

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
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.

February 14, 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 MEETINGS OF DECEMBER 13, 2016 AND JANUARY 10, 2017.](#)
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. **TMP-68354 - TENTATIVE MAP - 100 N. MAIN STREET (A COMMERCIAL SUBDIVISION) - APPLICANT/OWNER: 18 FREMONT STREET ACQUISITION, LLC** - For possible action on a request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 2.12 acres located at the southwest corner of Ogden Avenue and Main Street (APNs 139-34-101-010 and 139-34-101-003), C-2 (General Commercial) Zone, Ward 5 (Barlow) [PRJ-68352]. Staff recommends APPROVAL.
8. **VAR-68251 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SHADOW HILLS BAPTIST CHURCH** - For possible action on a request for Variance TO ALLOW 1,072 PARKING SPACES WHERE 1,122 SPACES ARE REQUIRED on 17.97 acres at the southwest corner of Vegas Drive and Gleeson Way (APN 138-28-501-011), C-V (Civic) Zone, Ward 2 (Beers) [PRJ-68217]. Staff recommends APPROVAL.
9. **SDR-68250 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-68251 - PUBLIC HEARING - APPLICANT/OWNER: SHADOW HILLS BAPTIST CHURCH** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 31,772 SQUARE-FOOT EXPANSION TO AN EXISTING CHURCH/HOUSE OF WORSHIP on 17.97 acres at the southwest corner of Vegas Drive and Gleeson Way (APN 138-28-501-011), C-V (Civic) Zone, Ward 2 (Beers) [PRJ-68217]. Staff recommends APPROVAL.
10. **SUP-68411 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: TERRIBLE HERBST, INC. - OWNER: CS 4015, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED CONVENIENCE STORE at the southwest corner of Lone Mountain Road and Cliff Shadows Parkway (APN 137-01-101-030), PD (Planned Development) Zone [VC (Village Commercial) Lone Mountain West Special Land Use Designation], Ward 4 (Anthony) [PRJ-68190]. Staff recommends APPROVAL.
11. **SUP-68413 - SPECIAL USE PERMIT RELATED TO SUP-68411 - PUBLIC HEARING - APPLICANT: TERRIBLE HERBST, INC. - OWNER: CS 4015, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED SERVICE STATION [CAR WASH AND GASOLINE SALES] at the southwest corner of Lone Mountain Road and Cliff Shadows Parkway (APN 137-01-101-030), PD (Planned Development) Zone [VC (Village Commercial) Lone Mountain West Special Land Use Designation], Ward 4 (Anthony) [PRJ-68190]. Staff recommends APPROVAL.
12. **SUP-68414 - SPECIAL USE PERMIT RELATED TO SUP-68411 AND SUP-68413 - PUBLIC HEARING - APPLICANT: TERRIBLE HERBST, INC. - OWNER: CS 4015, LLC** - For possible action on a request for a Special Use Permit FOR PROPOSED BEER SALES at the southwest corner of Lone Mountain Road and Cliff Shadows Parkway (APN 137-01-101-030), PD (Planned Development) Zone [VC (Village Commercial) Lone Mountain West Special Land Use Designation], Ward 4 (Anthony) [PRJ-68190]. Staff recommends APPROVAL.
13. **SUP-68415 - SPECIAL USE PERMIT RELATED TO SUP-68411, SUP-68413 AND SUP-68414 - PUBLIC HEARING - APPLICANT: TERRIBLE HERBST, INC. - OWNER: CS 4015, LLC** - For possible action on a request for a Special Use Permit FOR PROPOSED WINE SALES at the southwest corner of Lone Mountain Road and Cliff Shadows Parkway (APN 137-01-101-030), PD (Planned Development) Zone [VC (Village Commercial) Lone Mountain West Special Land Use Designation], Ward 4 (Anthony) [PRJ-68190]. Staff recommends APPROVAL.
14. **SUP-68416 - SPECIAL USE PERMIT RELATED TO SUP-68411, SUP-68413, SUP-68414 AND SUP-68415 - PUBLIC HEARING - APPLICANT: TERRIBLE HERBST, INC. - OWNER: CS 4015, LLC** - For possible action on a request for a Special Use Permit FOR PROPOSED GAMING (INCIDENTAL GAMING MACHINES ONLY) at the southwest corner of Lone Mountain Road and Cliff Shadows Parkway (APN 137-01-101-030), PD (Planned Development) Zone [VC (Village Commercial) Lone Mountain West Special Land Use Designation], Ward 4 (Anthony) [PRJ-68190]. Staff recommends APPROVAL.

