

**PLANNING COMMISSION AGENDA**  
**COUNCIL CHAMBERS · 495 SOUTH MAIN STREET · PHONE 229-6011**  
**CITY OF LAS VEGAS INTERNET ADDRESS: [www.lasvegasnevada.gov](http://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**  
**Gus W. Flangas**  
**Glen Trowbridge**  
**Cedric Crear**  
**Sam Cherry**

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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. 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.

**August 9, 2016**  
**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, 3<sup>RD</sup> FLOOR, (702)-229-6301 OR ON THE CITY'S WEBPAGE AT [www.lasvegasnevada.gov](http://www.lasvegasnevada.gov).

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

City Hall, 495 South Main Street, 1<sup>st</sup> 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 JULY 12, 2016.](#)
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. **EOT-64957 - EXTENSION OF TIME - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RICHMOND AMERICAN HOMES** - For possible action on a request for an Extension of Time of an approved Variance (VAR-53844) TO ALLOW A TEN-FOOT CORNER SIDE SETBACK WHERE 15 FEET IS THE MINIMUM SETBACK REQUIRED on 0.16 acres at 5519 Powell Prairie Avenue (APN 125-01-415-028), R-1 (Single Family Residential) Zone, Ward 6 (Ross). Staff recommends APPROVAL.
8. **EOT-64959 - EXTENSION OF TIME - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RICHMOND AMERICAN HOMES** - For possible action on a request for an Extension of Time of an approved Variance (VAR-53846) TO ALLOW A TEN-FOOT CORNER SIDE SETBACK WHERE 15 FEET IS THE MINIMUM SETBACK REQUIRED on 0.16 acres at 5536 Powell Prairie Avenue (APN 125-01-415-033), R-1 (Single Family Residential) Zone, Ward 6 (Ross). Staff recommends APPROVAL.
9. **EOT-64960 - EXTENSION OF TIME - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RICHMOND AMERICAN HOMES** - For possible action on a request for an Extension of Time of an approved Variance (VAR-53845) TO ALLOW A TEN-FOOT CORNER SIDE SETBACK WHERE 15 FEET IS THE MINIMUM SETBACK REQUIRED on 0.16 acres at 5520 Powell Prairie Avenue (APN 125-01-415-029), R-1 (Single Family Residential) Zone, Ward 6 (Ross). Staff recommends APPROVAL.
10. **EOT-64961 - EXTENSION OF TIME - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RICHMOND AMERICAN HOMES** - For possible action on a request for an Extension of Time of an approved Variance (VAR-53841) TO ALLOW A TEN-FOOT CORNER SIDE SETBACK WHERE 15 FEET IS THE MINIMUM SETBACK REQUIRED on 0.16 acres at 5535 Powell Prairie Avenue (APN 125-01-415-024), R-1 (Single Family Residential) Zone, Ward 6 (Ross). Staff recommends APPROVAL.
11. **EOT-65107 - EXTENSION OF TIME - VARIANCE - APPLICANT/OWNER: SKY POINTE HOTEL GROUP, LLC** - For possible action on a request for an Extension of Time of a previously approved Variance (VAR-45114) TO ALLOW 74 PARKING SPACES WHERE 87 SPACES ARE REQUIRED AND TO ALLOW ONE LOADING SPACE WHERE THREE ARE REQUIRED on 1.83 acres at 5701 Sky Pointe Drive (APN 125-27-410-004), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross). Staff recommends APPROVAL.
12. **EOT-65106 - EXTENSION OF TIME RELATED TO EOT-65107 - SPECIAL USE PERMIT - APPLICANT/OWNER: SKY POINTE HOTEL GROUP, LLC** - For possible action on a request for an Extension of Time of a previously approved Special Use Permit (SUP-45116) FOR A HOTEL, MOTEL OR MOTEL SUITES WITH A WAIVER TO ALLOW A DISTANCE SEPARATION OF 82 FEET FROM A SINGLE FAMILY DETACHED DWELLING WHERE 330 FEET IS REQUIRED at 5701 Sky Pointe Drive (APN 125-27-410-004), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross). Staff recommends APPROVAL.
13. **EOT-65105 - EXTENSION OF TIME RELATED TO EOT-65106 AND EOT-65107 - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: SKY POINTE HOTEL GROUP, LLC** - For possible action on a request for an Extension of Time of a previously approved Site Development Plan Review (SDR-45115) FOR A PROPOSED FOUR-STORY, 55-FOOT TALL, 87-UNIT, 50,478 SQUARE-FOOT HOTEL WITH WAIVERS OF THE STREETScape AND SIGN REQUIREMENTS OF THE TOWN CENTER DEVELOPMENT STANDARDS MANUAL, INCLUDING ALLOWING A 65-FOOT TALL PYLON SIGN WHERE 24 FEET IS THE MAXIMUM ALLOWED on 1.83 acres at 5701 Sky Pointe Drive (APN 125-27-410-004), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross). Staff recommends APPROVAL.
14. **TMP-65447 - TENTATIVE MAP - CHARLESTON/EASTERN (A COMMERCIAL SUBDIVISION) - APPLICANT: MARY BARTSAS 22, LLC - OWNER: MARY BARTSAS 3, LLC AND MARY BARTSAS 22, LLC** - For possible action on a request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 3.82 acres at the southwest corner of Fremont Street and Eastern Avenue (APNs 139-35-803-015, -016 and -017), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-64955]. Staff recommends APPROVAL.

**ABEYANCE ITEMS RESCISSION, RECONSIDERATION AND RESCHEDULING OF THE FOLLOWING COMPANION ITEMS CURRENTLY SCHEDULED TO BE HEARD AT THE PLANNING COMMISSION MEETING OF OCTOBER 11, 2016:**

**ABEYANCE ITEMS RESCIND, RECONSIDERATION AND RESCHEDULING OF THE FOLLOWING COMPANION ITEMS CURRENTLY SCHEDULED TO BE HEARD AT THE PLANNING COMMISSION MEETING OF OCTOBER 11, 2016**

