

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
Donna Toussaint

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.

March 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 MEETING OF FEBRUARY 14, 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. **GPA-68639 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - For possible action on a request for a General Plan Amendment to amend the Master Plan of Streets and Highways TO DESIGNATE 26 STREETS WITHIN THE LAS VEGAS MEDICAL DISTRICT AND DOWNTOWN LAS VEGAS AS COLLECTOR STREETS ON THE MASTER PLAN OF STREETS AND HIGHWAYS, Ward 3 (Coffin) and Ward 1 (Tarkanian) [PRJ-68638]. Staff recommends APPROVAL.
8. **VAR-65290 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DR HORTON, INC.** - For possible action on a request for a Variance TO ALLOW A 75-FOOT LOT WIDTH WHERE 80 FEET IS REQUIRED ON LOT 28 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 APPROVAL.
9. **SUP-67880 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: FARM AND DURANGO INVESTORS, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 4,400 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) on the southeast corner of Farm Road and Durango Drive (APN 125-17-613-001), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-65467]. Staff recommends APPROVAL.
10. **SUP-67881 - SPECIAL USE PERMIT RELATED TO SUP-67880 - PUBLIC HEARING - APPLICANT/OWNER: FARM AND DURANGO INVESTORS, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED GAMING ESTABLISHMENT, RESTRICTED LICENSE WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM SINGLE-FAMILY DETACHED DWELLINGS WHERE 330 FEET IS REQUIRED on the southeast corner of Farm Road and Durango Drive (APN 125-17-613-001), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-65467]. Staff recommends APPROVAL.
11. **SUP-68757 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: HIGH VIRTUE, LLC - OWNER: GERBY INVESTMENTS, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 4,000 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE WITH A 2,000 SQUARE-FOOT OUTDOOR SEATING AREA at 1007 and 1009 South Main Street (APN 139-33-811-026), C-M (Commercial/Industrial) Zone, Ward 3 (Coffin) [PRJ-68697]. Staff recommends APPROVAL.
12. **SUP-68758 - SPECIAL USE PERMIT RELATED TO SUP-68757 - PUBLIC HEARING - APPLICANT: HIGH VIRTUE, LLC - OWNER: GERBY INVESTMENTS, LLC** - For possible action on a request for a Special Use Permit FOR A 4,000 SQUARE-FOOT NIGHT CLUB USE WITH A 2,000 SQUARE-FOOT OUTDOOR SEATING AREA at 1007 and 1009 South Main Street (APN 139-33-811-026), C-M (Commercial/Industrial) Zone, Ward 3 (Coffin) [PRJ-68697]. Staff recommends APPROVAL.
13. **SUP-68729 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ONO'S ISLAND BBQ - OWNER: POLY GLOBAL INVESTMENTS, LLC** - For possible action on a request for a Special Use Permit TO ALLOW AN EXISTING OPEN AIR VENDING USE (BBQ CART) ADJACENT TO RESIDENTIALLY ZONED PROPERTY TO HAVE A 24-HOUR OPERATION, WHERE 10:00 AM TO 8:00 PM IS PERMITTED at 5740 West Charleston Boulevard (APN 138-36-406-010), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-68698]. Staff recommends APPROVAL.
14. **SUP-68768 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: 707 FREMONT, LLC** - For possible action on a request for a Special Use Permit FOR A TATTOO PARLOR/BODY PIERCING STUDIO USE at 707 Fremont Street, Suite #1140 (APN 139-34-601-007), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-68645]. Staff recommends APPROVAL.

15. [**SDR-68741 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: DEL TACO CORPORATE OFFICE - OWNER: MLK MARIAH-PURE, LLC**](#) - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 2,420 SQUARE-FOOT RESTAURANT WITH A DRIVE THROUGH on 1.10 acres on the west side of Martin L King Boulevard, approximately 140 feet north of Mount Mariah Drive (APN 139-21-313-026), C-1 (Limited Commercial) Zone, Ward 5 (Barlow) [PRJ-68679]. Staff recommends APPROVAL.
16. [**SNC-68710 - STREET NAME CHANGE - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS**](#) - For possible action on a request for a Street Name Change FROM: GOLDRING AVENUE AND BEARDEN DRIVE TO: WELLNESS WAY, between Tonopah Drive and Desert Lane, Ward 1 (Tarkanian) [PRJ-68632]. Staff recommends APPROVAL.