15. **SDR-68410 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-68411, SUP-68413, SUP-68414, SUP-68415, AND SUP-68416 - PUBLIC HEARING - APPLICANT: TERRIBLE HERBST, INC. - OWNER: CS 4015, LLC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 4,620 SQUARE-FOOT CONVENIENCE STORE WITH SERVICE STATION [GASOLINE SALES WITH A 3,666 SQUARE-FOOT CANOPY AND A 1,020 SQUARE-FOOT CAR WASH] on 2.00 acres at the southwest corner of Lone Mountain Road and Cliff Shadows Parkway (APN 137-01-101-030), PD (Planned Development) Zone [VC (Village Commercial) Lone Mountain West Special Land Use Designation], Ward 4 (Anthony) [PRJ-68190]. Staff recommends APPROVAL.
16. **SUP-68377 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ESTHER'S KITCHEN - OWNER: BLVD SERIES 1, LLC** - For possible action on a request for a Special Use Permit FOR A 2,100 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE WITH 600 SQUARE FEET OF OUTDOOR SEATING AREA at 1130 South Casino Center Boulevard, Suite #110 (APN 162-03-105-006), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-68374]. Staff recommends APPROVAL.
17. **SDR-68263 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: DOWNTOWN CAC, LLC** - For possible action on a request for a Major Amendment to a previously approved Site Development Plan Review (SDR-64815) FOR A PROPOSED 302 SQUARE-FOOT ADDITION TO A PROPOSED 2,180 SQUARE-FOOT RESTAURANT WITH A DRIVE-THROUGH AND A 384 SQUARE-FOOT OUTDOOR DINING AREA on 0.50 acres at the southwest corner of Clark Avenue and Casino Center Boulevard (APN 139-34-302-009), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-68086]. Staff recommends APPROVAL.
18. **VAC-68294 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: COMHAR HOLDINGS, LLC** - For possible action on a request for a Petition to Vacate a 70-foot public drainage easement located at the northeast corner of Cheyenne Avenue and Joann Way (APN 138-12-801-016), Ward 5 (Barlow) [PRJ-67601]. Staff recommends APPROVAL.
19. **VAC-68343 - VACATION - PUBLIC HEARING - APPLICANT: SUMMIT HOMES OF NEVADA, LLC - OWNER: SUMMIT CENTENNIAL, LLC** - For possible action on a request for a Petition to Vacate U.S. Government Patent Easements generally located at the northwest corner of Centennial Parkway and Alpine Ridge Way (APN 126-24-401-016), Ward 6 (Ross) [PRJ-68270]. Staff recommends APPROVAL.