15. **ABEYANCE - RENOTIFICATION - GPA-62387 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: SEVENTY ACRES, LLC** - For possible action on a request for a General Plan Amendment FROM: PR-OS (PARKS/RECREATION/OPEN SPACE) TO: H (HIGH DENSITY RESIDENTIAL) on 17.49 acres at the southwest corner of Alta Drive and Rampart Boulevard (APN 138-32-301-005), Ward 2 (Beers) [PRJ-62226]. Staff recommends APPROVAL.
16. **ABEYANCE - RENOTIFICATION - ZON-62392 - REZONING RELATED TO GPA-62387 - PUBLIC HEARING - APPLICANT/OWNER: SEVENTY ACRES, LLC** - For possible action on a request for a Rezoning FROM: R-PD7 (RESIDENTIAL PLANNED DEVELOPMENT - 7 UNITS PER ACRE) TO: R-4 (HIGH DENSITY RESIDENTIAL) on 17.49 acres at the southwest corner of Alta Drive and Rampart Boulevard (APN 138-32-301-005), Ward 2 (Beers) [PRJ-62226]. Staff recommends APPROVAL.
17. **ABEYANCE - RENOTIFICATION - SDR-62393 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-62387 AND ZON-62392 - PUBLIC HEARING - APPLICANT/OWNER: SEVENTY ACRES, LLC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 720-UNIT MULTI-FAMILY RESIDENTIAL (CONDOMINIUM) DEVELOPMENT CONSISTING OF FOUR, FOUR-STORY BUILDINGS on 17.49 acres at the southwest corner of Alta Drive and Rampart Boulevard (APN 138-32-301-005), R-PD7 (Residential Planned Development - 7 Units per Acre) Zone [PROPOSED: R-4 (High Density Residential)], Ward 2 (Beers) [PRJ-62226]. Staff recommends APPROVAL.
18. **ABEYANCE - RENOTIFICATION - MOD-63600 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT: 180 LAND CO, LLC - OWNER: SEVENTY ACRES, LLC, ET AL** - For possible action on a request for a Major Modification of the 1990 Peccole Ranch Master Plan TO AMEND THE NUMBER OF ALLOWABLE UNITS, TO CHANGE THE LAND USE DESIGNATION OF PARCELS COMPRISING THE CURRENT BADLANDS GOLF COURSE, TO PROVIDE STANDARDS FOR REDEVELOPMENT OF SUCH PARCELS AND TO REFLECT THE AS-BUILT CONDITION OF THE REMAINING PROPERTIES on 1,569.60 acres generally located east of Hualapai Way, between Alta Drive and Sahara Avenue (APNs Multiple), Ward 2 (Beers) [PRJ-63491]. Staff recommends APPROVAL.
19. **ABEYANCE - RENOTIFICATION - GPA-63599 - GENERAL PLAN AMENDMENT RELATED TO MOD-63600 - PUBLIC HEARING - APPLICANT/OWNER: 180 LAND CO, LLC, ET AL** - For possible action on a request for a General Plan Amendment FROM: PR-OS (PARKS/RECREATION/OPEN SPACE) TO: DR (DESERT RURAL DENSITY RESIDENTIAL) AND H (HIGH DENSITY RESIDENTIAL) on 250.92 acres at the southwest corner of Alta Drive and Rampart Boulevard (APNs 138-31-702-002; 138-31-801-002 and 003; 138-32-202-001; and 138-32-301-005 and 007), Ward 2 (Beers) [PRJ-63491]. Staff recommends APPROVAL.
20. **ABEYANCE - RENOTIFICATION - ZON-63601 - REZONING RELATED TO MOD-63600 AND GPA-63599 - PUBLIC HEARING - APPLICANT/OWNER: 180 LAND CO, LLC, ET AL** - For possible action on a request for a Rezoning FROM: R-PD7 (RESIDENTIAL PLANNED DEVELOPMENT - 7 UNITS PER ACRE) TO: R-E (RESIDENCE ESTATES) AND R-4 (HIGH DENSITY RESIDENTIAL) ON 248.79 ACRES AND FROM: PD (PLANNED DEVELOPMENT) TO: R-4 (HIGH DENSITY RESIDENTIAL) on 2.13 acres at the southwest corner of Alta Drive and Rampart Boulevard (APNs 138-31-702-002; 138-31-801-002 and 003; 138-32-202-001; and 138-32-301-005 and 007), Ward 2 (Beers) [PRJ-63491]. Staff recommends APPROVAL.
21. **ABEYANCE - RENOTIFICATION - DIR-63602 - DIRECTOR'S BUSINESS RELATED TO MOD-63600 - PUBLIC HEARING - APPLICANT/OWNER: 180 LAND CO, LLC, ET AL** - For possible action on a request for a Development Agreement between 180 Land Co. LLC, et al. and the City of Las Vegas on 250.92 acres at the southwest corner of Alta Drive and Rampart Boulevard (APNs 138-31-702-002; 138-31-801-002 and 003; 138-32-202-001; and 138-32-301-005 and 007), Ward 2 (Beers) [PRJ-63491]. 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.

22. **ABEYANCE - SDR-64907 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: CAPITAL WEST DEVELOPMENT - OWNER: CITY OF LAS VEGAS** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 15,221 SQUARE-FOOT MEDICAL OFFICE BUILDING WITH A WAIVER TO NOT ORIENT THE BUILDING TO THE CORNER WHERE SUCH IS REQUIRED on 2.08 acres at the southwest corner of Mount Mariah Drive and Martin L King Boulevard (APN 139-21-313-013), C-PB (Planned Business Park) Zone, Ward 5 (Barlow) [PRJ-64905]. Staff recommends APPROVAL.
23. **SUP-65297 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: SOUTHERN NEVADA SIGHTLESS, INC.** - For possible action on a request for a Major Amendment to a previously approved Special Use Permit (SUP-61367) FOR AN ALTERNATIVE PARKING STANDARD TO ALLOW 95 PARKING SPACES WHERE 155 SPACES ARE REQUIRED FOR AN EXISTING WAREHOUSE, OFFICE AND BANQUET FACILITY USES (BLIND CENTER) on 3.00 acres located at 997 North Bruce Street and 1600 Gragson Avenue (APN 139-26-201-019), C-V (Civic) Zone, Ward 5 (Barlow) [PRJ-65182]. Staff recommends APPROVAL.
24. **SDR-65298 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-65297 - PUBLIC HEARING - APPLICANT/OWNER: SOUTHERN NEVADA SIGHTLESS, INC.** - For possible action on a request for a Major Amendment to a previously approved Site Development Plan Review (SDR-60891) FOR A PROPOSED 5,948 SQUARE-FOOT ADDITION TO AN EXISTING WAREHOUSE, OFFICE AND BANQUET FACILITY on 3.02 acres located at 997 North Bruce Street and 1600 Gragson Avenue (APN 139-26-201-019), C-V (Civic) Zone, Ward 5 (Barlow) [PRJ-65182]. Staff recommends APPROVAL.
25. **SUP-65393 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ROD PERDEW - OWNER: A.W. HAM III TRUST** - For possible action on a request for a Special Use Permit FOR A PROPOSED 7,618 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT WITH A 500 SQUARE-FOOT OUTDOOR SEATING AREA at 512 Fremont Street (APN 139-34-611-007), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-65254]. Staff recommends APPROVAL.
26. **SUP-65394 - SPECIAL USE PERMIT RELATED TO SUP-65393 - PUBLIC HEARING - APPLICANT: ROD PERDEW - OWNER: A.W. HAM III TRUST** - For possible action on a request for a Special Use Permit FOR A PROPOSED 7,618 SQUARE-FOOT NIGHT CLUB WITH A 500 SQUARE-FOOT OUTDOOR SEATING AREA WITH WAIVERS TO ALLOW A 1,105-FOOT DISTANCE SEPARATION FROM A CHURCH AND A 1,200-FOOT DISTANCE SEPARATION FROM A SCHOOL WHERE 1,500 FEET IS REQUIRED at 512 Fremont Street (APN 139-34-611-007), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-65254]. Staff recommends APPROVAL.
27. **SUP-65244 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ACRES MEDICAL, LLC - OWNER: 2320 WESTERN, LLC** - For possible action on a request for a Major Amendment to an approved Special Use Permit (SUP-55190) FOR A 1,281 SQUARE FEET ADDITION TO AN APPROVED 449 SQUARE-FOOT MEDICAL MARIJUANA PRODUCTION FACILITY WITH A WAIVER TO ALLOW ANOTHER USE WHICH IS NOT A MEDICAL MARIJUANA FACILITY UNDER THE SAME ROOF at 2320 Western Avenue (APN 162-04-404-003), M (Industrial) Zone, Ward 3 (Coffin) [PRJ-64672]. Staff recommends APPROVAL.
28. **SUP-65400 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: HITEX INC - OWNER: RZMZ FAMILY, LLC - SERIES 3** - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,560 SQUARE-FOOT AUTO TITLE LOAN USE WITHIN AN EXISTING FINANCIAL INSTITUTION, SPECIFIED USE WITH A WAIVER TO ALLOW A 20-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL USE WHERE 200 FEET IS REQUIRED AND TO ALLOW A 718-FOOT DISTANCE SEPARATION FROM A SIMILAR USE WHERE 1,000 FEET IS REQUIRED at 2006 East Charleston Boulevard (APN 162-02-512-008), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-65341]. Staff recommends APPROVAL.

29. **SUP-65403 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CASH OASIS - OWNER: CHAILV, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,121 SQUARE-FOOT AUTO TITLE LOAN USE WITHIN AN EXISTING FINANCIAL INSTITUTION, SPECIFIED USE WITH WAIVERS TO ALLOW A 30-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL USE WHERE 200 FEET IS REQUIRED AND TO ALLOW A 1,121 SQUARE-FOOT TENANT SPACE DEDICATED TO THE USE WHERE 1,500 FEET IS REQUIRED at 5628 West Charleston Boulevard (APN 138-36-408-003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-65377]. Staff recommends APPROVAL.
30. **SUP-65404 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CASH NEVADA - OWNER: RAFI OHANIAN REVOCABLE LIVING TRUST** - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,520 SQUARE-FOOT AUTO TITLE LOAN USE WITHIN AN EXISTING FINANCIAL INSTITUTION, SPECIFIED USE WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL USE WHERE 200 FEET IS REQUIRED at 1117 North Nellis Boulevard (APN 140-29-601-005), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-65325]. Staff recommends APPROVAL.
31. **SUP-65405 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: THE URBAN LOUNGE - OWNER: MAIN STREET INVESTMENTS, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,657 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE at 60 East California Street (APN 162-03-110-081), C-M (Commercial/Industrial) Zone, Ward 3 (Coffin) [PRJ-65218]. Staff recommends APPROVAL.
32. **SUP-65419 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: FU ZU BA SCHOOL OF MASSAGE AND REFLEXOLOGY - OWNER: G G P MEADOWS MALL, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 165 SQUARE-FOOT MASSAGE ESTABLISHMENT WITH A WAIVER TO ALLOW A DISTANCE SEPARATION OF ZERO FEET FROM A CHURCH/HOUSE OF WORSHIP AND 100 FEET FROM A SCHOOL USE WHERE 400 FEET IS THE MINIMUM DISTANCE REQUIRED at 4300 Meadows Lane (APN 139-31-510-019), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-64883]. Staff recommends APPROVAL.
33. **VAC-65407 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: THE HOWARD HUGHES COMPANY, LLC** - For possible action on a request for a Petition to Vacate a portion of Lake Mead Boulevard generally located west of Clark County 215, Ward 2 (Beers) [PRJ-65201]. Staff recommends APPROVAL.

