

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

Todd L. Moody, Chair
Trinity Haven Schlottman, Vice Chair
Vicki Quinn
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Glen Trowbridge
Cedric Crear
Sam Cherry

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.

July 14, 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 AND JUNE 9, 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. [TMP-59501 - TENTATIVE MAP - 95 & DURANGO \(A COMMERCIAL SUBDIVISION\) - APPLICANT/OWNER: REMINGTON COMMERCIAL VIII, LLC](#) - For possible action on a request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on the northwest corner of Oso Blanca Road and Durango Drive (APN 125-17-301-012), T-C (Town Center) Zone [GC-TC (General Commercial-Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-59484]. Staff recommends APPROVAL.
9. [TMP-59549 - TENTATIVE MAP - SUNNY PLACE COMMERCIAL CENTER - APPLICANT/OWNER: DRAGON 7 HENDERSON PROPERTIES, LLC](#) - For possible action on a request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 1.51 acres at the southwest corner of Washington Avenue and Martin L King Boulevard (APNs 139-28-304-001, 139-28-312-001, 003 and 004), C-1 (Limited Commercial) Zone, Ward 5 (Barlow) [PRJ-59320]. 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.

10. [VAR-59522 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: PETS' RX NEVADA, INC.](#) - For possible action on a request for a Variance TO ALLOW A RESIDENTIAL ADJACENCY SETBACK OF 61 FEET WHERE 85 FEET IS REQUIRED FOR A PROPOSED 5,617 SQUARE-FOOT ANIMAL HOSPITAL, CLINIC OR SHELTER (WITH NO OUTSIDE PENS) on 0.32 acres at 1117 North Decatur Boulevard (APNs 138-25-613-043, 044 and 045), C-1 (Limited Commercial) Zone, Ward 5 (Barlow) [PRJ-59500]. Staff recommends APPROVAL.
11. [SUP-59316 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: CAPTIVES FREE CHRISTIAN CENTER](#) - For possible action on a request for a Major Amendment to an approved Special Use Permit (U-0018-01) TO ADD A PARKING LOT at 1329 Balzar Avenue (APNs 139-21-610-340 and 341), R-2 (Medium-Low Density Residential) Zone, Ward 5 (Barlow) [PRJ-59184]. Staff recommends APPROVAL.
12. [SDR-59317 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-59316 - PUBLIC HEARING - APPLICANT/OWNER: CAPTIVES FREE CHRISTIAN CENTER](#) - For possible action on a request for a Site Development Plan Review FOR A PARKING LOT WITH A WAIVER TO ALLOW A 12-FOOT WIDE LANDSCAPE BUFFER ALONG THE NORTHERN PROPERTY LINE WHERE 15 FEET IS REQUIRED ADJACENT TO PUBLIC RIGHT-OF-WAY on 0.24 acres at 1329 Balzar Avenue (APNs 139-21-610-340 and 341), R-2 (Medium-Low Density Residential) Zone, Ward 5 (Barlow) [PRJ-59184]. Staff recommends APPROVAL.
13. [SUP-59482 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WES ISBUTT - OWNER: ARTS FACTORY, LLC](#) - For possible action on a request for a Major Amendment to an approved Special Use Permit (SUP-37385) FOR A PROPOSED 5,663 SQUARE-FOOT OUTDOOR PATIO ADDITION TO AN EXISTING 1,385 SQUARE-FOOT URBAN LOUNGE at 107 East Charleston Boulevard, Suite #155 (APNs 139-33-811-017 and 139-34-410-046), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-58638]. Staff recommends APPROVAL.