PUBLIC HEARING ITEMS

17. [**ABEYANCE - 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.
18. [**ABEYANCE - 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.
19. [**SDR-68324 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-67883 AND ZON-67884 - PUBLIC HEARING - APPLICANT/OWNER: AQUA BAMBOO, LLC, ET AL**](#) - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 28,800 SQUARE-FOOT GENERAL RETAIL STORE, OTHER THAN LISTED WITH A WAIVER TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER WHERE EIGHT FEET IS REQUIRED ALONG THE EAST PERIMETER 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), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 6 (Ross) [PRJ-68162]. Staff recommends DENIAL.
20. [**ABEYANCE - 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.
21. [**ABEYANCE - 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.
22. [**ABEYANCE - 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.
23. [**ABEYANCE - 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.

24. [**WVR-68775 - WAIVER - PUBLIC HEARING - APPLICANT: PINNACLE HOMES - OWNER: 2006 BARBIER/GREENE REVOCABLE TRUST**](#) - For possible action on a request for a Waiver TO ALLOW NO STREETLIGHTS WHERE SUCH ARE REQUIRED AND TO ALLOW AN INTERSECTION OFFSET OF 180 FEET WHERE 220 FEET IS REQUIRED FOR A PROPOSED NON-GATED FOUR-LOT RESIDENTIAL SUBDIVISION on 2.5 acres on the northeast corner of Azure Drive and Eula Street (APN 125-30-101-010), R-E (Residence Estates) Zone, Ward 6 (Ross) [PRJ-68721]. Staff recommends DENIAL.
25. [**VAR-68774 - VARIANCE RELATED TO WVR-68775 - PUBLIC HEARING - APPLICANT: PINNACLE HOMES - OWNER: 2006 BARBIER/GREENE REVOCABLE TRUST**](#) - For possible action on a request for a Variance TO ALLOW NO SIDEWALK, AMENITY ZONE, OR CURB AND GUTTERS WHERE SUCH ARE REQUIRED FOR A PROPOSED NON-GATED FOUR-LOT RESIDENTIAL SUBDIVISION on 2.5 acres on the northeast corner of Azure Drive and Eula Street (APN 125-30-101-010), R-E (Residence Estates) Zone, Ward 6 (Ross) [PRJ-68721]. Staff recommends DENIAL.
26. [**VAC-68776 - VACATION RELATED TO WVR-68775 AND VAR-68774 - PUBLIC HEARING - APPLICANT: PINNACLE HOMES - OWNER: 2006 BARBIER/GREENE REVOCABLE TRUST**](#) - For possible action on a request for a Petition to Vacate U.S. Government Patent Easements on property located on the northeast corner of Azure Drive and Eula Street (APN 125-30-101-010), R-E (Residence Estates) Zone, Ward 6 (Ross) [PRJ-68721]. Staff recommends APPROVAL.