### **PUBLIC HEARING ITEMS**

34. **HPC-64622 - HISTORIC PRESERVATION COMMISSION - PUBLIC HEARING** - For possible action on a request to designate the Beverly Green Historic District, generally bound by Oakey Boulevard (on the north), Rexford Drive (on the west), East St. Louis Avenue (on the south), and South 6th Street (on the east), to be included on the City of Las Vegas Historic Property Register as a Historic District, Multiple APNs, R-1 (Single Family Residential) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.
35. **GPA-64838 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: BOOS DEVELOPMENT GROUP, INC. - OWNER: NEVADA STATE BANK** - For possible action on a request for a General Plan Amendment FROM: O (OFFICE) TO: SC (SERVICE COMMERCIAL) on 2.17 acres at the northwest corner of Cheyenne Avenue and Fort Apache Road (APN 138-07-801-011), Ward 4 (Anthony) [PRJ-64792]. Staff recommends APPROVAL.
36. **ZON-64839 - REZONING RELATED TO GPA-64838 - PUBLIC HEARING - APPLICANT: BOOS DEVELOPMENT GROUP, INC. - OWNER: NEVADA STATE BANK** - For possible action on a request for a Rezoning FROM: O (OFFICE) TO: C-1 (LIMITED COMMERCIAL) on 2.17 acres at the northwest corner of Cheyenne Avenue and Fort Apache Road (APN 138-07-801-011), Ward 4 (Anthony) [PRJ-64792]. Staff recommends APPROVAL.
37. **SUP-65273 - SPECIAL USE PERMIT RELATED TO GPA-64838 AND ZON-64839 - PUBLIC HEARING - APPLICANT: BOOS DEVELOPMENT GROUP, INC. - OWNER: NEVADA STATE BANK** - For possible action on a request for a Special Use Permit FOR A PROPOSED AUTO REPAIR GARAGE, MINOR USE at the northwest corner of Cheyenne Avenue and Fort Apache Road (APN 138-07-801-011), O (Office) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Anthony) [PRJ-64792]. Staff recommends DENIAL.

38. **SDR-65272 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-64838, ZON-64839, AND SUP-65273 - PUBLIC HEARING - APPLICANT: BOOS DEVELOPMENT GROUP, INC. - OWNER: NEVADA STATE BANK** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 8,580 SQUARE-FOOT GENERAL RETAIL STORE, OTHER THAN LISTED; A 2,418 SQUARE-FOOT RESTAURANT WITH DRIVE THROUGH WITH A WAIVER TO NOT ORIENT THE BUILDING TO THE CORNER WHERE SUCH IS REQUIRED; AND A 3,115 SQUARE-FOOT AUTO REPAIR GARAGE, MINOR WITH A WAIVER TO ALLOW SERVICE BAY DOORS TO FACE A PUBLIC RIGHT-OF-WAY on 2.17 acres at the northwest corner of Cheyenne Avenue and Fort Apache Road (APN 138-07-801-011), O (Office) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Anthony) [PRJ-64792]. Staff recommends DENIAL.
39. **TMP-65348 - TENTATIVE MAP RELATED TO GPA-64838, ZON-64839, SUP-65273, AND SDR-65272 - NWC CHEYENNE AVENUE AND FORT APACHE ROAD - PUBLIC HEARING - APPLICANT: BOOS DEVELOPMENT GROUP, INC. - OWNER: NEVADA STATE BANK** - For possible action on a request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 2.17 acres at the northwest corner of Cheyenne Avenue and Fort Apache Road (APN 138-07-801-011), O (Office) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Anthony) [PRJ-64792]. Staff recommends APPROVAL.
40. **GPA-64786 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/ OWNER: KULKA LAND, LLC** - For possible action on a request for a General Plan Amendment FROM: RNP (RURAL NEIGHBORHOOD PRESERVATION) TO: R (RURAL DENSITY RESIDENTIAL) on 5.0 acres at the northwest corner of Elkhorn Road and Grand Canyon Drive (APN 125-18-403-003), Ward 6 (Ross) [PRJ-64704]. Staff recommends APPROVAL.
41. **ZON-64787 - REZONING RELATED TO GPA-64786 - PUBLIC HEARING - APPLICANT/ OWNER: KULKA LAND, LLC** - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-1 (SINGLE FAMILY RESIDENTIAL) on 5.0 acres at the northwest corner of Elkhorn Road and Grand Canyon Drive (APN 125-18-403-003), Ward 6 (Ross) [PRJ-64704]. Staff recommends APPROVAL.
42. **WVR-64788 - WAIVER RELATED TO GPA-64786 AND ZON-64787 - PUBLIC HEARING - APPLICANT/ OWNER: KULKA LAND, LLC** - For possible action on a request for a Waiver TO ALLOW NO STREETLIGHTS WHERE SUCH ARE REQUIRED on 5.0 acres at the northwest corner of Elkhorn Road and Grand Canyon Drive (APN 125-18-403-003), R-E (Residence Estates) Zone [PROPOSED: R-1 (Single Family Residential)], Ward 6 (Ross) [PRJ-64704]. Staff recommends DENIAL.
43. **WVR-64789 - WAIVER RELATED TO GPA-64786, ZON-64787 AND WVR-64788 - PUBLIC HEARING - APPLICANT/ OWNER: KULKA LAND, LLC** - For possible action on a request for a Waiver TO ALLOW PRIVATE STREETS TO BE DEVELOPED TO NON-PUBLIC STREET STANDARDS BEHIND A GATE on 5.0 acres at the northwest corner of Elkhorn Road and Grand Canyon Drive (APN 125-18-403-003), R-E (Residence Estates) Zone [PROPOSED: R-1 (Single Family Residential)], Ward 6 (Ross) [PRJ-64704]. Staff recommends DENIAL.
44. **TMP-64790 - TENTATIVE MAP RELATED TO GPA-64786, ZON-64787, WVR-64788, AND WVR-64789 - ELKHORN & GRAND CANYON - PUBLIC HEARING - APPLICANT/ OWNER: KULKA LAND, LLC** - For possible action on a request for a Tentative Map FOR A 17-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 5.0 acres at the northwest corner of Elkhorn Road and Grand Canyon Drive (APN 125-18-403-003), R-E (Residence Estates) Zone [PROPOSED: R-1 (Single Family Residential)], (Ward 6 (Ross) [PRJ-64704]. Staff recommends DENIAL.
45. **GPA-64884 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: 7470, LLC** - For possible action on a request for a General Plan Amendment FROM: R (RURAL DENSITY RESIDENTIAL) TO: GC (GENERAL COMMERCIAL) on 5.19 acres at the northeast corner of Deer Springs Way and Hualapai Way (APN 125-19-202-006), Ward 6 (Ross) [PRJ-64757]. Staff recommends DENIAL.
46. **ZON-64885 - REZONING RELATED TO GPA-64870 - PUBLIC HEARING - APPLICANT/OWNER: 7470, LLC** - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-2 (GENERAL COMMERCIAL) on 5.19 acres at the northeast corner of Deer Springs Way and Hualapai Way (APN 125-19-202-006), Ward 6 (Ross) [PRJ-64757]. Staff recommends DENIAL.