PUBLIC HEARING ITEMS

20. **ABEYANCE - SDR-66170 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: NIM MEISHAR - OWNER: B-Y LOMA VISTA, LLC** - For possible action on a request for a Major Amendment to a previously approved Plot Plan Review (Z-0102-73) FOR A WAIVER OF TITLE 19.08 LANDSCAPING IRRIGATION REQUIREMENTS on 2.34 acres located at 4600 Meadows Lane (APN 139-31-110-002), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-65854]. Staff recommends DENIAL.
21. **ABEYANCE - 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.
22. **WVR-68480 - WAIVER RELATED TO GPA-68385 - PUBLIC HEARING - APPLICANT/OWNER: 180 LAND COMPANY, LLC** - For possible action on a request for a Waiver TO ALLOW 32-FOOT PRIVATE STREETS WITH A SIDEWALK ON ONE SIDE WHERE 47-FOOT PRIVATE STREETS WITH SIDEWALKS ON BOTH SIDES ARE REQUIRED WITHIN A PROPOSED GATED RESIDENTIAL DEVELOPMENT on 34.07 acres at the southeast corner of Alta Drive and Hualapai Way (Lot 1 in File 121, Page 100 of Parcel Maps on file at the Clark County Recorder's Office; formerly a portion of APN 138-31-702-002), R-PD7 (Residential Planned Development - 7 Units per Acre) Zone, Ward 2 (Beers) [PRJ-67184]. Staff recommends APPROVAL.
23. **SDR-68481 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-68385 AND WVR-68480 - PUBLIC HEARING - APPLICANT/OWNER: 180 LAND COMPANY, LLC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 61-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 34.07 acres at the southeast corner of Alta Drive and Hualapai Way (Lot 1 in File 121, Page 100 of Parcel Maps on file at the Clark County Recorder's Office; formerly a portion of APN 138-31-702-002), R-PD7 (Residential Planned Development - 7 Units per Acre) Zone, Ward 2 (Beers) [PRJ-67184]. Staff recommends APPROVAL.

24. **TMP-68482 - TENTATIVE MAP RELATED TO GPA-68385, WVR-68480 AND SDR-68481 - PARCEL 1 @ THE 180 - PUBLIC HEARING - APPLICANT/OWNER: 180 LAND COMPANY, LLC** - For possible action on a request for a Tentative Map FOR A 61-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 34.07 acres at the southeast corner of Alta Drive and Hualapai Way (Lot 1 in File 121, Page 100 of Parcel Maps on file at the Clark County Recorder's Office; formerly a portion of APN 138-31-702-002), R-PD7 (Residential Planned Development - 7 Units per Acre) Zone, Ward 2 (Beers) [PRJ-67184]. Staff recommends APPROVAL.
25. **MOD-68579 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - For possible action on a request for a Major Modification of the Town Center Land Use Plan TO AMEND MAP FOUR TO ADD THE MC-TC (MONTECITO - TOWN CENTER) LAND USE DESIGNATION AND REMOVE THE MONTECITO TOWN CENTER MIXED USE COMMERCIAL OVERLAY DESIGNATION on approximately 202.00 acres generally located north of Clark County 215, east of Durango Drive (APNs multiple), Ward 6 (Ross) [PRJ-68578]. Staff recommends APPROVAL.