27. [**VAR-67970 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: THE LIANG & CHAN REVOCABLE FAMILY TRUST**](#) - For possible action on a request for a Variance TO ALLOW NO ADDITIONAL PARKING SPACES WHERE THREE ADDITIONAL PARKING SPACES ARE REQUIRED FOR A PARKING IMPAIRED DEVELOPMENT on 0.15 acres at 1212 South Maryland Parkway (APN 162-03-514-037), P-R (Professional Offices and Parking) Zone, Ward 3 (Coffin) [PRJ-67395]. Staff recommends DENIAL.
28. [**VAR-67971 - VARIANCE RELATED TO VAR-67970 - PUBLIC HEARING - APPLICANT/OWNER: THE LIANG & CHAN REVOCABLE FAMILY TRUST**](#) - For possible action on a request for a Variance TO ALLOW A FIVE-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED on 0.15 acres at 1212 South Maryland Parkway (APN 162-03-514-037), P-R (Professional Offices and Parking) Zone, Ward 3 (Coffin) [PRJ-67395]. Staff recommends DENIAL.
29. [**VAR-68417 - VARIANCE RELATED TO VAR-67970 AND VAR-67971 - PUBLIC HEARING - APPLICANT/OWNER: THE LIANG & CHAN REVOCABLE FAMILY TRUST**](#) - For possible action on a request for a Variance TO ALLOW A ZERO-FOOT SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING FREESTANDING SIGN on 0.15 acres at 1212 South Maryland Parkway (APN 162-03-514-037), P-R (Professional Offices and Parking) Zone, Ward 3 (Coffin) [PRJ-67395]. Staff recommends DENIAL.
30. [**SDR-67972 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-67970, VAR-67971 AND VAR-68417 - PUBLIC HEARING - APPLICANT/OWNER: THE LIANG & CHAN REVOCABLE FAMILY TRUST**](#) - For possible action on a request for a Major Amendment of an approved Plot Plan Review [Z-0031-73(6)] FOR A PROPOSED 922 SQUARE-FOOT ADDITION TO AN EXISTING 1,463 SQUARE-FOOT DENTAL OFFICE on 0.15 acres at 1212 South Maryland Parkway (APN 162-03-514-037), P-R (Professional Offices and Parking) Zone, Ward 3 (Coffin) [PRJ-67395]. Staff recommends DENIAL.
31. [**VAR-69103 - VARIANCE - PUBLIC HEARING - APPLICANT: CHERRY DEVELOPMENT - OWNER: GIL UTAH, LLC**](#) - For possible action on a request for a Variance TO ALLOW 18-FOOT PARKING LOT DRIVE AISLES WHERE 24 FEET IS REQUIRED at the southwest corner of Colorado Avenue and Casino Center Boulevard (APNs 162-03-110-061, 135 and 136), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-68275]. Staff recommends DENIAL.
32. [**SUP-68777 - SPECIAL USE PERMIT RELATED TO VAR-69103 - PUBLIC HEARING - APPLICANT: CHERRY DEVELOPMENT - OWNER: GIL UTAH, LLC**](#) - For possible action on a request for a Special Use Permit FOR A MIXED-USE DEVELOPMENT at the southwest corner of Colorado Avenue and Casino Center Boulevard (APNs 162-03-110-061, 135 and 136), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-68275]. Staff recommends DENIAL.