47. **VAR-64887 - VARIANCE RELATED TO GPA-64884 AND ZON-64885 - PUBLIC HEARING - APPLICANT/OWNER: 7470, LLC** - For possible action on a request for a Variance TO ALLOW A 40-FOOT RESIDENTIAL ADJACENCY SETBACK ALONG THE EAST PROPERTY LINE WHERE 72 FEET IS REQUIRED AND TO ALLOW A 56-FOOT RESIDENTIAL ADJACENCY SETBACK ALONG THE NORTH PROPERTY LINE WHERE 72 FEET IS REQUIRED on 5.19 acres at the northeast corner of Deer Springs Way and Hualapai Way (APN 125-19-202-006), Ward 6 (Ross) [PRJ-64757]. Staff recommends DENIAL.
48. **SDR-64886 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-64884, ZON-64885, VAR-64887, AND VAR-65068 - PUBLIC HEARING - APPLICANT/OWNER: 7470, LLC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 3,668 SQUARE-FOOT GENERAL RETAIL STORE, OTHER THAN LISTED [CONVENIENCE STORE] WITH FUEL PUMPS AND CANOPY, A 1,223 SQUARE-FOOT GENERAL RETAIL STORE, OTHER THAN LISTED, A 2,300 SQUARE-FOOT CAR WASH, FULL SERVICE WITH A WAIVER TO ALLOW THE CAR WASH BAY TO FACE THE PUBLIC RIGHT-OF-WAY WHERE SUCH IS NOT PERMITTED, A 2,220 SQUARE-FOOT RESTAURANT WITH DRIVE-THROUGH WITH A WAIVER TO ALLOW A STACKING LANE FOR FIVE VEHICLES WHERE SIX VEHICLES IS REQUIRED, A 2,061 SQUARE-FOOT RESTAURANT, WITH DRIVE THROUGH, AND A 700-UNIT, 84,800 SQUARE-FOOT MINI-STORAGE FACILITY WITH WAIVERS TO ALLOW FIVE FEET OF PERIMETER LANDSCAPE BUFFERING ON A PORTION OF THE EAST PROPERTY LINE WHERE EIGHT FEET IS THE MINIMUM REQUIRED AND TO NOT ORIENT THE BUILDINGS TO THE CORNER AND STREET FRONTS WHERE SUCH IS REQUIRED on 5.19 acres at the northeast corner of Deer Springs Way and Hualapai Way (APN 125-19-202-006), R-E (Residence Estates) Zone [PROPOSED: C-2 (General Commercial)] Ward 6 (Ross) [PRJ-64757]. Staff recommends DENIAL.
49. **ZON-65286 - REZONING - PUBLIC HEARING - APPLICANT/ OWNER: 900 - 932 CASINO CENTER, LLC** - For possible action on a request for a Rezoning FROM: R-4 (HIGH DENSITY RESIDENTIAL) AND C-2 (GENERAL COMMERCIAL) TO: C-1 (LIMITED COMMERCIAL) on 1.25 acres at the southwest corner of Casino Center Boulevard and Hoover Avenue (APNs 139-34-410-032 through 038), Ward 3 (Coffin) [PRJ-64602]. Staff recommends APPROVAL.
50. **SUP-65287 - SPECIAL USE PERMIT RELATED TO ZON-65286 - PUBLIC HEARING - APPLICANT/OWNER: 900 - 932 CASINO CENTER, LLC** - For possible action on a request for a Special Use Permit FOR A 14-STORY MIXED-USE DEVELOPMENT INCLUDING 33,396 SQUARE FEET OF COMMERCIAL SPACE AND 458 RESIDENTIAL UNITS on 1.25 acres at the southwest corner of Casino Center Boulevard and Hoover Avenue (APNs 139-34-410-032 through 038), R-4 (High Density Residential) and C-2 (General Commercial) Zones [PROPOSED: C-1 (Limited Commercial) Zone], Ward 3 (Coffin) [PRJ-64602]. Staff recommends DENIAL.
51. **SDR-65288 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-65286 AND SUP-65287 - PUBLIC HEARING - APPLICANT/OWNER:900 - 932 CASINO CENTER, LLC** - For possible action on a request for a Site Development Plan Review FOR A 14-STORY MIXED-USE DEVELOPMENT INCLUDING 33,396 SQUARE FEET OF COMMERCIAL SPACE AND 458 RESIDENTIAL UNITS WITH WAIVERS OF DOWNTOWN CENTENNIAL PLAN ARCHITECTURAL STANDARDS on 1.25 acres at the southwest corner of Casino Center Boulevard and Hoover Avenue (APNs 139-34-410-032 through 038), R-4 (High Density Residential) and C-2 (General Commercial) Zones [PROPOSED: C-1 (Limited Commercial) Zone], Ward 3 (Coffin) [PRJ-64602]. Staff recommends DENIAL.
52. **ZON-65372 - REZONING - PUBLIC HEARING - APPLICANT: NEVADA SAFES - OWNER: MCC INVESTMENT COMPANY LTD** - For possible action on a request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) AND C-1 (LIMITED COMMERCIAL) TO: C-1 (LIMITED COMMERCIAL) on 0.53 acres at 5250 West Charleston Boulevard (APN 138-36-803-004), Ward 1 (Tarkanian) [PRJ-65195]. Staff recommends APPROVAL.
53. **VAR-65373 - VARIANCE RELATED TO ZON-65372 - PUBLIC HEARING - APPLICANT: NEVADA SAFES - OWNER: MCC INVESTMENT COMPANY LTD** - For possible action on a request for a Variance TO ALLOW A FIVE-FOOT FRONT YARD SETBACK AND TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED FOR A PROPOSED 1,280 SQUARE-FOOT BUILDING; AND TO ALLOW A SEVEN-FOOT FRONT YARD SETBACK AND ZERO-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED FOR AN EXISTING NONCONFORMING BUILDING on 0.53 acres at 5250 West Charleston Boulevard (APN 138-36-803-004), R-1 (Single Family Residential) and C-1 (Limited Commercial) Zones [PROPOSED: C-1 (Limited Commercial)], Ward 1 (Tarkanian) [PRJ-65195]. Staff recommends DENIAL.