14. [**SUP-59483 - SPECIAL USE PERMIT RELATED TO SUP-59482 - PUBLIC HEARING - APPLICANT: WES ISBUTT - OWNER: ARTS FACTORY, LLC**](#) - For possible action on a request for a Special Use Permit FOR A PROPOSED 23,114 SQUARE-FOOT MIXED-USE DEVELOPMENT at 107 East Charleston Boulevard (APNs 139-33-811-017 and 139-34-410-046), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-58638]. Staff recommends APPROVAL.
15. [**SDR-59480 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-59482 AND SUP-59483 - PUBLIC HEARING - APPLICANT: WES ISBUTT - OWNER: ARTS FACTORY, LLC**](#) - For possible action on a request for a Site Development Plan Review TO MODIFY THE BUILDING ELEVATIONS AND DEVELOP A PEDESTRIAN PLAZA FOR AN EXISTING URBAN LOUNGE WITH A WAIVER OF STREETScape DESIGN REQUIREMENTS on 0.13 acres at 123 East Charleston Boulevard (APNs 139-33-811-017 and 139-34-410-046), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-58638]. Staff recommends APPROVAL.
16. [**SUP-59257 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: EGG & I, INC. - OWNER: SAHARA WESTLAKE ASSOCIATES**](#) - For possible action on a request for a Special Use Permit FOR A PROPOSED 3,264 SQUARE-FOOT RESTAURANT WITH SERVICE BAR WITH A 938 SQUARE-FOOT OUTDOOR PATIO at 4533 West Sahara Avenue, Suite #F5 (APN 162-07-101-008), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-59118]. Staff recommends APPROVAL.
17. [**SUP-59427 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: COVENANT OF LOVE CORPORATION - OWNER: JATIN PANDIT**](#) - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,443 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP USE at 3016 Vegas Drive (APN 139-20-414-006), R-1 (Single Family Residential) Zone, Ward 5 (Barlow) [PRJ-59414]. Staff recommends APPROVAL.
18. [**SUP-59509 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: GRACEFUL FACIALS & BODYWORK - OWNER: PINES OFFICE CENTER, LLC**](#) - For possible action on a request for a Major Amendment to an approved Special Use Permit (SUP-54904) TO RELOCATE AND EXPAND A MASSAGE ESTABLISHMENT USE FROM 849 SQUARE FEET TO 2,531 SQUARE FEET at 7311 West Charleston Boulevard, Suite #110 (APN 163-03-501-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-59117]. Staff recommends APPROVAL.
19. [**SUP-59536 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: CENTENNIAL PROPERTY, LLC**](#) - For possible action on a request for a Special Use Permit FOR A PROPOSED 70 SQUARE-FOOT AUTO SMOG CHECK USE WHERE SERVICES ARE PERFORMED OUTSIDE AN ENCLOSED STRUCTURE on the north side of Azure Drive, 934 feet west of Tenaya Way (APN 125-27-113-006), TC (Town Center) Zone, [GC-TC(General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-59382]. Staff recommends APPROVAL.
20. [**VAC-59307 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: TEN15 CRAIG TENAYA, LLC**](#) - For possible action on a request for a Petition to Vacate A DRAINAGE EASEMENT generally located adjacent to the northwest corner of Craig Road and U.S. 95, Ward 4 (Anthony) [PRJ-59091]. Staff recommends APPROVAL.
21. [**SDR-59306 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAC-59307 - PUBLIC HEARING - APPLICANT/OWNER: TEN15 CRAIG TENAYA, LLC**](#) - For possible action on a request for a Site Development Plan Review FOR THREE PROPOSED COMMERCIAL BUILDINGS TOTALING 9,850 SQUARE FEET WITH A WAIVER TO ALLOW A 10-FOOT LANDSCAPE BUFFER ON A PORTION OF THE EAST PROPERTY LINE WHERE 15 FEET IS THE MINIMUM REQUIRED on 2.30 acres adjacent to the northwest corner of Craig Road and U.S.95 (APN 138-03-611-005), C-1 (Limited Commercial) Zone, Ward 4 (Anthony) [PRJ-59091]. Staff recommends APPROVAL.
22. [**VAC-59399 - VACATION - PUBLIC HEARING - APPLICANT: LAS VEGAS 9-B, LLC, ET AL - OWNER: EAGLE CREST LL, LLC**](#) - For possible action on a request for a Petition to Vacate ALL EXISTING PUBLIC EASEMENTS WITH THE EXCEPTION OF AN EXISTING PUBLIC DRAINAGE EASEMENT ALONG THE WEST AND SOUTH PROPERTY LINES at 5850-5900 Sky Pointe Drive, Ward 6 (Ross) [PRJ-58107]. Staff recommends APPROVAL.
23. [**VAC-59466 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: WAITT-MONTECITO REAL ESTATE, LLC**](#) - For possible action on a request for a Petition to Vacate public drainage easements generally located south of Rome Boulevard and west of Grand Montecito Parkway, Ward 6 (Ross) [PRJ-59203]. Staff recommends APPROVAL.

24. [VAC-59470 - VACATION - PUBLIC HEARING - APPLICANT: TOUCHSTONE LIVING - OWNER: THM ENTERPRISES, INC.](#) - For possible action on a request for a Petition to Vacate a 15-foot wide public drainage easement located at 8530 West Alexander Road (APN 138-05-801-064), Ward 4 (Anthony) [PRJ-59435]. Staff recommends [APPROVAL](#).
25. [VAC-59471 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: DURANGO 95 MINI STORAGE PARTNERS, LLC](#) - For possible action on a request for a Petition to Vacate a 20-foot wide public drainage easement generally located east and south of the intersection of Farm Road and Oso Blanca Road, Ward 6 (Ross) [PRJ-59302]. Staff recommends [APPROVAL](#).

