

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

Trinity Haven Schlottman, Chair
Sam Cherry, Vice Chair
Vicki Quinn
Gus W. Flangas
Todd L. Moody
Glenn Trowbridge
Cedric Crear

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.

January 10, 2017

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 MILES ESCUIN, 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 DECEMBER 13, 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.

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.

7. ABEYANCE - WVR-67425 - WAIVER - PUBLIC HEARING - APPLICANT: NINETY FIVE MANAGEMENT, LLC - OWNER: SECTION 12, LLC - For possible action on a request for a Waiver TO ALLOW AN 84-FOOT INTERNAL INTERSECTION OFFSET WHERE 125 FEET IS THE MINIMUM REQUIRED on 22.60 acres at the northwest corner of Grand Teton Drive and Skye Village Road (APN portion of 126-12-000-001), T-D (Traditional Development) Zone, [ML (Residential Medium-Low) Skye Canyon Special Land Use Designation], Ward 6 (Ross) [PRJ-67365]. Staff recommends APPROVAL.
8. ABEYANCE - TMP-67366 - TENTATIVE MAP RELATED TO WVR-67425 - SKYE CANYON PARCEL 2.28 - PUBLIC HEARING - APPLICANT: NINETY FIVE MANAGEMENT, LLC - OWNER: SECTION 12, LLC - For possible action on a request for a Tentative Map FOR A 100-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 22.60 acres at the northwest corner of Grand Teton Drive and Skye Village Road (APN portion of 126-12-000-001), T-D (Traditional Development) Zone, [ML (Residential Medium-Low) Skye Canyon Special Land Use Designation], Ward 6 (Ross) [PRJ-67365]. Staff recommends APPROVAL.
9. TMP-67889 - TENTATIVE MAP - EDMOND TOWN CENTER (A COMMERCIAL SUBDIVISION) - APPLICANT/OWNER: DEVARIM 18, LLC AND UNITED CAPITAL INVESTMENTS, LLC - For possible action on a request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 21.77 acres located on the south side of Owens Avenue, between H Street and J Street (APNs 139-28-503-014 and 025), C-1 (Limited Commercial) Zone, Ward 5 (Barlow) [PRJ-67857]. Staff recommends APPROVAL.
10. GPA-67898 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: MURPHY OIL, USA - OWNER: LVG #5, LLC - For possible action on a request for a General Plan Amendment FROM: SC (SERVICE COMMERCIAL) TO: MXU (MIXED USE) on 0.13 acres on the south side of Charleston Boulevard, approximately 105 feet east of Jones Boulevard (APN 163-01-102-037), Ward 1 (Tarkanian) [PRJ-67307]. Staff recommends APPROVAL.
11. SUP-67953 - SPECIAL USE PERMIT RELATED TO GPA-67898 - PUBLIC HEARING - APPLICANT: MURPHY OIL, USA - OWNER: LVG #5, LLC - For possible action on a request for a Special Use Permit FOR A GAMING ESTABLISHMENT, GENERAL BUSINESS-RELATED USE at the southeast corner of Charleston Boulevard and Jones Boulevard (APNs 163-01-102-001, 002, 007 and 037), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-67307]. Staff recommends APPROVAL.
12. SDR-67899 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-67898 AND SUP-67953 - PUBLIC HEARING - APPLICANT: MURPHY OIL, USA - OWNER: LVG #5, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 1,400 SQUARE-FOOT GENERAL RETAIL STORE (CONVENIENCE STORE WITH FUEL PUMPS) WITH A WAIVER TO ALLOW A BUILDING TO NOT BE ORIENTED TO THE CORNER AND STREET FRONTAGES WHERE SUCH IS REQUIRED on a 0.79-acre portion of a 2.55-acre site at the southeast corner of Charleston Boulevard and Jones Boulevard (APNs 163-01-102-001, 002, 007 and 037), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-67307]. Staff recommends APPROVAL.
13. VAC-68131 - VACATION RELATED TO GPA-67898, SUP-67953 AND SDR-67899 - PUBLIC HEARING - APPLICANT: MURPHY OIL, USA - OWNER: LVG #5, LLC - For possible action on a request for a Petition to Vacate a portion of a 10-foot wide public drainage easement on the south side of Charleston Boulevard, approximately 105 feet east of Jones Boulevard, Ward 1 (Tarkanian) [PRJ-67307]. Staff recommends APPROVAL.