26. **ZON-68403 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: CAPITAL FORESIGHT GOLF & FITNESS, LLC, ET AL** - For possible action on a request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL) AND C-2 (GENERAL COMMERCIAL) TO: C-2 (GENERAL COMMERCIAL) on 3.32 acres at 1213 and 1215 South Las Vegas Boulevard and 516 Park Paseo (APNs 162-03-112-022, 028 and 029), Ward 3 (Coffin) [PRJ-68241]. Staff recommends APPROVAL.
27. **SDR-68404 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-68403 - PUBLIC HEARING - APPLICANT/OWNER: CAPITAL FORESIGHT GOLF & FITNESS, LLC ET AL** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 15-STORY MIXED-USE DEVELOPMENT CONSISTING OF 370 RESIDENTIAL UNITS AND 16,060 SQUARE FEET OF RETAIL SPACE on 3.63 acres at 1213 and 1215 South Las Vegas Boulevard and 516 Park Paseo (APNs 162-03-112-022, 028, 029 and 033), C-1 (Limited Commercial) and C-2 (General Commercial) Zones [PROPOSED: C-2 (General Commercial) Zone], Ward 3 (Coffin) [PRJ-68241]. Staff recommends APPROVAL.
28. **VAR-66498 - REMANDED TO PLANNING COMMISSION - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: MABUHAY COMMERCIAL INVESTMENT 4, LLC** - For possible action on a request for a Variance TO ALLOW A TEN-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 81 FEET IS REQUIRED on 1.21 acres at the northeast corner of Centennial Parkway and Tenaya Way (APN 125-22-804-001), O (Office) Zone, Ward 6 (Ross) [PRJ-66417]. Staff recommends DENIAL.
29. **VAR-68295 - VARIANCE RELATED TO VAR-66498 - PUBLIC HEARING - APPLICANT/OWNER: MABUHAY COMMERCIAL INVESTMENT 4, LLC** - For possible action on a request for a Variance TO ALLOW 44 PARKING SPACES WHERE 49 PARKING SPACES ARE REQUIRED on 1.21 acres at the northeast corner of Centennial Parkway and Tenaya Way (APN 125-22-804-001), O (Office) Zone, Ward 6 (Ross) [PRJ-66417]. Staff recommends DENIAL.
30. **SDR-66499 - REMANDED TO PLANNING COMMISSION - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-66498 AND VAR-68295 - PUBLIC HEARING - APPLICANT/OWNER: MABUHAY COMMERCIAL INVESTMENT 4, LLC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 8,800 SQUARE-FOOT MEDICAL OFFICE DEVELOPMENT WITH WAIVERS TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG THE SOUTH PERIMETER, AN 11-FOOT BUFFER ALONG THE NORTH PERIMETER WHERE 15 FEET IS REQUIRED AND TO NOT ORIENT THE BUILDING TO THE CORNER WHERE SUCH IS REQUIRED on 1.21 acres at the northeast corner of Centennial Parkway and Tenaya Way (APN 125-22-804-001), O (Office) Zone, Ward 6 (Ross) [PRJ-66417]. Staff recommends DENIAL.
31. **VAR-68150 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: NP PALACE, LLC** - For possible action on a request for a Variance TO ALLOW A TOTAL OF 11,161 SQUARE FEET OF FREESTANDING SIGN AREA WHERE 7,880 SQUARE FEET IS THE MAXIMUM ALLOWED, A 175-FOOT TALL FREESTANDING SIGN WHERE 40 FEET IS THE MAXIMUM ALLOWED, AND SEVEN WALL SIGNS THAT EXTEND UP TO 108 INCHES ABOVE THE BUILDING ROOF OR PARAPET WHERE 12 INCHES IS THE MAXIMUM ALLOWED on 30.05 acres at 2411 West Sahara Avenue (APNs Multiple), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-68149]. Staff recommends APPROVAL.