54. **VAR-65374 - VARIANCE RELATED TO ZON-65372 AND VAR-65373 - PUBLIC HEARING - APPLICANT: NEVADA SAFES - OWNER: MCC INVESTMENT COMPANY LTD** - For possible action on a request for a Variance TO ALLOW ZERO ADDITIONAL PARKING SPACES ON A PARKING IMPAIRED DEVELOPMENT WHERE EIGHT ADDITIONAL SPACES ARE REQUIRED on 0.53 acres at 5250 West Charleston Boulevard (APN 138-36-803-004), R-1 (Single Family Residential) and C-1 (Limited Commercial) Zones [PROPOSED: C-1 (Limited Commercial)], Ward 1 (Tarkanian) [PRJ-65195]. Staff recommends DENIAL.
55. **SUP-65375 - SPECIAL USE PERMIT RELATED TO ZON-65372, VAR-65373 AND VAR-65374 - PUBLIC HEARING - APPLICANT: NEVADA SAFES - OWNER: MCC INVESTMENT COMPANY LTD** - For possible action on a request for a Special Use Permit FOR A PROPOSED BOAT AND TRAILER DEALERSHIP (NEW AND USED) WITH A WAIVER TO ALLOW A MINIMUM SITE AREA OF 23,087 SQUARE FEET WHERE 25,000 SQUARE FEET IS REQUIRED at 5250 West Charleston Boulevard (APN 138-36-803-004), R-1 (Single Family Residential) and C-1 (Limited Commercial) Zones [PROPOSED: C-1 (Limited Commercial)], Ward 1 (Tarkanian) [PRJ-65195]. Staff recommends DENIAL.
56. **SDR-65376 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-65372, VAR-65373, VAR-65374 AND SUP-65375 - PUBLIC HEARING - APPLICANT: NEVADA SAFES - OWNER: MCC INVESTMENT COMPANY LTD** - For possible action on a request for a Site Development Plan Review FOR THE PROPOSED CONVERSION OF FOUR SHIPPING CONTAINERS TOTALING 1,280 SQUARE FEET TO A BUILDING on 0.53 acres at 5250 West Charleston Boulevard (APN 138-36-803-004), R-1 (Single Family Residential) and C-1 (Limited Commercial) Zones [PROPOSED: C-1 (Limited Commercial)], Ward 1 (Tarkanian) [PRJ-65195]. Staff recommends DENIAL.
57. **VAR-65224 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES** - For possible action on a request for a Variance TO ALLOW 23 ADDITIONAL PARKING SPACES WHERE 30 ADDITIONAL SPACES ARE REQUIRED FOR A PROPOSED PUBLIC SCHOOL, PRIMARY EXPANSION on 9.68 acres at 5701 Stacey Avenue (APN 138-24-202-001), C-V (Civic) Zone, Ward 5 (Barlow) [PRJ-64693]. Staff recommends DENIAL.
58. **SDR-64809 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-65224 - PUBLIC HEARING - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES** - For possible action on a request for a Major Amendment to a previously approved Plot Plan Review (Z-0053-98) FOR A PROPOSED 12,120 SQUARE-FOOT EXPANSION TO AN EXISTING 67,973 SQUARE-FOOT PUBLIC SCHOOL, PRIMARY on 9.68 acres at 5701 Stacey Avenue (APN 138-24-202-001), C-V (Civic) Zone, Ward 5 (Barlow) [PRJ-64693]. Staff recommends DENIAL.
59. **VAR-65269 - VARIANCE - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: GREENGALE PROPERTIES, LLC** - For possible action on a request for a Variance TO ALLOW A 77-FOOT LOT WIDTH WHERE 80 FEET IS REQUIRED ON LOT 41 OF A PROPOSED 95-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 39.18 acres at the southeast corner of Elkhorn Road and Tenaya Way (APN 125-22-501-001), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross) [PRJ-65268]. Staff recommends DENIAL.
60. **VAR-65277 - VARIANCE - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: GREENGALE PROPERTIES, LLC** - For possible action on a request for a Variance TO ALLOW A 73-FOOT LOT WIDTH WHERE 80 FEET IS REQUIRED ON LOT 43 OF A PROPOSED 95-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 39.18 acres at the southeast corner of Elkhorn Road and Tenaya Way (APN 125-22-501-001), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross) [PRJ-65268]. Staff recommends DENIAL.
61. **VAR-65278 - VARIANCE - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: GREENGALE PROPERTIES, LLC** - For possible action on a request for a Variance TO ALLOW A 73-FOOT LOT WIDTH WHERE 80 FEET IS REQUIRED ON LOT 38 OF A PROPOSED 95-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 39.18 acres at the southeast corner of Elkhorn Road and Tenaya Way (APN 125-22-501-001), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross) [PRJ-65268]. Staff recommends DENIAL.
62. **VAR-65279 - VARIANCE - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: GREENGALE PROPERTIES, LLC** - For possible action on a request for a Variance TO ALLOW A 73-FOOT LOT WIDTH WHERE 80 FEET IS REQUIRED ON LOT 45 OF A PROPOSED 95-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 39.18 acres at the southeast corner of Elkhorn Road and Tenaya Way (APN 125-22-501-001), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross) [PRJ-65268]. Staff recommends DENIAL.

63. **VAR-65280 - VARIANCE - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: GREENGALE PROPERTIES, LLC** - For possible action on a request for a Variance TO ALLOW A 73-FOOT LOT WIDTH WHERE 80 FEET IS REQUIRED ON LOT 36 OF A PROPOSED 95-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 39.18 acres at the southeast corner of Elkhorn Road and Tenaya Way (APN 125-22-501-001), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross) [PRJ-65268]. Staff recommends DENIAL.
64. **VAR-65281 - VARIANCE - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: GREENGALE PROPERTIES, LLC** - For possible action on a request for a Variance TO ALLOW A 73-FOOT LOT WIDTH WHERE 80 FEET IS REQUIRED ON LOT 47 OF A PROPOSED 95-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 39.18 acres at the southeast corner of Elkhorn Road and Tenaya Way (APN 125-22-501-001), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross) [PRJ-65268]. Staff recommends DENIAL.
65. **VAR-65282 - VARIANCE - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: GREENGALE PROPERTIES, LLC** - For possible action on a request for a Variance TO ALLOW A 73-FOOT LOT WIDTH WHERE 80 FEET IS REQUIRED ON LOT 34 OF A PROPOSED 95-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 39.18 acres at the southeast corner of Elkhorn Road and Tenaya Way (APN 125-22-501-001), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross) [PRJ-65268]. Staff recommends DENIAL.
66. **VAR-65283 - VARIANCE - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: GREENGALE PROPERTIES, LLC** - For possible action on a request for a Variance TO ALLOW A 73-FOOT LOT WIDTH WHERE 80 FEET IS REQUIRED ON LOT 32 OF A PROPOSED 95-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 39.18 acres at the southeast corner of Elkhorn Road and Tenaya Way (APN 125-22-501-001), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross) [PRJ-65268]. Staff recommends DENIAL.
67. **VAR-65284 - VARIANCE - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: GREENGALE PROPERTIES, LLC** - For possible action on a request for a Variance TO ALLOW A 73-FOOT LOT WIDTH WHERE 80 FEET IS REQUIRED ON LOT 49 OF A PROPOSED 95-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 39.18 acres at the southeast corner of Elkhorn Road and Tenaya Way (APN 125-22-501-001), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross) [PRJ-65268]. Staff recommends DENIAL.
68. **VAR-65285 - VARIANCE - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: GREENGALE PROPERTIES, LLC** - For possible action on a request for a Variance TO ALLOW A 77-FOOT LOT WIDTH WHERE 80 FEET IS REQUIRED ON LOT 40 OF A PROPOSED 95-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 39.18 acres at the southeast corner of Elkhorn Road and Tenaya Way (APN 125-22-501-001), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross) [PRJ-65268]. Staff recommends DENIAL.
69. **VAR-65289 - VARIANCE - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: GREENGALE PROPERTIES, LLC** - For possible action on a request for a Variance TO ALLOW A 77-FOOT LOT WIDTH WHERE 80 FEET IS REQUIRED ON LOT 30 OF A PROPOSED 95-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 39.18 acres at the southeast corner of Elkhorn Road and Tenaya Way (APN 125-22-501-001), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross) [PRJ-65268]. Staff recommends DENIAL.
70. **VAR-65291 - VARIANCE - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: GREENGALE PROPERTIES, LLC** - For possible action on a request for a Variance TO ALLOW A 75-FOOT LOT WIDTH WHERE 80 FEET IS REQUIRED ON LOT 26 OF A PROPOSED 95-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 39.18 acres at the southeast corner of Elkhorn Road and Tenaya Way (APN 125-22-501-001), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross) [PRJ-65268]. Staff recommends DENIAL.
71. **VAR-65292 - VARIANCE - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: GREENGALE PROPERTIES, LLC** - For possible action on a request for a Variance TO ALLOW A 75-FOOT LOT WIDTH WHERE 80 FEET IS REQUIRED ON LOT 25 OF A PROPOSED 95-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 39.18 acres at the southeast corner of Elkhorn Road and Tenaya Way (APN 125-22-501-001), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross) [PRJ-65268]. Staff recommends DENIAL.
72. **VAR-65293 - VARIANCE - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: GREENGALE PROPERTIES, LLC** - For possible action on a request for a Variance TO ALLOW A 75-FOOT LOT WIDTH WHERE 80 FEET IS REQUIRED ON LOT 23 OF A PROPOSED 95-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 39.18 acres at the southeast corner of Elkhorn Road and Tenaya Way (APN 125-22-501-001), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross) [PRJ-65268]. Staff recommends DENIAL.