14. [TMP-67900 - TENTATIVE MAP RELATED TO GPA-67898, SUP-67953, SDR-67899 AND VAC-68131 - MURPHY EXPRESS \(A COMMERCIAL SUBDIVISION\) - PUBLIC HEARING - APPLICANT: MURPHY OIL, USA - OWNER: LVG #5, LLC - For possible action on a request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 2.55 acres at the southeast corner of Charleston Boulevard and Jones Boulevard \(APNs 163-01-102-001, 002, 007 and 037\), C-1 \(Limited Commercial\) Zone, Ward 1 \(Tarkanian\) \[PRJ-67307\]. Staff recommends APPROVAL.](#)
15. [GPA-67913 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: LAS VEGAS - CLARK COUNTY LIBRARY DISTRICT - For possible action on a request for a General Plan Amendment FROM: M \(MEDIUM DENSITY RESIDENTIAL\) TO: PF \(PUBLIC FACILITIES\) on 8.34 acres at the southeast corner of Bonanza Road and 28th Street \(APNs 139-36-110-031 and 032\), Ward 3 \(Coffin\) \[PRJ-67836\]. Staff recommends APPROVAL.](#)
16. [ZON-67914 - REZONING RELATED TO GPA-67913 - PUBLIC HEARING - APPLICANT/OWNER: LAS VEGAS - CLARK COUNTY LIBRARY DISTRICT - For possible action on a request for a Rezoning FROM: R-3 \(MEDIUM DENSITY RESIDENTIAL\) TO: C-V \(CIVIC\) on 8.34 acres at the southeast corner of Bonanza Road and 28th Street \(APNs 139-36-110-031 and 032\), Ward 3 \(Coffin\) \[PRJ-67836\]. Staff recommends APPROVAL.](#)
17. [SDR-67915 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-67913 AND ZON-67914 - PUBLIC HEARING - APPLICANT/OWNER: LAS VEGAS - CLARK COUNTY LIBRARY DISTRICT - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 39,898 SQUARE-FOOT LIBRARY on a portion of 8.34 acres at the southeast corner of Bonanza Road and 28th Street \(APNs 139-36-110-031 and 032\), R-3 \(Medium Density Residential\) Zone \[PROPOSED: C-V \(Civic\)\], Ward 3 \(Coffin\) \[PRJ-67836\]. Staff recommends APPROVAL.](#)
18. [VAR-67801 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: PLEASANT GROVE BAPTIST CHURCH - For possible action on a request for a Variance TO ALLOW A FOUR-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS THE MINIMUM REQUIRED at 1176 Hassell Avenue \(APN 139-21-610-127\), R-2 \(Medium-Low Density Residential\) Zone, Ward 5 \(Barlow\) \[PRJ-67656\]. Staff recommends APPROVAL.](#)
19. [SUP-67800 - SPECIAL USE PERMIT RELATED TO VAR-67800 - PUBLIC HEARING - APPLICANT/OWNER: PLEASANT GROVE BAPTIST CHURCH - For possible action on a request for a Special Use Permit FOR A CHURCH/HOUSE OF WORSHIP at 1176 and 1189 Hassell Avenue \(APNs Multiple\), R-2 \(Medium-Low Density Residential\) Zone, Ward 5 \(Barlow\) \[PRJ-67656\]. Staff recommends APPROVAL.](#)
20. [SDR-67802 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-67800 AND VAR-67801 - PUBLIC HEARING - APPLICANT/OWNER: PLEASANT GROVE BAPTIST CHURCH - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 1,991 SQUARE-FOOT EXPANSION TO AN EXISTING CHURCH/HOUSE OF WORSHIP WITH A WAIVER TO ALLOW A ONE-FOOT PERIMETER LANDSCAPE BUFFER ALONG PORTIONS OF THE EAST AND WEST PROPERTY LINES at 1176 Hassell Avenue \(APNs 139-21-610-127\), R-2 \(Medium-Low Density Residential\) Zone, Ward 5 \(Barlow\) \[PRJ-67656\]. Staff recommends APPROVAL.](#)
21. [VAR-67928 - VARIANCE - PUBLIC HEARING - APPLICANT: THM ENTERPRISES, INC. - OWNER: TOUCHSTONE LONE MOUNTAIN, LLC - For possible action on a request for a Variance TO ALLOW AN 87-FOOT LOT WIDTH ON LOT 3 OF A PROPOSED FOUR-LOT SUBDIVISION WHERE 100 FEET IS REQUIRED on a portion of 2.50 acres at the southeast corner of Hickam Avenue and Julian Road \(APN 138-05-801-006\), U \(Undeveloped\) Zone \[DR \(Desert Rural Density Residential\) General Plan Designation\], Ward 4 \(Anthony\) \[PRJ-67554\]. Staff recommends APPROVAL.](#)
22. [VAR-67929 - VARIANCE - PUBLIC HEARING - APPLICANT: THM ENTERPRISES, INC. - OWNER: TOUCHSTONE LONE MOUNTAIN, LLC - For possible action on a request for a Variance TO ALLOW AN 87-FOOT LOT WIDTH ON LOT 4 OF A PROPOSED FOUR-LOT SUBDIVISION WHERE 100 FEET IS REQUIRED on a portion of 2.50 acres at the southeast corner of Hickam Avenue and Julian Road \(APN 138-05-801-006\), U \(Undeveloped\) Zone \[DR \(Desert Rural Density Residential\) General Plan Designation\], Ward 4 \(Anthony\) \[PRJ-67554\]. Staff recommends APPROVAL.](#)