PUBLIC HEARING ITEMS

26. [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](#).
27. [ABEYANCE - 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](#).
28. [ABEYANCE - 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](#).
29. [ABEYANCE - 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 [APPROVAL](#).
30. [GPA-59210 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: HAFEN I, LLC](#) - For possible action on a request for a General Plan Amendment FROM: RNP (RURAL NEIGHBORHOOD PRESERVATION) TO: M (MEDIUM DENSITY RESIDENTIAL) on 0.48 acres at 3316 Valley Lane (APN 139-20-310-025), Ward 5 (Barlow) [PRJ-59167]. Staff recommends [APPROVAL](#).
31. [ZON-59212 - REZONING RELATED TO GPA-59210 - PUBLIC HEARING - APPLICANT/OWNER: HAFEN I, LLC](#) - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-3 (MEDIUM DENSITY RESIDENTIAL) on 0.48 acres at 3316 Valley Lane (APN 139-20-310-025), Ward 5 (Barlow) [PRJ-59167]. Staff recommends [APPROVAL](#).
32. [GPA-59270 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: POSITIVELY KIDS - OWNER: SWAN FOUNDATION, LLC](#) - For possible action on a request for a General Plan Amendment FROM: O (OFFICE) TO: SC (SERVICE COMMERCIAL) on 1.82 acres at 2496 West Charleston Boulevard (APN 139-32-802-036), Ward 1 (Tarkanian) [PRJ-58502]. Staff recommends [APPROVAL](#).
33. [ZON-59271 - REZONING RELATED TO GPA-59270 - PUBLIC HEARING - APPLICANT: POSITIVELY KIDS - OWNER: SWAN FOUNDATION, LLC](#) - For possible action on a request for Rezoning FROM: C-D (DESIGNED COMMERCIAL) TO: C-1 (LIMITED COMMERCIAL) on 1.82 acres at 2496 West Charleston Boulevard (APN 139-32-802-036), Ward 1 (Tarkanian) [PRJ-58502]. Staff recommends [APPROVAL](#).

34. [**SDR-59272 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-59270 AND ZON-59271 - PUBLIC HEARING - APPLICANT: POSITIVELY KIDS - OWNER: SWAN FOUNDATION, LLC**](#) - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 36-BED CONVALESCENT CARE FACILITY/NURSING HOME on 1.82 acres at 2496 West Charleston Boulevard (APN 139-32-802-036), C-D (Commercial -Development) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 1 (Tarkanian) [PRJ-58502]. Staff recommends [APPROVAL](#).
35. [**GPA-59527 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: ADAVEN HOMES - OWNER: DECISIVE PURSUIT, LLC**](#) - For possible action on a request for a General Plan Amendment FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: R (RURAL DENSITY RESIDENTIAL) on 5.00 acres at 9704 West Alexander Road (APN 138-06-401-006), Ward 4 (Anthony) [PRJ-59467]. Staff recommends [APPROVAL](#).
36. [**ZON-59529 - REZONING RELATED TO GPA-59527 - PUBLIC HEARING - APPLICANT: ADAVEN HOMES - OWNER: DECISIVE PURSUIT, LLC**](#) - For possible action on a request for a Rezoning FROM: R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE) TO: R-D (SINGLE FAMILY RESIDENTIAL-RESTRICTED) on 5.00 acres at 9704 West Alexander Road (APN 138-06-401-006), Ward 4 (Anthony) [PRJ-59467]. Staff recommends [APPROVAL](#).