32. **MSP-68152 - MASTER SIGN PLAN RELATED TO VAR-68150 - PUBLIC HEARING - APPLICANT/OWNER: NP PALACE, LLC** - For possible action on a request for a Master Sign Plan FOR AN EXISTING HOTEL/CASINO on 30.05 acres at 2411 West Sahara Avenue (APNs Multiple), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-68149]. Staff recommends APPROVAL.
33. **VAR-68319 - VARIANCE - PUBLIC HEARING - APPLICANT: DAPPER DEVELOPMENT - OWNER: TEN15 NOVAT, LLC** - For possible action on a request for a Variance TO ALLOW 116 PARKING SPACES WHERE 132 SPACES ARE REQUIRED on 0.88 acres at the northwest corner of Cliff Shadows Parkway and Novat Street (APN 137-12-410-014), PD (Planned Community) Zone [VC (Village Commercial) Lone Mountain Special Land Use Designation], Ward 4 (Anthony) [PRJ-68218]. Staff recommends DENIAL.
34. **SDR-68318 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-68319 - PUBLIC HEARING - APPLICANT: DAPPER DEVELOPMENT - OWNER: TEN15 NOVAT, LLC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 3,410 SQUARE-FOOT COMMERCIAL BUILDING on 0.88 acres at the northwest corner of Cliff Shadows Parkway and Novat Street (APN 137-12-410-014), PD (Planned Development) Zone [VC (Village Commercial) Lone Mountain Special Land Use Designation], Ward 4 (Anthony) [PRJ-68218]. Staff recommends DENIAL.
35. **VAR-68568 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: TAL HAREL** - For possible action on a request for a Variance TO ALLOW TWO PARKING SPACES WHERE FOUR ARE REQUIRED on 0.08 acres located on the west side of 14th Street approximately 415 feet south of Mesquite Avenue, (APN 139-35-212-021), R-3 (Medium Density Residential) Zone, Ward 3 (Coffin) [PRJ-68565]. Staff recommends DENIAL.
36. **VAR-68575 - VARIANCE RELATED TO VAR-68568 - PUBLIC HEARING - APPLICANT/OWNER: TAL HAREL** - For possible action on a request for a Variance TO ALLOW A 2.5-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED on 0.08 acres located on the west side of 14th Street approximately 415 feet south of Mesquite Avenue, (APN 139-35-212-021), R-3 (Medium Density Residential) Zone, Ward 3 (Coffin) [PRJ-68565]. Staff recommends DENIAL.
37. **VAR-68592 - VARIANCE - PUBLIC HEARING - APPLICANT: DISCOVERY GARDENS CHILD CARE - OWNER: DT MARK PROPERTIES, LLC** - For possible action on a request for a Variance TO ALLOW 10 PARKING SPACES WHERE 19 IS THE MINIMUM REQUIRED FOR A PROPOSED INDIVIDUAL CARE CENTER on 0.69 acres at 555 Page Street (APN 140-32-102-002), R-E (Residence Estates) Zone, Ward 3 (Coffin) [PRJ-68572]. Staff recommends APPROVAL.
38. **SUP-68591 - SPECIAL USE PERMIT RELATED TO VAR-68592 - PUBLIC HEARING - APPLICANT: DISCOVERY GARDENS CHILD CARE - OWNER: DT MARK PROPERTIES, LLC** - For possible action on a request for a Special Use Permit FOR AN INDIVIDUAL CARE CENTER use at 555 Page Street (APN 140-32-102-002), R-E (Residence Estates) Zone, Ward 3 (Coffin) [PRJ-68572]. Staff recommends APPROVAL.
39. **VAR-68177 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: OAKTREE CAPITAL SERIES 3, LLC** - For possible action on a request for a Variance TO ALLOW A ZERO-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR AN EXISTING PATIO COVER on 0.17 acres at 420 South Maryland Parkway (APN 139-34-811-038), R-4 (High Density Residential) Zone, Ward 3 (Coffin) [PRJ-68008]. Staff recommends DENIAL.
40. **VAR-68395 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: PN II, INC** - For possible action on a request for a Variance TO ALLOW ONE PARKING SPACE WHERE FIVE IS THE MINIMUM REQUIRED FOR A TEMPORARY REAL ESTATE SALES OFFICE USE on 0.41 acres at 8222 Agave Bloom Street (APN 125-09-712-038), R-PD2 (Residential Planned Development - 2 Units per Acre) Zone, Ward 6 (Ross) [PRJ-68383]. Staff recommends DENIAL.
41. **VAR-68398 - VARIANCE - PUBLIC HEARING - APPLICANT: SUMMIT HOMES OF NEVADA, LLC - OWNER: SUMMIT GRAND CANYON, LLC** - For possible action on a request for a Variance TO ALLOW A 17-FOOT REAR YARD SETBACK WHERE 30 FEET IS REQUIRED FOR A PROPOSED SINGLE FAMILY DWELLING on 0.24 acres at 4017 Turquoise Falls Street (APN 138-06-413-008), R-D (Single Family Residential-Restricted) Zone, Ward 4 (Anthony) [PRJ-68257]. Staff recommends DENIAL.