23. [SUP-67886 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: ROBIN CAMACHO GROUP, LLC - For possible action on a request for a Special Use Permit FOR A 3,173 SQUARE-FOOT LIQUOR ESTABLISHMENT \(TAVERN\) USE WITH A 3,936 SQUARE-FOOT OUTDOOR SEATING AREA at 710 and 712 South 1st Street \(APNs 139-34-310-016 and 017\), C-M \(Commercial/Industrial\) Zone, Ward 3 \(Coffin\) \[PRJ-67778\]. Staff recommends APPROVAL.](#)
24. [SDR-67888 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-67886 - PUBLIC HEARING - APPLICANT/OWNER: ROBIN CAMACHO GROUP, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED CONVERSION OF A SINGLE FAMILY DWELLING AND COMMERCIAL BUILDING INTO A 3,173 SQUARE-FOOT LIQUOR ESTABLISHMENT \(TAVERN\) WITH A 3,936 SQUARE-FOOT OUTDOOR SEATING AREA on 0.17 acres at 710 and 712 South 1st Street \(APNs 139-34-310-016 and 017\), C-M \(Commercial/Industrial\) Zone, Ward 3 \(Coffin\) \[PRJ-67778\]. Staff recommends APPROVAL.](#)
25. [SUP-67897 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LASVEGAS.NET HOTEL - OWNER: SIMCHA 260, LLC - For possible action on a request for a Special Use Permit FOR A 3,151 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE WITH 4,063 SQUARE FEET OF OUTDOOR SEATING AREA at 2601 Westwood Drive \(APN 162-09-102-005\), M \(Industrial\) Zone, Ward 1 \(Tarkanian\) \[PRJ-67742\]. Staff recommends APPROVAL.](#)
26. [SDR-67901 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-67897 - PUBLIC HEARING - APPLICANT: LASVEGAS.NET HOTEL - OWNER: SIMCHA 260, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 3,151 SQUARE-FOOT EXPANSION AND RENOVATION OF AN EXISTING HOTEL BUILDING on 1.27 acres at 2601 Westwood Drive \(APN 162-09-102-005\), M \(Industrial\) Zone, Ward 1 \(Tarkanian\) \[PRJ-67742\]. Staff recommends APPROVAL.](#)
27. [SUP-67890 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WIRELESS DOCTOR, LLC - OWNER: TENAYA VILLAGE, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,200 SQUARE-FOOT SECONDHAND DEALER USE at 7260 West Azure Drive, Suite #150 \(APN 125-27-113-007\), T-C \(Town Center\) Zone \[GC-TC \(General Commercial - Town Center\) Special Land Use Designation\], Ward 6 \(Ross\) \[PRJ-67361\]. Staff recommends APPROVAL.](#)
28. [SUP-67912 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MARCUS SGRIZZI - OWNER: DURANGO SAHARA, LLC - For possible action on a request for a Special Use Permit FOR A RESTAURANT WITH SERVICE BAR USE WITHIN AN EXISTING 2,537 SQUARE-FOOT RESTAURANT WITH 800 SQUARE FEET OF OUTDOOR SEATING AREA AND A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM AN INDIVIDUAL CARE CENTER LICENSED FOR MORE THAN 12 CHILDREN WHERE 400 FEET IS REQUIRED at 8615 West Sahara Avenue \(APN 163-08-510-009\), C-1 \(Limited Commercial\) Zone, Ward 2 \(Beers\) \[PRJ-67876\]. Staff recommends APPROVAL.](#)
29. [SUP-67951 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: CENTENNIAL PROPERTY, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED AUTO REPAIR GARAGE, MAJOR USE at 7300 West Azure Drive, Suite #150 \(APN 125-27-113-006\), T-C \(Town Center\) Zone \[GC-TC \(General Commercial - Town Center\) Special Land Use Designation\], Ward 6 \(Ross\) \[PRJ-67746\]. Staff recommends APPROVAL.](#)