73. **VAR-65294 - VARIANCE - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: GREENGALE PROPERTIES, LLC** - For possible action on a request for a Variance TO ALLOW A 78-FOOT LOT WIDTH WHERE 80 FEET IS REQUIRED ON LOT 21 OF A PROPOSED 95-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 39.18 acres at the southeast corner of Elkhorn Road and Tenaya Way (APN 125-22-501-001), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross) [PRJ-65268]. Staff recommends DENIAL.
74. **VAR-65302 - VARIANCE - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: GREENGALE PROPERTIES, LLC** - For possible action on a request for a Variance TO ALLOW A 73-FOOT LOT WIDTH WHERE 80 FEET IS REQUIRED ON LOT 66 OF A PROPOSED 95-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 39.18 acres at the southeast corner of Elkhorn Road and Tenaya Way (APN 125-22-501-001), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross) [PRJ-65268]. Staff recommends DENIAL.
75. **VAR-65303 - VARIANCE - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: GREENGALE PROPERTIES, LLC** - For possible action on a request for a Variance TO ALLOW A 73-FOOT LOT WIDTH WHERE 80 FEET IS REQUIRED ON LOT 68 OF A PROPOSED 95-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 39.18 acres at the southeast corner of Elkhorn Road and Tenaya Way (APN 125-22-501-001), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross) [PRJ-65268]. Staff recommends DENIAL.
76. **VAR-65304 - VARIANCE - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: GREENGALE PROPERTIES, LLC** - For possible action on a request for a Variance TO ALLOW A 73-FOOT LOT WIDTH WHERE 80 FEET IS REQUIRED ON LOT 70 OF A PROPOSED 95-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 39.18 acres at the southeast corner of Elkhorn Road and Tenaya Way (APN 125-22-501-001), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross) [PRJ-65268]. Staff recommends DENIAL.
77. **VAR-65306 - VARIANCE - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: GREENGALE PROPERTIES, LLC** - For possible action on a request for a Variance TO ALLOW A 73-FOOT LOT WIDTH WHERE 80 FEET IS REQUIRED ON LOT 72 OF A PROPOSED 95-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 39.18 acres at the southeast corner of Elkhorn Road and Tenaya Way (APN 125-22-501-001), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross) [PRJ-65268]. Staff recommends DENIAL.
78. **VAR-65307 - VARIANCE - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: GREENGALE PROPERTIES, LLC** - For possible action on a request for a Variance TO ALLOW A 73-FOOT LOT WIDTH WHERE 80 FEET IS REQUIRED ON LOT 74 OF A PROPOSED 95-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 39.18 acres at the southeast corner of Elkhorn Road and Tenaya Way (APN 125-22-501-001), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross) [PRJ-65268]. Staff recommends DENIAL.
79. **VAR-65308 - VARIANCE - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: GREENGALE PROPERTIES, LLC** - For possible action on a request for a Variance TO ALLOW A 73-FOOT LOT WIDTH WHERE 80 FEET IS REQUIRED ON LOT 76 OF A PROPOSED 95-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 39.18 acres at the southeast corner of Elkhorn Road and Tenaya Way (APN 125-22-501-001), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross) [PRJ-65268]. Staff recommends DENIAL.
80. **VAR-65309 - VARIANCE - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: GREENGALE PROPERTIES, LLC** - For possible action on a request for a Variance TO ALLOW A 73-FOOT LOT WIDTH WHERE 80 FEET IS REQUIRED ON LOT 77 OF A PROPOSED 95-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 39.18 acres at the southeast corner of Elkhorn Road and Tenaya Way (APN 125-22-501-001), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross) [PRJ-65268]. Staff recommends DENIAL.
81. **VAR-65310 - VARIANCE - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: GREENGALE PROPERTIES, LLC** - For possible action on a request for a Variance TO ALLOW A 73-FOOT LOT WIDTH WHERE 80 FEET IS REQUIRED ON LOT 81 OF A PROPOSED 95-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 39.18 acres at the southeast corner of Elkhorn Road and Tenaya Way (APN 125-22-501-001), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross) [PRJ-65268]. Staff recommends DENIAL.
82. **VAR-65311 - VARIANCE - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: GREENGALE PROPERTIES, LLC** - For possible action on a request for a Variance TO ALLOW A 73-FOOT LOT WIDTH WHERE 80 FEET IS REQUIRED ON LOT 83 OF A PROPOSED 95-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 39.18 acres at the southeast corner of Elkhorn Road and Tenaya Way (APN 125-22-501-001), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross) [PRJ-65268]. Staff recommends DENIAL.

83. **VAR-65313 - VARIANCE - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: GREENGALE PROPERTIES, LLC** - For possible action on a request for a Variance TO ALLOW A 73-FOOT LOT WIDTH WHERE 80 FEET IS REQUIRED ON LOT 84 OF A PROPOSED 95-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 39.18 acres at the southeast corner of Elkhorn Road and Tenaya Way (APN 125-22-501-001), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross) [PRJ-65268]. Staff recommends DENIAL.
84. **VAR-65314 - VARIANCE - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: GREENGALE PROPERTIES, LLC** - For possible action on a request for a Variance TO ALLOW A 73-FOOT LOT WIDTH WHERE 80 FEET IS REQUIRED ON LOT 86 OF A PROPOSED 95-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 39.18 acres at the southeast corner of Elkhorn Road and Tenaya Way (APN 125-22-501-001), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross) [PRJ-65268]. Staff recommends DENIAL.
85. **VAR-65315 - VARIANCE - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: GREENGALE PROPERTIES, LLC** - For possible action on a request for a Variance TO ALLOW A 73-FOOT LOT WIDTH WHERE 80 FEET IS REQUIRED ON LOT 87 OF A PROPOSED 95-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 39.18 acres at the southeast corner of Elkhorn Road and Tenaya Way (APN 125-22-501-001), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross) [PRJ-65268]. Staff recommends DENIAL.
86. **VAR-65316 - VARIANCE - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: GREENGALE PROPERTIES, LLC** - For possible action on a request for a Variance TO ALLOW A 73-FOOT LOT WIDTH WHERE 80 FEET IS REQUIRED ON LOT 89 OF A PROPOSED 95-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 39.18 acres at the southeast corner of Elkhorn Road and Tenaya Way (APN 125-22-501-001), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross) [PRJ-65268]. Staff recommends DENIAL.
87. **VAR-65318 - VARIANCE - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: GREENGALE PROPERTIES, LLC** - For possible action on a request for a Variance TO ALLOW A 75-FOOT LOT WIDTH WHERE 80 FEET IS REQUIRED ON LOT 79 OF A PROPOSED 95-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 39.18 acres at the southeast corner of Elkhorn Road and Tenaya Way (APN 125-22-501-001), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross) [PRJ-65268]. Staff recommends DENIAL.
88. **VAR-65319 - VARIANCE - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: GREENGALE PROPERTIES, LLC** - For possible action on a request for a Variance TO ALLOW A 10-FOOT REAR YARD SETBACK WHERE 30 FEET IS REQUIRED ON LOT 65 OF A PROPOSED 95-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 39.18 acres at the southeast corner of Elkhorn Road and Tenaya Way (APN 125-22-501-001), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross) [PRJ-65268]. Staff recommends DENIAL.
89. **VAR-65321 - VARIANCE - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: GREENGALE PROPERTIES, LLC** - For possible action on a request for a Variance TO ALLOW A NINE-FOOT REAR YARD SETBACK WHERE 30 FEET IS REQUIRED ON LOT 78 OF A PROPOSED 95-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 39.18 acres at the southeast corner of Elkhorn Road and Tenaya Way (APN 125-22-501-001), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross) [PRJ-65268]. Staff recommends DENIAL.
90. **VAR-65326 - VARIANCE - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: GREENGALE PROPERTIES, LLC** - For possible action on a request for a Variance TO ALLOW NO ADDITIONAL OFFSITE IMPROVEMENTS WHERE COMPLETE STREETS STANDARDS REQUIRE A FIVE-FOOT SIDEWALK, A FIVE-FOOT AMENITY ZONE AND OTHER AMENITIES ALONG ELKHORN ROAD AND TO ALLOW A CONNECTIVITY RATIO OF 1.25 WHERE 1.30 IS THE MINIMUM REQUIRED on 39.18 acres at the southeast corner of Elkhorn Road and Tenaya Way (APN 125-22-501-001), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross) [PRJ-65268]. Staff recommends DENIAL.
91. **WVR-65331 - WAIVER - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: GREENGALE PROPERTIES, LLC** - For possible action on a request for a Waiver FROM LVMC 13.52 TO ALLOW OVERHEAD TRANSMISSION LINES WHERE UNDERGROUND UTILITIES ARE REQUIRED on 39.18 acres at the southeast corner of Elkhorn Road and Tenaya Way (APN 125-22-501-001), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross) [PRJ-65268]. Staff recommends DENIAL.