37. [**TMP-59532 - TENTATIVE MAP RELATED TO GPA-59527 AND ZON-59529 - GRAND CANYON AND ALEXANDER - PUBLIC HEARING - APPLICANT: ADAVEN HOMES - OWNER: DECISIVE PURSUIT, LLC**](#) - For possible action on a request for a Tentative Map FOR A 12-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 5.00 acres at 9704 West Alexander Road (APN 138-06-401-006), R-PD2 (Residential Planned Development - 2 Units Per Acre) [PROPOSED: R-D (Single Family Residential-Restricted), Ward 4 (Anthony) [PRJ-59467]. Staff recommends [APPROVAL](#).
38. [**MOD-59457 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT/OWNER: SKYE CANYON VILLAGE, LLC**](#) - For possible action on a request for a Major Modification of the Grand Canyon Village Plan TO ADD 0.84 ACRES OF COMMUNITY COMMERCIAL TO THE PLAN (Multiple APNs), Ward 6 (Ross) [PRJ-59394]. Staff recommends [APPROVAL](#).
39. [**GPA-59458 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: SKYE CANYON VILLAGE, LLC**](#) - For possible action on a request for a General Plan Amendment FROM: TND (TRADITIONAL NEIGHBORHOOD DEVELOPMENT) TO: PCD (PLANNED COMMUNITY DEVELOPMENT) on 0.84 acres on the south side of Grand Canyon Drive, 280 Feet West of Oso Blanca Road (APNs 125-07-201-004 and 125-07-101-008), Ward 6 (Ross) [PRJ-59394]. Staff recommends [APPROVAL](#).
40. [**ZON-59459 - REZONING RELATED TO GPA-59458 - PUBLIC HEARING - APPLICANT/OWNER: SKYE CANYON VILLAGE, LLC**](#) - For possible action on a request for a Rezoning FROM: T-D (TRADITIONAL DEVELOPMENT) TO: P-D (PLANNED DEVELOPMENT) on 0.84 acres on the south side of Grand Canyon Drive, 280 Feet West of Oso Blanca Road (APNs 125-07-201-004 and 125-07-101-008), Ward 6 (Ross) [PRJ-59394]. Staff recommends [APPROVAL](#).
41. [**ZON-59354 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: COMER FAMILY REVOCABLE FAMILY TRUST**](#) - For possible action on a request for a Rezoning FROM: R-1 (SINGLE-FAMILY RESIDENTIAL) TO: P-O (PROFESSIONAL OFFICE) on 0.15 acres at 721 South 8th Street (APN 139-34-810-039) Ward 3 (Coffin) [PRJ-58948]. Staff recommends [APPROVAL](#).
42. [**VAR-59355 - VARIANCE RELATED TO ZON-59354 - PUBLIC HEARING - APPLICANT/ OWNER: COMER FAMILY REVOCABLE FAMILY TRUST**](#) - For possible action on a request for a Variance TO ALLOW TWO PARKING SPACES WHERE SEVEN SPACES ARE REQUIRED on 0.15 acres at 721 South 8th Street (APN 139-34-810-039) Ward 3 (Coffin) [PRJ-58948]. Staff recommends [APPROVAL](#).
43. [**VAR-59356 - VARIANCE RELATED TO ZON-59354 AND VAR-59355 - PUBLIC HEARING - APPLICANT/OWNER: COMER FAMILY REVOCABLE FAMILY TRUST**](#) - For possible action on a request for a Variance TO ALLOW A 50-FOOT WIDE P-O (PROFESSIONAL OFFICE) ZONED LOT WHERE THE REQUIREMENT IS A MINIMUM OF 60 FEET on 0.15 acres at 721 South 8th Street (APN 139-34-810-039) Ward 3 (Coffin) [PRJ-58948]. Staff recommends [APPROVAL](#).