PUBLIC HEARING ITEMS

30. [ABEYANCE - GPA-66464 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: ALEXANDER & ESTHER WHITE LIVING TRUST - For possible action on a request for a General Plan Amendment FROM: ML \(MEDIUM LOW DENSITY RESIDENTIAL\) TO: SC \(SERVICE COMMERCIAL\) on 1.83 acres at the northeast corner of Gowan Road and Durango Drive \(APN 138-09-201-020\), Ward 4 \(Anthony\) \[PRJ-66413\]. Staff recommends DENIAL.](#)

31. [ABEYANCE - ZON-66465 - REZONING RELATED TO GPA-66464 - PUBLIC HEARING - APPLICANT/OWNER: ALEXANDER & ESTHER WHITE LIVING TRUST - For possible action on a request for a Rezoning FROM: U \(UNDEVELOPED\) ZONE \[ML \(MEDIUM LOW DENSITY RESIDENTIAL\) GENERAL PLAN DESIGNATION\] TO: C-1 \(LIMITED COMMERCIAL\) Zone on 1.83 acres at the northeast corner of Gowan Road and Durango Drive \(APN 138-09-201-020\), Ward 4 \(Anthony\) \[PRJ-66413\]. Staff recommends DENIAL.](#)
32. [ABEYANCE - GPA-66474 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: ALEXANDER & ESTHER WHITE LIVING TRUST - For possible action on a request for a General Plan Amendment FROM: ML \(MEDIUM LOW DENSITY RESIDENTIAL\) TO: SC \(SERVICE COMMERCIAL\) on 1.83 acres at the southeast corner of Gowan Road and Durango Drive \(APN 138-09-301-001\), Ward 4 \(Anthony\) \[PRJ-66414\]. Staff recommends DENIAL.](#)
33. [ABEYANCE - ZON-66475 - REZONING RELATED TO GPA-66474 - PUBLIC HEARING - APPLICANT/OWNER: ALEXANDER & ESTHER WHITE LIVING TRUST - For possible action on a request for a Rezoning FROM: U \(UNDEVELOPED\) ZONE \[ML \(MEDIUM LOW DENSITY RESIDENTIAL\) GENERAL PLAN DESIGNATION\] TO: C-1 \(LIMITED COMMERCIAL\) Zone on 1.83 acres at the southeast corner of Gowan Road and Durango Drive \(APN 138-09-301-001\), Ward 4 \(Anthony\) \[PRJ-66414\]. Staff recommends DENIAL.](#)
34. [ZON-67938 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: DEER SPRINGS VILLAGE, LLC - For possible action on a request for a Rezoning FROM: R-E \(RESIDENCE ESTATES\) TO: C-1 \(LIMITED COMMERCIAL\) on 0.36 acres on the north side of Clark County 215, approximately 360 feet east of Hualapai Way \(APN 125-19-301-010\), Ward 6 \(Ross\) \[PRJ-66309\]. Staff recommends APPROVAL.](#)
35. [ABEYANCE - RENOTIFICATION - VAR-66443 - VARIANCE RELATED TO ZON-67938 - PUBLIC HEARING - APPLICANT/OWNER: DEER SPRINGS VILLAGE, LLC - For possible action on a request for a Variance TO ALLOW A 15-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED on 9.63 acres at the southeast corner of Deer Springs Way and Hualapai Way \(APNs 125-19-301-001, 002 and 010\), C-1 \(Limited Commercial\) and R-E \(Residence Estates\) Zones \[PROPOSED: C-1 \(Limited Commercial\)\], Ward 6 \(Ross\) \[PRJ-66309\]. Staff recommends DENIAL.](#)