92. **WVR-65593 - WAIVER - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: GREENGALE PROPERTIES, LLC** - For possible action on a request TO ALLOW NO STREETLIGHTS FOR ALL INTERIOR STREETS WHERE STREETLIGHTS ARE REQUIRED on 39.18 acres at the southeast corner of Elkhorn Road and Tenaya Way (APN 125-22-501-001), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross) [PRJ-65268]. Staff recommends DENIAL.
93. **TMP-65275 - TENTATIVE MAP RELATED TO VAR-65269, VAR-65277 THROUGH 65285, VAR-65289, VAR-65291 THROUGH VAR-65294, VAR-65302 THROUGH VAR-65304, VAR-65306 THROUGH VAR-65311, VAR-65313 THROUGH VAR-65316, VAR-65318, VAR-65319, VAR-65321, VAR-65326, WVR-65331 AND WVR-65593 - ELKHORN 40 - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: GREENGALE PROPERTIES, LLC** - For possible action on a request for a Tentative Map FOR A 95-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 39.18 acres at the southeast corner of Elkhorn Road and Tenaya Way (APN 125-22-501-001), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross) [PRJ-65268]. Staff recommends DENIAL.
94. **VAR-65380 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JOSE PICHARDO** - For possible action on a request for a Variance TO ALLOW 20 PARKING SPACES WHERE 29 SPACES ARE REQUIRED on 0.24 acres on the east side of 10th Street, approximately 50 feet north of Garces Avenue (APN 139-34-801-012), R-3 (Medium Density Residential) Zone, Ward 3 (Coffin) [PRJ-65295]. Staff recommends DENIAL.
95. **SUP-65379 - SPECIAL USE PERMIT RELATED TO VAR-65380 - PUBLIC HEARING - APPLICANT/OWNER: JOSE PICHARDO** - For possible action on a request for a Special Use Permit FOR A MIXED-USE DEVELOPMENT on the east side of 10th Street, approximately 50 feet north of Garces Avenue (APN 139-34-801-012), R-3 (Medium Density Residential) Zone, Ward 3 (Coffin) [PRJ-65295]. Staff recommends DENIAL.
96. **SDR-65382 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-65380 AND SUP-65379 - PUBLIC HEARING - APPLICANT/OWNER: JOSE PICHARDO** - For possible action on a request for a Major Amendment of an approved Site Development Plan Review (SDR-59513) FOR A PROPOSED THREE-STORY MIXED-USE DEVELOPMENT CONSISTING OF 140 SQUARE FEET OF RESTAURANT USES AND 18 MULTI-FAMILY RESIDENTIAL UNITS, WITH A WAIVER TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG A PORTION OF THE WEST PROPERTY LINE WHERE SIX FEET WAS APPROVED on 0.24 acres on the east side of 10th Street, approximately 50 feet north of Garces Avenue (APN 139-34-801-012), R-3 (Medium Density Residential) Zone, Ward 3 (Coffin) [PRJ-65295]. Staff recommends DENIAL.
97. **VAR-65234 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DAN CLONINGER AND JAENE GRAYE** - For possible action on a request for a Variance TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED, A ZERO-FOOT DISTANCE SEPARATION FROM THE PRIMARY RESIDENCE WHERE SIX FEET IS REQUIRED, AND TO NOT BE AESTHETICALLY COMPATIBLE WITH THE PRINCIPAL DWELLING WHERE SUCH IS REQUIRED FOR A PROPOSED ACCESSORY STRUCTURE (CLASS II) [CARPORT] on 0.16 acres at 9045 Gray Bluff Drive (APN 138-08-214-009), R-CL (Single Family Compact-Lot) Zone, Ward 4 (Anthony) [PRJ-65178]. Staff recommends DENIAL.
98. **VAR-65413 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JRJ PROPERTIES** - For possible action on a request for a Variance TO ALLOW A ZERO-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED FOR AN EXISTING BUILDING on 0.86 acres at 5000 West Sahara Avenue (APN 163-01-803-012), C-2 (General Commercial) Zone, Ward 1 (Tarkanian) [PRJ-65253]. Staff recommends DENIAL.
99. **SUP-65414 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: D F DURANGO, LLC - OWNER: DURANGO I-95, LLC** - For possible action on a request for a Special Use Permit FOR A BEER/WINE/COOLER OFF-SALE ESTABLISHMENT WITHIN A PROPOSED 6,278 SQUARE-FOOT CONVENIENCE STORE (WITH FUEL PUMPS) on the southwest corner of Durango Drive and El Capitan Way (APN 125-17-612-012), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-64494]. Staff recommends DENIAL.
100. **SUP-65415 - SPECIAL USE PERMIT RELATED TO SUP-65414 - PUBLIC HEARING - APPLICANT: D F DURANGO, LLC - OWNER: DURANGO I-95, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 6,278 SQUARE-FOOT CONVENIENCE STORE (WITH FUEL PUMPS) on the southwest corner of Durango Drive and El Capitan Way (APN 125-17-612-012), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-64494]. Staff recommends DENIAL.

101. **SUP-65416 - SPECIAL USE PERMIT RELATED TO SUP-65414 AND SUP-65415 - PUBLIC HEARING - APPLICANT: D F DURANGO, LLC - OWNER: DURANGO I-95, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED GAMING ESTABLISHMENT, RESTRICTED LICENSE IN A PROPOSED 6,278 SQUARE-FOOT CONVENIENCE STORE (WITH FUEL PUMPS) on the southwest corner of Durango Drive and El Capitan Way (APN 125-17-612-012), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-64494]. Staff recommends DENIAL.
102. **SUP-65417 - SPECIAL USE PERMIT RELATED TO SUP-65414, SUP-65415 AND SUP-65416 - PUBLIC HEARING - APPLICANT: D F DURANGO, LLC - OWNER: DURANGO I-95, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED CAR WASH, FULL SERVICE OR AUTO DETAILING IN CONJUNCTION WITH A PROPOSED 6,278 SQUARE-FOOT CONVENIENCE STORE (WITH FUEL PUMPS) WITH A WAIVER TO ALLOW SERVICE BAY DOORS TO FRONT A RIGHT-OF-WAY WHERE SUCH IS NOT ALLOWED on the southwest corner of Durango Drive and El Capitan Way (APN 125-17-612-012), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-64494]. Staff recommends DENIAL.
103. **SUP-65418 - SPECIAL USE PERMIT RELATED TO SUP-65414, SUP-65415, SUP-65416 AND SUP-65417 - PUBLIC HEARING - APPLICANT: D F DURANGO, LLC - OWNER: DURANGO I-95, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED AUTO SMOG CHECK IN CONJUNCTION WITH A PROPOSED 6,278 SQUARE-FOOT CONVENIENCE STORE (WITH FUEL PUMPS) on the northwest corner of Durango Drive and El Capitan Way (APN 125-17-612-012), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-64494]. Staff recommends DENIAL.
104. **SDR-65550 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-65414, SUP-65415, SUP-65416, SUP-65417 AND SUP-65418 - PUBLIC HEARING - APPLICANT: D F DURANGO, LLC - OWNER: DURANGO I-95, LLC** - For possible action on a request for a Major Amendment to a previously approved Site Plan (SDR-20496) FOR A PROPOSED 6,278 SQUARE-FOOT CONVENIENCE STORE (WITH FUEL PUMPS) WITH A CAR WASH, A WAIVER OF THE TOWN CENTER DEVELOPMENT STANDARDS MANUAL AND TITLE 19.08 TO ALLOW A COMMERCIAL BUILDING TO BE LOCATED AWAY FROM PUBLIC RIGHTS-OF-WAY AND A WAIVER FOR A REDUCTION OF PERIMETER LANDSCAPING on 3.71 acres at the northwest corner of Durango Drive and El Capitan Way (APN 125-17-214-012), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-64494]. Staff recommends DENIAL.
105. **SUP-65429 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: WESTCARE FOUNDATION, INC.** - For possible action on a request for a Special Use Permit FOR AN 87-UNIT CONVALESCENT CARE FACILITY/NURSING HOME (OCCUPIED BY NO MORE THAN 87 ADULT PATIENTS AND AN AVERAGE OF 87 RELATED MINOR CHILDREN OF NOT MORE THAN NINE YEARS OF AGE) at the southwest corner of Duncan Drive and Bradley Road (APN 138-12-110-056), R-E (Residence Estates) Zone, Ward 5 (Barlow) [PRJ-65237]. Staff recommends APPROVAL.
106. **SDR-65430 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-65429 - PUBLIC HEARING - APPLICANT/OWNER: WESTCARE FOUNDATION, INC.** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED SINGLE-STORY, 87-UNIT, 57,999 SQUARE-FOOT CONVALESCENT CARE FACILITY/NURSING HOME on approximately 5.00 acres at the southwest corner of Duncan Drive and Bradley Road (APNs 138-12-110-056 and a portion of 138-12-210-036), R-E (Residence Estates) Zone and C-2 (General Commercial) Zone, Ward 5 (Barlow) [PRJ-65237]. Staff recommends APPROVAL.
107. **SUP-65431 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/ OWNER: CLAIRISSA IRENE RICCIO** - For possible action on a request for a Special Use Permit FOR A PROPOSED SHORT-TERM RESIDENTIAL RENTAL USE WITH A WAIVER TO ALLOW ZERO-FOOT DISTANCE SEPARATION FROM A SIMILAR USE WHERE 660 FEET IS REQUIRED at 427 South 11th Street, Unit #1 (APN 139-34-811-033), R-4 (High Density Residential) Zone, Ward 3 (Coffin) [PRJ-65236]. Staff recommends DENIAL.
108. **SUP-65432 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/ OWNER: CLAIRISSA IRENE RICCIO** - For possible action on a request for a Special Use Permit FOR A PROPOSED SHORT-TERM RESIDENTIAL RENTAL USE WITH A WAIVER TO ALLOW ZERO-FOOT DISTANCE SEPARATION FROM A SIMILAR USE WHERE 660 FEET IS REQUIRED at 427 South 11th Street, Unit #2 (APN 139-34-811-033), R-4 (High Density Residential) Zone, Ward 3 (Coffin) [PRJ-65236]. Staff recommends DENIAL.