33. [**SDR-68778 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-69103 AND SUP-68777 - PUBLIC HEARING - APPLICANT: CHERRY DEVELOPMENT - OWNER: GIL UTAH, LLC**](#) - For possible action on a request for a Site Development Plan Review FOR A PROPOSED FOUR-STORY, 63-UNIT MIXED-USE DEVELOPMENT, INCLUDING 3,010 SQUARE FEET OF COMMERCIAL SPACE on 0.46 acres at the southwest corner of Colorado Avenue and Casino Center Boulevard (APNs 162-03-110-061, 135 and 136), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-68275]. Staff recommends DENIAL.
34. [**VAR-68587 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: BETSY ANN GOODALL LIVING TRUST**](#) - For possible action on a request for a Variance TO ALLOW A ONE-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED FOR A PROPOSED ACCESSORY STRUCTURE (CLASS II) [SHED] on 0.26 acres at 6141 West El Campo Grande Avenue (APN 125-26-811-039), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross) [PRJ-67833]. Staff recommends DENIAL.
35. [**VAR-68694 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: FORREST DEVON MICH'L**](#) - For possible action on a request for a Variance TO ALLOW A 30-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED AND A 22-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED FOR A NEW SINGLE FAMILY RESIDENCE generally located on the west side of Homestead Street, approximately 140 feet north of Horse Drive (APN 125-08-604-013), R-E (Residential Estates) Zone, Ward 6 (Ross) [PRJ-66175]. Staff recommends DENIAL.
36. [**VAR-68805 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: STONE ASSETS, LLC**](#) - For possible action on a request for a Variance TO ALLOW A 25-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR A PROPOSED SINGLE FAMILY DWELLING on 0.27 acres located on the north side of Palomino Lane, approximately 150 feet west of Shetland Road (APN 139-32-703-010), R-A (Ranch Acres) Zone, Ward 1 (Tarkanian) [PRJ-68736]. Staff recommends DENIAL.
37. [**VAR-68840 - VARIANCE - PUBLIC HEARING - APPLICANT: BACA'S NATIONAL TRANSMISSION - OWNER: CHARLES F. DAVID AND PENNYE R. DAVID FAMILY TRUST**](#) - For possible action on a request for a Variance TO ALLOW AN EIGHT-FOOT TALL REAR PERIMETER BLOCK WALL WITH FOUR FEET OF WROUGHT IRON ON TOP WHERE EIGHT FEET IS THE MAXIMUM OVERALL HEIGHT ALLOWED on 0.30 acres at 3030 Builders Avenue (APN 139-36-810-007), M (Industrial) Zone, Ward 3 (Coffin) [PRJ-68539]. Staff recommends DENIAL.
38. [**SUP-67480 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CITY IMPACT CENTER - OWNER: TRINITY LIFE CENTER**](#) - For possible action on a request for a Special Use Permit FOR A SENIOR CITIZEN APARTMENTS USE on the north side of Sahara Avenue, approximately 1,080 feet west of Maryland Parkway (APNs 162-03-801-030, 052, 053 and 066), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-67445]. Staff recommends DENIAL.
39. [**SDR-67483 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-67480 - PUBLIC HEARING - APPLICANT: CITY IMPACT CENTER - OWNER: TRINITY LIFE CENTER**](#) - For possible action on a request for a Site Development Plan Review FOR A PROPOSED FOUR-STORY, 66-UNIT SENIOR CITIZEN APARTMENT DEVELOPMENT WITH WAIVERS TO ALLOW A ZERO-FOOT PERIMETER LANDSCAPE BUFFER ALONG THE WEST PROPERTY LINE, A THREE-FOOT BUFFER ALONG A PORTION OF THE NORTH PROPERTY LINE AND A FIVE-FOOT BUFFER ALONG A PORTION OF THE SOUTH PROPERTY LINE WHERE EIGHT FEET IS REQUIRED on 1.85 acres on the north side of Sahara Avenue, approximately 1,080 feet west of Maryland Parkway (APNs 162-03-801-030, 052, 053, 066 and 138), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-67445]. Staff recommends DENIAL.
40. [**SUP-68681 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: MARY BARTSAS 13, LLC**](#) - For possible action on a request for a Special Use Permit FOR A PROPOSED SHORT-TERM RESIDENTIAL RENTAL USE at 2701 Alta Drive (APN 139-32-701-002), R-A (Ranch Acres) Zone, Ward 1 (Tarkanian) [PRJ-68471]. Staff recommends DENIAL.
41. [**SDR-68470 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT - POB LAS VEGAS, LLC - OWNER: CITY OF LAS VEGAS**](#) - For possible action on a request for a Site Development Plan Review FOR A PROPOSED SINGLE-STORY, 34,782 SQUARE-FOOT SHOPPING CENTER on 3.48 acres at 300 North Casino Center Boulevard and 350 Stewart Avenue (APNs 139-34-501-004 and 008), C-2 (General Commercial) Zone, Ward 5 (Barlow) [PRJ-68139]. Staff recommends APPROVAL.

42. **SDR-68652 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: REFRIGERATION SUPPLIES DISTRIBUTOR** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 28,650 SQUARE-FOOT INDUSTRIAL BUILDING WITH WAIVERS OF DOWNTOWN CENTENNIAL PLAN STREETScape AND SERVICE AREA SCREENING REQUIREMENTS on 1.38 acres at 1901 and 1907 Western Avenue (APNs 162-04-703-007 and 008), M (Industrial) Zone, Ward 3 (Coffin) [PRJ-68650]. Staff recommends DENIAL.

DIRECTOR'S BUSINESS:

43. **ABEYANCE - 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.
44. **TXT-69157 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - For possible action on a request to amend LVMC 19.12 and 19.18 related to the Night Club use, and to provide for other related matters. Staff has NO RECOMMENDATION.

CITIZENS PARTICIPATION:

45. 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