36. [ABEYANCE - RENOTIFICATION - SUP-66444 - SPECIAL USE PERMIT RELATED TO ZON-67938 AND VAR-66443 - PUBLIC HEARING - APPLICANT/OWNER: DEER SPRINGS VILLAGE, LLC - For possible action on a request for a Special Use Permit FOR A CAR WASH, FULL SERVICE at the southeast corner of Deer Springs Way and Hualapai Way \(APNs 125-19-301-001, 002 and 010\), C-1 \(Limited Commercial\) and R-E \(Residence Estates\) Zones \[PROPOSED: C-1 \(Limited Commercial\)\], Ward 6 \(Ross\) \[PRJ-66309\]. Staff recommends DENIAL.](#)
37. [ABEYANCE - RENOTIFICATION - SUP-66445 - SPECIAL USE PERMIT RELATED TO ZON-67938, VAR-66443 AND SUP-66444 - PUBLIC HEARING - APPLICANT/OWNER: DEER SPRINGS VILLAGE, LLC - For possible action on a request for a Special Use Permit FOR A 4,000 SQUARE-FOOT LIQUOR ESTABLISHMENT \(TAVERN\) WITH A WAIVER TO ALLOW A 339-FOOT DISTANCE SEPARATION FROM A SCHOOL WHERE 1,500 FEET IS REQUIRED at the southeast corner of Deer Springs Way and Hualapai Way \(APNs 125-19-301-001, 002 and 010\), C-1 \(Limited Commercial\) and R-E \(Residence Estates\) Zones \[PROPOSED: C-1 \(Limited Commercial\)\], Ward 6 \(Ross\) \[PRJ-66309\]. Staff recommends DENIAL.](#)
38. [ABEYANCE - RENOTIFICATION - SUP-66446 - SPECIAL USE PERMIT RELATED TO ZON-67938, VAR-66443, SUP-66444 AND SUP-66445 - PUBLIC HEARING - APPLICANT/OWNER: DEER SPRINGS VILLAGE, LLC - For possible action on a request for a Special Use Permit FOR A BEER/WINE/COOLER OFF-SALE ESTABLISHMENT USE WITH A WAIVER TO ALLOW A 339-FOOT DISTANCE SEPARATION FROM A SCHOOL WHERE 400 FEET IS REQUIRED at the southeast corner of Deer Springs Way and Hualapai Way \(APNs 125-19-301-001, 002 and 010\), C-1 \(Limited Commercial\) and R-E \(Residence Estates\) Zones \[PROPOSED: C-1 \(Limited Commercial\)\], Ward 6 \(Ross\) \[PRJ-66309\]. Staff recommends DENIAL.](#)
39. [ABEYANCE - RENOTIFICATION - SDR-66447 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-67938, VAR-66443, SUP-66444, SUP-66445 and SUP-66446 - PUBLIC HEARING - APPLICANT/OWNER: DEER SPRINGS VILLAGE, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 98,759 SQUARE-FOOT SHOPPING CENTER WITH WAIVERS TO ALLOW BUILDINGS TO NOT BE ORIENTED TO THE CORNER AND STREET FRONTAGE WHERE SUCH IS REQUIRED, TO ALLOW A ZERO-FOOT PERIMETER LANDSCAPE BUFFER ALONG A PORTION OF THE SOUTH PROPERTY LINE WHERE 15 FEET IS REQUIRED, TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG A PORTION OF THE EAST PROPERTY LINE WHERE EIGHT FEET IS REQUIRED, AND TO ALLOW A CAR WASH BAY TO FACE PUBLIC RIGHT-OF-](#)

WAY WHERE SUCH IS NOT ALLOWED on 9.63 acres at the southeast corner of Deer Springs Way and Hualapai Way (APNs 125-19-301-001, 002 and 010), C-1 (Limited Commercial) and R-E (Residence Estates) Zones [PROPOSED: C-1 (Limited Commercial)], Ward 6 (Ross) [PRJ-66309]. Staff recommends DENIAL.

