend LVMC Chapter 19.16.180 related to Home Occupation Permits and to provide for other related matters. Staff recommends APPROVAL.
48. **TXT-59132 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - For discussion and possible action on a request to amend LVMC Chapter 19.12 related to Permitted Uses to streamline zoning requirements and development standards for various land uses, and to provide for other related matters. Staff recommends APPROVAL.
49. **TXT-59133 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - For discussion and possible action on a request to amend LVMC Title 19 to revise the applicability and procedures related to review of Site Development Plans, and to provide for other related matters. Staff recommends APPROVAL.

50. **DIR-59318 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS -**
For discussion and possible action on a request for the appointment of new members to the Downtown Design Review Committee. Staff has NO RECOMMENDATION.

CITIZENS PARTICIPATION:

51. 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