44. **SDR-59357 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-59354, VAR-59355 AND VAR-59356 - PUBLIC HEARING - APPLICANT/OWNER: COMER FAMILY REVOCABLE FAMILY TRUST** - For possible action on a request for a Site Development Plan Review FOR THE CONVERSION OF A SINGLE FAMILY RESIDENCE TO A 1,980 SQUARE-FOOT OFFICE BUILDING WITH WAIVERS TO ALLOW A ZERO-FOOT WIDE LANDSCAPE BUFFER ON THE EAST PERIMETER WHERE FIFTEEN FEET IS REQUIRED AND TO ALLOW A ZERO-TO-FIVE FOOT WIDE LANDSCAPE PERIMETER BUFFER ALONG THE NORTH AND SOUTH PERIMETERS WHERE EIGHT FEET IS REQUIRED on 0.15 acres at 721 South 8th Street (APN 139-34-810-039) R-1 (Single Family Residential) [PROPOSED: P-O (Professional Office)] Zone, Ward 3 (Coffin) [PRJ-58948]. Staff recommends APPROVAL.
45. **ZON-59511 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: JOSE PICHARDO** - For possible action on a request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: R-3 (MEDIUM DENSITY RESIDENTIAL) on 0.24 acres at 625 South 10th Street (APN 139-34-810-110), Ward 3 (Coffin) [PRJ-59324]. Staff recommends APPROVAL.
46. **VAR-59512 - VARIANCE RELATED TO ZON-59511 - PUBLIC HEARING - APPLICANT/OWNER: JOSE PICHARDO** - For possible action on a request for a Variance TO ALLOW A SIX-FOOT FRONT YARD SETBACK WHERE TEN FEET IS THE MINIMUM REQUIRED on 0.24 acres at 625 South 10th Street (APN 139-34-810-110), R-1 (Single Family Residential) Zone [PROPOSED: R-3 (Medium Density Residential)], Ward 3 (Coffin) [PRJ-59324]. Staff recommends APPROVAL.
47. **SDR-59513 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-59511 AND VAR-59512 - PUBLIC HEARING - APPLICANT/OWNER: JOSE PICHARDO** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 10-UNIT, THREE-STORY MULTI-FAMILY RESIDENTIAL BUILDING WITH WAIVERS TO ALLOW A SIX-FOOT LANDSCAPE BUFFER ALONG A PORTION OF THE WEST PERIMETER WHERE TEN FEET IS THE MINIMUM REQUIRED AND A ZERO-FOOT BUFFER ALONG A PORTION OF THE EAST PERIMETER WHERE SIX FEET IS THE MINIMUM REQUIRED on 0.24 acres at 625 South 10th Street (APN 139-34-810-110), R-1 (Single Family Residential) Zone [PROPOSED: R-3 (Medium Density Residential)], Ward 3 (Coffin) [PRJ-59324]. Staff recommends APPROVAL.
48. **ZON-59524 - REZONING - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: FARROKHTALA FAMILY TRUST** - For possible action on a request for a Rezoning FROM: R-PD4 (RESIDENTIAL PLANNED DEVELOPMENT - 4 UNITS PER ACRE) TO: R-1 (SINGLE FAMILY RESIDENTIAL) on 16.24 acres at the southwest corner of Sheleheda Avenue and Bradley Road (APNs 125-01-402-001 through 004 and 021), Ward 6 (Ross) [PRJ-59009]. Staff recommends APPROVAL.
49. **TMP-59526 - TENTATIVE MAP RELATED TO ZON-59524 - GRANITE FALLS 3 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: FARROKHTALA FAMILY TRUST** - For possible action on a request for a Tentative Map FOR A 77-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 16.24 acres at the southwest corner of Sheleheda Avenue and Bradley Road (APNs 125-01-402-001 through 004 and 021), Ward 6 (Ross) [PRJ-59009]. Staff recommends APPROVAL.
50. **VAR-59486 - VARIANCE - PUBLIC HEARING - APPLICANT/ OWNER: 1701 EAST OAKEY, LLC** - For possible action on a request for a Variance TO ALLOW ZERO PARKING SPACES WHERE 27 SPACES ARE REQUIRED FOR A PUBLIC SCHOOL, PRIMARY USE on 1.25 acres located at 1701 East Oakey Boulevard (APN 162-02-209-001), R-1 (Single Family Residential) Zone, Ward 3 (Coffin) [PRJ-59402]. Staff recommends APPROVAL.
51. **SUP-59487 - SPECIAL USE PERMIT RELATED TO VAR-59486 - PUBLIC HEARING - APPLICANT/ OWNER: 1701 EAST OAKEY, LLC** - For possible action on a request for a Special Use Permit FOR A PUBLIC SCHOOL, PRIMARY USE at 1701 East Oakey Boulevard (APN 162-02-209-001), R-1 (Single Family Residential), Ward 3 (Coffin) [PRJ-59402]. Staff recommends APPROVAL.
52. **VAR-59491 - VARIANCE - PUBLIC HEARING - APPLICANT: OVATION DEVELOPMENT - OWNER: THE G.E.S. FAMILY LIMITED PARTNERSHIP** - For possible action on a request for a Variance TO ALLOW A 16-FOOT TALL WALL ALONG A PORTION OF THE FRONT PROPERTY LINE WHERE FIVE FEET (TOP THREE FEET 50% OPEN) IS REQUIRED AND TO ALLOW 16-FOOT TALL WALL ALONG THE EAST PROPERTY LINE WHERE EIGHT FEET IS THE MAXIMUM ALLOWED at the southeast corner of Vegas Drive and Rock Springs Drive (APN 138-27-501-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-59369]. Staff recommends APPROVAL.