40. VAC-67939 - VACATION RELATED TO ZON-67938, VAR-66443, SUP-66444, SUP-66445, SUP-66446 AND SDR-66447 - PUBLIC HEARING - APPLICANT/OWNER: DEER SPRINGS VILLAGE, LLC, ET AL - For possible action on a request for a Petition to Vacate a portion of Inyo Avenue generally located south of Deer Springs Way, east of Hualapai Way, Ward 6 (Ross) [PRJ-66309]. Staff recommends APPROVAL.
41. TMP-67940 - TENTATIVE MAP RELATED TO ZON-67938, VAR-66443, SUP-66444, SUP-66445, SUP-66446, SDR-66447 AND VAC-67939 - DEER SPRINGS VILLAGE - PUBLIC HEARING - APPLICANT/OWNER: DEER SPRINGS VILLAGE, LLC, ET AL - For possible action on a request for a Tentative Map FOR A TWO-LOT COMMERCIAL SUBDIVISION on 14.63 acres at the southeast corner of Deer Springs Way and Hualapai Way (APNs 125-19-301-001, 002, 003 and 010), C-1 (Limited Commercial) and R-E (Residence Estates) Zones [PROPOSED: C-1 (Limited Commercial)], Ward 6 (Ross) [PRJ-66309]. Staff recommends APPROVAL.
42. GPA-66493 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: BUS YARD PROPERTIES, LLC, ET AL - For possible action on a request for a General Plan Amendment FROM: PCD (PLANNED COMMUNITY DEVELOPMENT) AND PF (PUBLIC FACILITIES) TO: M (MEDIUM DENSITY RESIDENTIAL) on 15.00 acres on the west side of Shaumber Road, approximately 700 feet south of Ann Road (APNs 126-36-101-006, 007 and 027), Ward 6 (Ross) [PRJ-66429]. Staff recommends APPROVAL.
43. ZON-66494 - REZONING RELATED TO GPA-66493 - PUBLIC HEARING - APPLICANT/OWNER: BUS YARD PROPERTIES, LLC, ET AL - For possible action on a request for a Rezoning FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] AND C-V (CIVIC) TO: R-3 (MEDIUM DENSITY RESIDENTIAL) on 15.00 acres on the west side of Shaumber Road, approximately 700 feet south of Ann Road (APNs 126-36-101-006, 007 and 027), Ward 6 (Ross) [PRJ-66429]. Staff recommends APPROVAL.
44. GPA-67883 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: AQUA BAMBOO, LLC, ET AL - For possible action on a request for a General Plan Amendment FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) AND R (RURAL DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 2.42 acres on the east side of Rainbow Boulevard, approximately 85 feet north of Ann Road (APNs 125-26-410-004 through 006), Ward 6 (Ross) [PRJ-67774]. Staff recommends DENIAL.
45. ZON-67884 - REZONING RELATED TO GPA-67883 - PUBLIC HEARING - APPLICANT/OWNER: AQUA BAMBOO, LLC, ET AL - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL) on 2.42 acres on the east side of Rainbow Boulevard, approximately 85 feet north of Ann Road (APNs 125-26-410-004 through 006), Ward 6 (Ross) [PRJ-67774]. Staff recommends DENIAL.
46. GPA-67918 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: THE CONRAD ROGERS GROUP, INC. - For possible action on a request for a General Plan Amendment FROM: C (COMMERCIAL) TO: LI/R (LIGHT INDUSTRY/RESEARCH) on 2.74 acres on the west side of Main Street, approximately 610 feet south of Washington Avenue (APNs 139-27-702-009, 012, 013 and 015), Ward 5 (Barlow) [PRJ-67234]. Staff recommends DENIAL.
47. VAR-67919 - VARIANCE RELATED TO GPA-67918 - PUBLIC HEARING - APPLICANT/OWNER: THE CONRAD ROGERS GROUP, INC. - For possible action on a request for a Variance TO ALLOW 166 PARKING SPACES WHERE 232 SPACES ARE REQUIRED AND TO ALLOW NO LOADING SPACES WHERE FOUR LOADING SPACES ARE REQUIRED on 2.74 acres on the west side of Main Street, approximately 610 feet south of Washington Avenue (APNs 139-27-702-009, 012, 013 and 015), M (Industrial) Zone, Ward 5 (Barlow) [PRJ-67234]. Staff recommends DENIAL.
48. VAR-67920 - VARIANCE RELATED TO GPA-67918 AND VAR-67919 - PUBLIC HEARING - APPLICANT/OWNER: THE CONRAD ROGERS GROUP, INC. - For possible action on a request for a Variance TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED on 2.74 acres on the west side of Main Street, approximately 610 feet south of Washington Avenue (APNs 139-27-702-009, 012, 013 and 015), M (Industrial) Zone, Ward 5 (Barlow) [PRJ-67234]. Staff recommends DENIAL.
49. SDR-67921 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-67918, VAR-67919 AND VAR-67920 - PUBLIC HEARING - APPLICANT/OWNER: THE CONRAD ROGERS GROUP, INC. - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 69,500 SQUARE-FOOT OFFICE AND WAREHOUSE