109. **SUP-65433 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/ OWNER: CLAIRISSA IRENE RICCIO** - For possible action on a request for a Special Use Permit FOR A PROPOSED SHORT-TERM RESIDENTIAL RENTAL USE WITH A WAIVER TO ALLOW ZERO-FOOT DISTANCE SEPARATION FROM A SIMILAR USE WHERE 660 FEET IS REQUIRED at 427 South 11th Street, Unit #4 (APN 139-34-811-033), R-4 (High Density Residential) Zone, Ward 3 (Coffin) [PRJ-65236]. Staff recommends DENIAL.
110. **SUP-65434 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/ OWNER: CLAIRISSA IRENE RICCIO** - For possible action on a request for a Special Use Permit FOR A PROPOSED SHORT-TERM RESIDENTIAL RENTAL USE WITH A WAIVER TO ALLOW ZERO-FOOT DISTANCE SEPARATION FROM A SIMILAR USE WHERE 660 FEET IS REQUIRED at 427 South 11th Street, Unit #5 (APN 139-34-811-033), R-4 (High Density Residential) Zone, Ward 3 (Coffin) [PRJ-65236]. Staff recommends DENIAL.
111. **SUP-65435 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/ OWNER: CLAIRISSA IRENE RICCIO** - For possible action on a request for a Special Use Permit FOR A PROPOSED SHORT-TERM RESIDENTIAL RENTAL USE WITH A WAIVER TO ALLOW ZERO-FOOT DISTANCE SEPARATION FROM A SIMILAR USE WHERE 660 FEET IS REQUIRED at 427 South 11th Street, Unit #7 (APN 139-34-811-033), R-4 (High Density Residential) Zone, Ward 3 (Coffin) [PRJ-65236]. Staff recommends DENIAL.
112. **SUP-65436 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/ OWNER: CLAIRISSA IRENE RICCIO** - For possible action on a request for a Special Use Permit FOR A PROPOSED SHORT-TERM RESIDENTIAL RENTAL USE WITH A WAIVER TO ALLOW ZERO-FOOT DISTANCE SEPARATION FROM A SIMILAR USE WHERE 660 FEET IS REQUIRED at 427 South 11th Street, Unit #8 (APN 139-34-811-033), R-4 (High Density Residential) Zone, Ward 3 (Coffin) [PRJ-65236]. Staff recommends DENIAL.
113. **SUP-65450 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: REAL RACQUET ACADEMY - OWNER: MARY BARTSAS 13, LLC** - For possible action on a request for a Special Use Permit FOR A COUNTRY CLUB, PRIVATE at the southeast corner of Oakley Boulevard and Buffalo Drive (APN 163-03-301-012), R-E (Residence Estates) Zone, Ward 1 (Tarkanian) [PRJ-65250]. Staff recommends APPROVAL.
114. **SDR-65451 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-65450 - PUBLIC HEARING - APPLICANT: REAL RACQUET ACADEMY - OWNER: MARY BARTSAS 13, LLC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 4,200 SQUARE-FOOT CLUB HOUSE AND EIGHT SPORT COURTS ASSOCIATED WITH A COUNTRY CLUB, PRIVATE on 2.03 acres at the southeast corner of Oakley Boulevard and Buffalo Drive (APN 163-03-301-012), R-E (Residence Estates) Zone, Ward 1 (Tarkanian) [PRJ-65250]. Staff recommends APPROVAL.
115. **SUP-65718 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: BIG BLOCK PARTNERS, LLC** - For possible action on a request for a Major Amendment to Special Use Permit (SUP-61048) FOR A MIXED-USE DEVELOPMENT WITH WAIVERS TO ALLOW RESIDENTIAL UNITS ON THE GROUND FLOOR AND A SURFACE PARKING LOT AT THE FRONT OF THE DEVELOPMENT at the northeast corner of Charleston Boulevard and 3rd Street (APNs 139-34-410-093 through 096), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-65227]. Staff recommends DENIAL.
116. **SDR-65369 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-65718 - PUBLIC HEARING - APPLICANT/OWNER: BIG BLOCK PARTNERS, LLC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED THREE-STORY MIXED-USE DEVELOPMENT, INCLUDING 1,110 SQUARE FEET OF COMMERCIAL SPACE AND 48 MULTI-FAMILY RESIDENTIAL UNITS, WITH A WAIVER OF DOWNTOWN CENTENNIAL PLAN ARCHITECTURAL DESIGN AND PARKING LOT LANDSCAPING REQUIREMENTS on 0.69 acres at the northeast corner of Charleston Boulevard and 3rd Street (APNs 139-34-410-093 through 096), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-65227]. Staff recommends DENIAL.
117. **SUP-65255 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/ OWNER: TERRY J. HUNT AND EUGENE A. GODINA** - For possible action on a request for a Special Use Permit FOR A PROPOSED SHORT-TERM RESIDENTIAL RENTAL USE WITH A WAIVER TO ALLOW A 292-FOOT DISTANCE SEPARATION FROM A SIMILAR USE WHERE 660 FEET IS REQUIRED at 2501 Fulano Way (APN 162-05-715-017), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian) [PRJ-64624]. Staff recommends DENIAL.

118. **SUP-65402 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JAMMYLAND - OWNER: ANTIQUA, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 2,315 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE WITH 2,850 SQUARE FEET OF OUTDOOR SEATING AREA at 1121 South Main Street (APN 162-03-110-079), C-M (Commercial/Industrial) Zone, Ward 3 (Coffin) [PRJ-65207]. Staff recommends APPROVAL.
119. **SDR-65421 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 21,570 SQUARE-FOOT EXPANSION TO AN EXISTING 68,764 SQUARE-FOOT PUBLIC SCHOOL, PRIMARY WITH A WAIVER OF PERIMETER LANDSCAPING on 9.5 acres at 1200 North Mallard Street (APN 138-25-201-001), C-V (Civic) Zone, Ward 5 (Barlow) [PRJ-65245]. Staff recommends APPROVAL.
120. **SDR-65423 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: 1337 R E GROUP, LLC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED THREE-STORY, 18,657 SQUARE-FOOT OFFICE AND RESTAURANT BUILDING WITH A WAIVER OF DOWNTOWN CENTENNIAL PLAN STREETScape AND PARKING LOT LANDSCAPING REQUIREMENTS on 0.56 acres at the northwest corner of Charleston Boulevard and Casino Center Boulevard (APN 139-34-410-047), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-65299]. Staff recommends DENIAL.

#### **DIRECTOR'S BUSINESS:**

121. **TXT-65639 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - For possible action on a request to amend LVMC 19.12.070 related to the Night Club use to amend the conditions under which the distance separation requirements may be waived, and to provide for other related matters. Staff has NO RECOMMENDATION.

#### **CITIZENS PARTICIPATION:**

122. **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**