53. [SUP-59492 - SPECIAL USE PERMIT RELATED TO VAR-59491 - PUBLIC HEARING - APPLICANT: OVATION DEVELOPMENT - OWNER: THE G.E.S. FAMILY LIMITED PARTNERSHIP - For possible action on a request for a Special Use Permit FOR A PROPOSED 230-UNIT SENIOR CITIZEN APARTMENTS DEVELOPMENT WITH A WAIVER TO ALLOW NO GROUND-LEVEL NON-RESIDENTIAL DEVELOPMENT AND APARTMENTS LOCATED ON THE GROUND FLOOR at the southeast corner of Vegas Drive and Rock Springs Drive \(APN 138-27-501-001\), C-1 \(Limited Commercial\) Zone, Ward 1 \(Tarkanian\) \[PRJ-59369\]. Staff recommends APPROVAL.](#)
54. [SDR-59494 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-59491 AND SUP-59492 - PUBLIC HEARING - APPLICANT: OVATION DEVELOPMENT - OWNER: THE G.E.S. FAMILY LIMITED PARTNERSHIP - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 230-UNIT SENIOR CITIZEN APARTMENTS DEVELOPMENT WITH A WAIVER TO ALLOW AN EIGHT-FOOT LANDSCAPE BUFFER ON A PORTION OF THE NORTH PROPERTY LINE WHERE 15 FEET IS THE MINIMUM REQUIRED on 7.09 acres at the southeast corner of Vegas Drive and Rock Springs Drive \(APN 138-27-501-001\), C-1 \(Limited Commercial\) Zone, Ward 1 \(Tarkanian\) \[PRJ-59369\]. Staff recommends APPROVAL.](#)
55. [VAR-59497 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: 2117 ALTA, LLC - For possible action on a request for a Variance TO ALLOW A 12-FOOT FRONT YARD SETBACK WHERE 15 FEET IS THE MINIMUM REQUIRED AND A FIVE-FOOT SIDE YARD SETBACK WHERE 10 FEET IS THE MINIMUM REQUIRED on 0.19 acres at 2117 Alta Drive \(APN 139-32-704-001\), PD \(Planned Development\) Zone \[P-O \(Professional Office\) Las Vegas Medical District Special Land Use Designation\], Ward 1 \(Tarkanian\) \[PRJ-59430\]. Staff recommends DENIAL.](#)
56. [VAR-59498 - VARIANCE RELATED TO VAR-59497 - PUBLIC HEARING - APPLICANT/OWNER: 2117 ALTA, LLC - For possible action on a request for a Variance TO ALLOW A 20-FOOT WIDE TWO-WAY DRIVE AISLE WHERE A 24-FOOT WIDE DRIVE AISLE IS REQUIRED on 0.19 acres at 2117 Alta Drive \(APN 139-32-704-001\), PD \(Planned Development\) Zone \[P-O \(Professional Office\) Las Vegas Medical District Special Land Use Designation\], Ward 1 \(Tarkanian\) \[PRJ-59430\]. Staff recommends DENIAL.](#)
57. [SDR-59499 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-59497 AND VAR-59498 - PUBLIC HEARING - APPLICANT/OWNER: 2117 ALTA, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED TWO-STORY, 3,150 SQUARE-FOOT OFFICE BUILDING WITH WAIVERS TO ALLOW A NINE-FOOT LANDSCAPE BUFFER ALONG THE NORTH PROPERTY LINE WHERE 15 FEET IS THE MINIMUM REQUIRED AND A ZERO-FOOT WIDE LANDSCAPE BUFFER ALONG THE EAST, SOUTH AND PORTION OF THE WEST PROPERTY LINE WHERE EIGHT FEET IS REQUIRED on 0.19 acres at 2117 Alta Drive \(APN 139-32-704-001\), PD \(Planned Development\) Zone \[P-O \(Professional Office\) Las Vegas Medical District Special Land Use Designation\], Ward 1 \(Tarkanian\) \[PRJ-59430\]. Staff recommends DENIAL.](#)
58. [VAR-59528 - VARIANCE - PUBLIC HEARING - APPLICANT: D R HORTON - OWNER: 303 COTTON, LLC, ET AL - For possible action on a request for a Variance TO ALLOW INADEQUATE AUTO AND PEDESTRIAN CONNECTIONS FOR A PROPOSED 60-LOT RESIDENTIAL SUBDIVISION on 20.0 acres at the northeast corner of Elkhorn Road and Hualapai Way \(APNs 125-18-401-001, 002, 009 and 010\), Ward 6 \(Ross\) \[PRJ-59479\]. Staff recommends DENIAL.](#)
59. [VAR-59530 - VARIANCE RELATED TO VAR-59528 - PUBLIC HEARING - APPLICANT: D R HORTON - OWNER: 303 COTTON, LLC, ET AL - For possible action on a request for a Variance TO ALLOW A PRIVATE STREET WITH NO GATE AND A 42-FOOT WIDE STREET WIDTH WHERE 47-FOOT IS REQUIRED FOR A PROPOSED 60-LOT RESIDENTIAL SUBDIVISION on 20.0 acres at the northeast corner of Elkhorn Road and Hualapai Way \(APNs 125-18-401-001, 002, 009 and 010\), Ward 6 \(Ross\) \[PRJ-59479\]. Staff recommends DENIAL.](#)
60. [VAC-59533 - VACATION - PUBLIC HEARING - APPLICANT: D R HORTON - OWNER: 303 COTTON, LLC, ET AL - For possible action on a request for a Petition to Vacate U.S. Government Patent Easements and the full width of Eula Street, between Elkhorn Road and Solar Avenue, Ward 6 \(Ross\) \[PRJ-59479\]. Staff recommends APPROVAL.](#)
61. [TMP-59534 - TENTATIVE MAP RELATED TO VAR-59528, VAR-59530 AND VAC-59533 - HUALAPAI/SEVERENCE - PUBLIC HEARING - APPLICANT: D R HORTON - OWNER: 303 COTTON, LLC, ET AL - For possible action on a request for a Tentative Map FOR A PROPOSED 60-LOT RESIDENTIAL SUBDIVISION on 20.0 acres at the northeast corner of Elkhorn Road and Hualapai Way \(APNs 125-18-401-001, 002, 009 and 010\), Ward 6 \(Ross\) \[PRJ-59479\]. Staff recommends DENIAL.](#)