COMPLEX WITH A WAIVER TO ALLOW A ZERO-FOOT PERIMETER LANDSCAPE BUFFER ON PORTIONS OF THE WEST PROPERTY LINE WHERE EIGHT FEET IS REQUIRED on 2.74 acres on the west side of Main Street, approximately 610 feet south of Washington Avenue (APNs 139-27-702-009, 012, 013 and 015), M (Industrial) Zone, Ward 5 (Barlow) [PRJ-67234]. Staff recommends DENIAL.

50. TMP-67922 - TENTATIVE MAP RELATED TO GPA-67918, VAR-67919, VAR-67920 AND SDR-67921 - DOWNTOWN BUSINESS PARK - PUBLIC HEARING - APPLICANT/OWNER: THE CONRAD ROGERS GROUP, INC. - For possible action on a request for a Tentative Map FOR A PROPOSED ONE-LOT COMMERCIAL SUBDIVISION on 2.74 acres on the west side of Main Street, approximately 610 feet south of Washington Avenue (APNs 139-27-702-009, 012, 013 and 015), M (Industrial) Zone, Ward 5 (Barlow) [PRJ-67234]. Staff recommends APPROVAL.
51. GPA-68385 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: 180 LAND COMPANY, LLC - For possible action on a request for a General Plan Amendment FROM: PR-OS (PARKS/RECREATION/OPEN SPACE) TO: L (LOW DENSITY RESIDENTIAL) on 166.99 acres at the southeast corner of Alta Drive and Hualapai Way (APN 138-31-702-002), Ward 2 (Beers) [PRJ-67184]. Staff has NO RECOMMENDATION.
52. ZON-67798 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: ALEENE F. BECKER TRUST - For possible action on a request for a Rezoning FROM: P-R (PROFESSIONAL OFFICE AND PARKING) TO: C-1 (LIMITED COMMERCIAL) on 1.76 acres at 2353, 2363, 2383, and 2393 Potosi Street (APNs 163-01-804-001 through 004), Ward 1 (Tarkanian) [PRJ-67396]. Staff recommends DENIAL.
53. SUP-67799 - SPECIAL USE PERMIT RELATED TO ZON-67798 - PUBLIC HEARING - APPLICANT/OWNER: ALEENE F. BECKER TRUST - For possible action on a request for a Special Use Permit FOR A PROPOSED AUTO DEALER INVENTORY STORAGE USE at 2353, 2363, 2383, and 2393 Potosi Street (APNs 163-01-804-001 through 004), P-R (Professional Office and Parking) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 1 (Tarkanian) [PRJ-67396]. Staff recommends DENIAL.
54. SDR-67795 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-67798 AND SUP-67799 - PUBLIC HEARING - APPLICANT/OWNER: ALEENE F. BECKER TRUST - For possible action on a request for a Site Development Plan Review FOR A PROPOSED AUTO DEALER INVENTORY STORAGE USE WITH WAIVERS OF THE LANDSCAPE BUFFER REQUIREMENT TO ALLOW A SEVEN-FOOT LANDSCAPE BUFFER ALONG THE NORTH PERIMETER AND A SIX-FOOT LANDSCAPE BUFFER ALONG THE SOUTH PERIMETER WHERE EIGHT FEET IS REQUIRED; TO ALLOW A 14-FOOT LANDSCAPE BUFFER ALONG THE EAST PERIMETER AND A NINE-FOOT LANDSCAPE BUFFER ALONG THE WEST PERIMETER WHERE 15 FEET IS REQUIRED; AND A WAIVER TO ALLOW THE USE TO BE LOCATED ON A 60-FOOT LOCAL STREET WHERE A 100-FOOT PRIMARY OR SECONDARY THOROUGHFARE IS REQUIRED on 1.76 acres at 2353, 2363, 2383, and 2393 Potosi Street (APNs 163-01-804-001 through 004), P-R (Professional Office and Parking) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 1 (Tarkanian) [PRJ-67396]. Staff recommends DENIAL.
55. VAR-67606 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: MIHAI PAUN - For possible action on a request for a Variance TO ALLOW A 11-FOOT FRONT YARD SETBACK WHERE 18 FEET IS REQUIRED FOR AN EXISTING CARPORT at 4000 Red Pony Court (APN 140-31-511-009), R-CL (Single-Family Compact-Lot) Zone, Ward 3 (Coffin) [PRJ-65724]. Staff recommends DENIAL.
56. VAR-67837 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: GARY L BOYTER LIVING TRUST - For possible action on a request for a Variance TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED; A FOUR-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED; A THREE-FOOT DISTANCE SEPARATION FROM THE MAIN BUILDING WHERE SIX FEET IS REQUIRED; TO ALLOW AN ACCESSORY STRUCTURE THAT IS NOT AESTHETICALLY COMPATIBLE WITH THE PRINCIPAL DWELLING AND TO ALLOW AN ACCESSORY STRUCTURE IN FRONT OF THE PRIMARY STRUCTURE FOR AN EXISTING 324 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS II) [CARPORT] on 0.14 acres at 2725 Merritt Avenue (APN 162-08-511-055), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian) [PRJ-67651]. Staff recommends DENIAL.
57. SUP-67830 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: YVETTE CHAPPEL - OWNER: 5831 W CRAIG, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,337 SQUARE-FOOT MASSAGE ESTABLISHMENT WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A RESIDENTIALLY ZONED PARCEL WHERE 400 FEET IS THE MINIMUM DISTANCE REQUIRED at 5803 West