42. **VAR-68625 - VARIANCE - PUBLIC HEARING - APPLICANT: LA CABANA RESTAURANT - OWNER: NORTH AMERICAN 888 REAL ESTATE INVESTMENTS, LTD** - For possible action on a request for a Variance TO ALLOW A PROPOSED FREESTANDING SIGN IN ADDITION TO AN EXISTING CONSOLIDATED SIGN WHERE SUCH IS NOT ALLOWED AND TO ALLOW THE FREESTANDING SIGN TO BE 60 FEET FROM THE CONSOLIDATED SIGN WHERE 100 FEET IS THE MINIMUM REQUIRED at 2800 West Sahara Avenue (APN's Multiple), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-68283]. Staff recommends DENIAL.
43. **SUP-68386 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: IMAGINE ADVENTURES LAS VEGAS, LLC - OWNER: FAEC HOLDINGS WIRRULLA, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED TAVERN-LIMITED ESTABLISHMENT USE at 450 Fremont Street, Suite #250 (APN 139-34-513-002), C-2 (General Commercial) Zone, Ward 5 (Barlow) [PRJ-68284]. Staff recommends APPROVAL.
44. **SUP-68387 - SPECIAL USE PERMIT RELATED TO SUP-68386 - PUBLIC HEARING - APPLICANT: IMAGINE ADVENTURES LAS VEGAS, LLC - OWNER: FAEC HOLDINGS WIRRULLA, LLC** - For possible action on a request for a Special Use Permit FOR A NIGHT CLUB USE WITH WAIVERS OF REQUIRED DISTANCE SEPARATION TO ALLOW 1,214 FEET FROM A CHURCH/HOUSE OF WORSHIP AND 1,340 FEET FROM A SCHOOL WHERE 1,500 FEET IS REQUIRED at 450 Fremont Street, Suite #250 (APN 139-34-513-002), C-2 (General Commercial) Zone, Ward 5 (Barlow) [PRJ-68284]. Staff recommends APPROVAL.
45. **SUP-68233 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: TERRIBLE HERBST, INC. - OWNER: REMINGTON COMMERCIAL VIII, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 4,621 SQUARE-FOOT BEER/WINE/COOLER OFF-SALE ESTABLISHMENT USE at 7560 Oso Blanca Road (APN 125-17-314-001), T-C (Town Center) Zone [GC-TC (General Commercial-Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-67994]. Staff recommends APPROVAL.
46. **SUP-68421 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: GALENA EUROPEAN SPA - OWNER: SSB PROPCO, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,208 SQUARE-FOOT MASSAGE ESTABLISHMENT WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A PARCEL ZONED FOR RESIDENTIAL USE WHERE 400 FEET IS REQUIRED at 8053 North Durango Drive, Suite #110 (APN 125-08-817-002), C-1 (Limited Commercial) Zone, Ward 6 (Ross) [PRJ-68095]. Staff recommends APPROVAL.
47. **RQR-68072 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: BOYER SKYPOINTE ACADEMY LP - OWNER: ZIONS FIRST NATIONAL BANK** - For possible action on a request for a Required Review of an approved Special Use Permit (SUP-59539) FOR AN ALTERNATIVE PARKING STANDARD TO ALLOW 429 PARKING SPACES WHERE 516 SPACES ARE REQUIRED FOR AN EXISTING SECONDARY SCHOOL at 7038 Sky Pointe Drive (APN 125-21-102-009), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-68369]. Staff recommends APPROVAL.
48. **SDR-68129 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: LAS VEGAS PIZZA, LLC** - For possible action on a request for a Major Amendment to an approved Site Development Plan Review [Z-0055-72(2)] FOR A PROPOSED DRIVE THROUGH ADDITION TO AN EXISTING RESTAURANT WITH A WAIVER TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG THE NORTH PERIMETER WHERE 15 FEET IS REQUIRED on 0.60 acres at 3001 West Sahara Avenue (APN 162-08-104-009), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-67967]. Staff recommends DENIAL.
49. **SDR-68280 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: SAFETY INSTITUTE BUILDING, LLC** - For possible action on a request for a Major Amendment to a previously approved Plot Plan Review (Z-0035-85) FOR A WAIVER OF TITLE 19.08 LANDSCAPING IRRIGATION REQUIREMENTS on 0.33 acres located at 820 South Valley View Boulevard (APN 139-31-801-002), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-67677]. Staff recommends DENIAL.
50. **SDR-68300 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: GENE WOODS RACING - OWNER: T-U P R II, LLC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED COMMERCIAL RECREATION/AMUSEMENT (OUTDOOR) FACILITY WITH A WAIVER FROM DOWNTOWN CENTENNIAL PLAN ARCHITECTURAL STANDARDS on 3.63 acres at 222 South Main Street (APN 139-34-101-009), M (Industrial) Zone and C-M (Commercial/Industrial) zone, Ward 5 (Barlow) [PRJ-68298]. Staff recommends DENIAL.