62. [**VAR-59540 - VARIANCE - PUBLIC HEARING - APPLICANT: CASCADE FINANCIAL SERVICES, LLC - OWNER: THE TASS C. HARDIN & LOIS I. HARDIN REVOCABLE FAMILY TRUST**](#) - For possible action on a request for a Variance TO ALLOW 26 PARKING SPACES WHERE 76 SPACES ARE THE MINIMUM REQUIRED at 6640 West Cheyenne Avenue (APN 138-11-406-012), C-1 (Limited Commercial) Zone, Ward 4 (Anthony) [PRJ-59440]. Staff recommends DENIAL.
63. [**VAR-59542 - VARIANCE RELATED TO VAR-59540 - PUBLIC HEARING - APPLICANT: CASCADE FINANCIAL SERVICES, LLC - OWNER: THE TASS C. HARDIN & LOIS I. HARDIN REVOCABLE FAMILY TRUST**](#) - For possible action on a request for a Variance TO ALLOW A RESIDENTIAL ADJACENCY SETBACK OF 10 FEET WHERE A MINIMUM OF 105 FEET IS REQUIRED at 6640 West Cheyenne Avenue (APN 138-11-406-012), C-1 (Limited Commercial) Zone, Ward 4 (Anthony) [PRJ-59440]. Staff recommends DENIAL.
64. [**SUP-59544 - SPECIAL USE PERMIT RELATED TO VAR-59540 AND VAR-59542 - PUBLIC HEARING - APPLICANT: CASCADE FINANCIAL SERVICES, LLC - OWNER: THE TASS C. HARDIN & LOIS I. HARDIN REVOCABLE FAMILY TRUST**](#) - For possible action on a request for a Special Use Permit FOR A PROPOSED 12,206 SQUARE-FOOT FACILITY TO PROVIDE TESTING, TREATMENT OR COUNSELING FOR DRUG OR ALCOHOL ABUSE USE at 6640 West Cheyenne Avenue (APN 138-11-406-012), C-1 (Limited Commercial) Zone, Ward 4 (Anthony) [PRJ-59440]. Staff recommends DENIAL.
65. [**SDR-59546 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-59540, VAR-59542 AND SUP-59544 - PUBLIC HEARING - APPLICANT: CASCADE FINANCIAL SERVICES, LLC - OWNER: THE TASS C. HARDIN & LOIS I. HARDIN REVOCABLE FAMILY TRUST**](#) - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 12,206 SQUARE-FOOT FACILITY TO PROVIDE TESTING, TREATMENT OR COUNSELING FOR DRUG OR ALCOHOL ABUSE AND 58-BED CONVALESCENT CARE FACILITY/NURSING HOME BUILDING on 0.90 acres at 6640 West Cheyenne Avenue (APN 138-11-406-012), C-1 (Limited Commercial) Zone, Ward 4 (Anthony) [PRJ-59440]. Staff recommends DENIAL.
66. [**VAR-59525 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: COLVIN FAMILY TRUST**](#) - For possible action on a request for a Variance TO ALLOW A 14-FOOT FRONT YARD SETBACK WHERE 20 FEET IS THE MINIMUM REQUIRED on 0.35 acres at 224 Desert View Street (APN 139-32-512-004), R-PD4 (Residential Planned Development - 4 Units Per Acre) Zone, Ward 1 (Tarkanian) [PRJ-59495]. Staff recommends DENIAL.
67. [**WVR-59348 - WAIVER - PUBLIC HEARING - APPLICANT/OWNER: EDWARD GALEN STOCKTON**](#) - For possible action on a request for a Waiver TO ALLOW NO STREETLIGHTS WHERE SUCH ARE REQUIRED on 9.26 acres at the southeast corner of Tenaya Way and Wittig Avenue (APNs 125-22-601-023 and 024), U (Undeveloped) Zone [DR (Desert Rural Density Residential)], Ward 6 (Ross) [PRJ-58511]. Staff recommends DENIAL.
68. [**VAR-59349 - VARIANCE RELATED TO WVR-59348 - PUBLIC HEARING - APPLICANT/OWNER: EDWARD GALEN STOCKTON**](#) - For possible action on a request for a Variance TO ALLOW NO AMENITY ZONE AND SIDEWALK WHERE SUCH ARE REQUIRED on 9.26 acres at the southeast corner of Tenaya Way and Wittig Avenue (APNs 125-22-601-023 and 024), U (Undeveloped) Zone [DR (Desert Rural Density Residential)], Ward 6 (Ross) [PRJ-58511]. Staff recommends DENIAL.
69. [**VAR-59609 - VARIANCE RELATED TO WVR-59348 AND VAR-59349 - PUBLIC HEARING - APPLICANT/OWNER: EDWARD GALEN STOCKTON**](#) - For possible action on a request for a Variance TO ALLOW AN EXISTING SIX-FOOT TALL WALL IN THE FRONT YARD WHERE FIVE FEET (TOP THREE FEET 50% OPEN) IS THE MAXIMUM HEIGHT ALLOWED IN THE FRONT YARD on 9.26 acres at the southeast corner of Tenaya Way and Wittig Avenue (APNs 125-22-601-023 and 024), U (Undeveloped) Zone [DR (Desert Rural Density Residential)], Ward 6 (Ross) [PRJ-58511]. Staff recommends APPROVAL.
70. [**VAC-59670 - VACATION RELATED TO WVR-59348, VAR-59349 AND VAR-59609 - PUBLIC HEARING - APPLICANT/OWNER: EDWARD GALEN STOCKTON**](#) - For possible action on a request for a Petition to Vacate A PUBLIC MULTI-USE TRAIL EASEMENT generally located adjacent to the northeast corner of Tenaya Way and Haley Avenue (APNs 125-22-601-023 and 024), U (Undeveloped) Zone [DR (Desert Rural Density Residential)], Ward 6 (Ross) [PRJ-58511]. Staff recommends APPROVAL.