Craig Road, Suite #101 (APN 138-01-312-002), C-1 (Limited Commercial) Zone, Ward 5 (Barlow) [PRJ-67401]. Staff recommends DENIAL.

58. SUP-67911 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: THORIN ROGERS - 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 ZERO-FOOT DISTANCE SEPARATION FROM A SIMILAR USE WHERE 660 FEET IS REQUIRED at 549 East St. Louis Avenue (APN 162-03-315-020), R-1 (Single Family Residential) Zone, Ward 3 (Coffin) [PRJ-67840]. Staff recommends DENIAL.
59. SDR-67942 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: 3250 SPRING MOUNTAIN TRUST - For possible action on a request for a Site Development Plan Review FOR A PROPOSED SINGLE-STORY, 8,660 SQUARE-FOOT BUILDING WITH A WAIVER OF DOWNTOWN CENTENNIAL PLAN SETBACK AND STREETScape STANDARDS on 1.09 acres at the northeast corner of Park Paseo and Las Vegas Boulevard (APN 162-03-112-021), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-67640]. Staff recommends DENIAL.

DIRECTOR'S BUSINESS:

60. ABEYANCE - Discussion for possible action to receive a presentation regarding the development and implementation of non-urban streetscape standards and provide direction to staff on matters related thereto.
61. TXT-68157 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to update the Downtown Centennial Plan to replace the current permitted use table for the 18b The Las Vegas Arts District with a reference to the permitted uses tables in LVMC Title 19 and provide for other related matters. Staff has NO RECOMMENDATION.
62. DIR-68364 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For discussion and possible action on a request for the appointment of new members to the Downtown Design Review Committee. Staff has NO RECOMMENDATION.

CITIZENS PARTICIPATION:

63. 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