51. **SDR-68409 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: PROVIEW SERIES 31, LLC** - For possible action on a request for a Major Amendment to a previously approved Site Development Plan Review (SDR-62361) FOR A PROPOSED FIVE-STORY MIXED-USE DEVELOPMENT WITH A WAIVER TO ALLOW A UTILITY STRUCTURES IN THE PUBLIC RIGHT-OF-WAY on 0.25 acres on the east side of 4th Street, approximately 125 feet north of Garces Avenue (APN 139-34-311-137), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-68176]. Staff recommends DENIAL.
52. **ROC-68393 - REVIEW OF CONDITION - PUBLIC HEARING - APPLICANT: CARDENAS - OWNER: LAMANZA, LLC** - For possible action on a request for a Review of Condition of an approved Special Use Permit (SUP-38860) TO REMOVE CONDITION #8 WHICH STATES, "ALL BEER AND WINE COOLERS SHALL REMAIN IN THEIR ORIGINAL MANUFACTURER'S CONFIGURATION OF FOUR OR SIX PACKS" on 6.8 acres at 4700 Meadows Lane (APN 139-31-111-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-68115]. Staff recommends DENIAL.
53. **ROC-68407 - REVIEW OF CONDITION - PUBLIC HEARING - APPLICANT/OWNER: ECLIPSE THEATER LV, LLC** - For possible action on a request for a Review of Condition of an approved Special Use Permit (SUP-52105) TO DELETE CONDITION #6 WHICH STATES, "MINORS SHALL ONLY BE PERMITTED IN SUCH AREAS WHEREIN SPIRITUOUS, MALT OR FERMENTED LIQUOR OR WINES ARE SERVED ONLY IN CONJUNCTION WITH REGULAR MEALS AND WHERE DINING TABLES OR BOOTHS ARE PROVIDED SEPARATE FROM THE BAR IN CONFORMANCE WITH TITLE 6.50 on 0.8 acres at 814 South 3rd Street (APN 139-34-401-014), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-68308]. Staff recommends APPROVAL.
54. **VAC-68554 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: VICTORY MISSIONARY BAPTIST CHURCH** - For possible action on a request for a Petition to Vacate a 20-foot wide alley between E Street and F Street; south of Jackson Avenue, Ward 5 (Barlow) [PRJ-68175]. Staff recommends APPROVAL.

DIRECTOR'S BUSINESS:

55. **DIR-68163 - DIRECTOR'S BUSINESS - PUBLIC HEARING - THE BOARD OF REGENTS OF THE NEVADA SYSTEM OF HIGHER EDUCATION** - For possible action on a request regarding the Cooperative Campus Development Agreement for the College of Southern Nevada Northwest Campus on approximately 44.09 acres at the northwest corner of Elkhorn Road and Grand Montecito Parkway (APNs 125-17-401-006 and 125-17-801-004), Ward 6 (Ross) [PRJ-68166]. Staff recommends APPROVAL.
56. **TXT-68279 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - For possible action on a request to amend LVMC 19.12 related to the Clinic and Office, Medical or Dental uses, and to provide for other related matters. Staff recommends APPROVAL.
57. **TXT-68323 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - For possible action on a request to remove all references to the Montecito Town Center Development Agreement, which expires on April 7, 2017, to amend the Town Center Development Standards Manual to incorporate the standards of the area covered by the Development Agreement as a Town Center Land Use District and to provide for other related matters. Staff recommends APPROVAL.

CITIZENS PARTICIPATION:

58. **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**