71. [SUP-59406 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: CALLIE KLEIN-CALIGING, ET AL](#) - For possible action on a request for a Special Use Permit FOR A PROPOSED HORSE CORRAL OR STABLE (COMMERCIAL) USE FOR A MAXIMUM OF EIGHT HORSES on 1.32 acres at 6020 West La Madre Way (APN 125-36-302-007), R-E (Residence Estates) Zone, Ward 6 (Ross) [PRJ-59186]. Staff recommends APPROVAL.
72. [SUP-59535 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LIQUOR EMPORIUM - OWNER: JONES & 95, LLC, ET AL](#) - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,328 SQUARE-FOOT PACKAGE LIQUOR OFF-SALE ESTABLISHMENT USE at 240 North Jones Boulevard, Suite F (APN 138-25-417-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-59135]. Staff recommends APPROVAL.
73. [SUP-59539 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: BOYER SKYPOINTE ACADEMY LP](#) - For possible action on a request for a Special Use Permit FOR AN ALTERNATIVE PARKING STANDARD TO ALLOW 429 PARKING SPACES WHERE 516 SPACES ARE REQUIRED FOR A PROPOSED SECONDARY SCHOOL (HIGH SCHOOL) at 7038 Sky Pointe Drive (APN 125-21-102-009), T-C (Town Center) [SX-TC (Suburban Mixed Use - Town Center)] Special Land Use designation, Ward 6 (Ross) [PRJ-58877]. Staff recommends DENIAL.
74. [RQR-59613 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT/OWNER: DYNAMIC PROPERTY HOLDINGS, LLC](#) - For possible action on a request for a Required Review of an approved Special Use Permit (SUP-53970) FOR AN EXISTING PUBLIC SCHOOL, SECONDARY USE at 7485 West Azure Drive (APN 125-27-114-023), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-59614]. Staff recommends DENIAL.
75. [SDR-59472 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: 120 6TH STREET, LLC](#) - For possible action on a request for a Site Development Plan Review FOR A PARKING LOT AND PRIVATE OUTDOOR PLAZA WITH WAIVERS OF THE DOWNTOWN CENTENNIAL PLAN PARKING LOT LANDSCAPING AND SCREENING FENCE DESIGN STANDARDS on 0.32 acres at 120 South 6th Street (APN 139-34-611-052), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-59363]. Staff recommends APPROVAL.
76. [SDR-59556 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: LV LAND COMPANY, LLC - OWNER: CITY OF LAS VEGAS REDEVELOPMENT AGENCY](#) - For possible action on a request for a Site Development Plan Review FOR A PROPOSED TWO-STORY, 26,600 SQUARE-FOOT GOVERNMENT FACILITY (COURTHOUSE) WITH WAIVERS OF DOWNTOWN CENTENNIAL PLAN BUILD-TO-LINE, PARKING LOT SCREENING AND LANDSCAPING, AND ARCHITECTURAL DESIGN STANDARDS on 0.56 acres at the southeast corner of Clark Avenue and 4th Street (APN 139-34-303-002), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-59454]. Staff recommends APPROVAL.
77. [ROC-59383 - REVIEW OF CONDITION - PUBLIC HEARING - APPLICANT: WESTERN STATES LODGING, LLC - OWNER: EL CAPITAN INTERCHANGE](#) - For possible action on a request for a Review of Condition of an approved Site Development Plan Review (SDR-57635) TO DELETE CONDITION #14 WHICH STATES, "CONCURRENT WITH DEVELOPMENT OF THIS SITE, EXTEND PUBLIC SEWER IN REGENA AVENUE TO THE WEST EDGE OF THIS SITE" on 3.47 acres on the northwest corner of Riley Street and Durango Drive (APN 125-29-502-009), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-59202]. Staff recommends APPROVAL.

DIRECTOR'S BUSINESS:

78. [TXT-59551 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS](#) - For discussion and possible action on a request to amend LVMC 19.12.120(F) to allow Off-Premise Signs that are required to be removed for publicly funded improvements to be relocated onto a different parcel or subdivision lot without a Special Use Permit or Variance under certain circumstances, and to provide for other related matters. Staff recommends APPROVAL.
79. [TXT-59655 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS](#) - For discussion and possible action on a request to amend LVMC Chapter 19.12 regarding the Short-Term Residential Rental use to require a Special Use Permit for the use in residential zoning districts under certain circumstances and to provide for other related matters. Staff has NO RECOMMENDATION.

80. **TXT-59871 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - For discussion and possible action on a request to amend Section B.3.B of the Town Center Development Standards Manual regarding Conditional Uses to allow Auto Dealer Inventory Storage as an interim use when approved concurrently with a Motor Vehicle Sales (New) use, and to provide for other related matters. Staff has NO RECOMMENDATION.

81. **TXT-59905 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - For discussion and possible action on a request to amend LVMC 19.12.070 and 19.18.020 related to the Nightclub use by revising requirements, standards and applicability and to provide for other related matters. Staff recommends APPROVAL.

CITIZENS PARTICIPATION:

82. 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