

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.

April 11, 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 MILAGROS 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 MARCH 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.

7. **TMP-69211 - TENTATIVE MAP - EASTERN/HINKLE (A COMMERCIAL SUBDIVISION) - APPLICANT/OWNER: 1411 EASTERN, LLC** - For possible action on a request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 2.84 acres at 1409 and 1411 North Eastern Avenue (APN 139-26-508-006), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-69136]. Staff recommends APPROVAL.
8. **TMP-69228 - TENTATIVE MAP - SKYE CANYON PARCEL 2.23B - APPLICANT: NINETY FIVE MANAGEMENT, LLC - OWNER: SECTION 12, LLC** - For possible action on a request for a Tentative Map FOR A 102-LOT SINGLE-FAMILY SUBDIVISION on 18.90 acres on the southeast corner of Eagle Canyon Avenue and Shaumber Road (APNs 126-12-410-002 and 003), T-D (Traditional Development) Zone [Kyle R-CL Single Family Compact Lot District (Medium-Low Density) Skye Canyon Special Land Use Designation], Ward 6 (Ross) [PRJ-69155]. Staff recommends APPROVAL.
9. **EOT-68795 - EXTENSION OF TIME - SPECIAL USE PERMIT - APPLICANT: JURY ROOM BAR - OWNER: OAK BROOK REALTY INVESTMENTS II, LLC** - For possible action on a request for an Extension of Time of an approved Special Use Permit (SUP-57034) FOR A PROPOSED 614 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE within a portion of 321 South Casino Center Boulevard (APN 139-34-201-020), C-2 (General Commercial) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.

ONE MOTION - ONE VOTE

THE FOLLOWING ARE ITEMS THAT MAY BE CONSIDERED IN ONE MOTION/ONE VOTE. THEY ARE CONSIDERED ROUTINE NON-PUBLIC AND PUBLIC HEARING ITEMS. ALL PUBLIC HEARINGS AND NON-PUBLIC HEARINGS WILL BE OPENED AT ONE TIME. ANY PERSON REPRESENTING AN APPLICATION OR A MEMBER OF THE PUBLIC OR A MEMBER OF THE PLANNING COMMISSION NOT IN AGREEMENT WITH THE CONDITIONS AND ALL STANDARD CONDITIONS FOR THE APPLICATION RECOMMENDED BY STAFF, SHOULD REQUEST TO HAVE THAT ITEM REMOVED FROM THIS PART OF THE AGENDA.

10. **GPA-68787 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: CLARK COUNTY SCHOOL DISTRICT - OWNER: USA** - For possible action on a request for a General Plan Amendment FROM: PR-OS (PARKS/RECREATION/OPEN SPACE) TO: PF (PUBLIC FACILITIES) on 14.92 acres at the northwest corner of Farm Road and Jensen Street (APN 125-18-201-015), Ward 6 (Ross) [PRJ-68779]. Staff recommends APPROVAL.
11. **ZON-68788 - REZONING RELATED TO GPA-68787 - PUBLIC HEARING - APPLICANT: CLARK COUNTY SCHOOL DISTRICT - OWNER: USA** - For possible action on a request for a Rezoning FROM: U (UNDEVELOPED) [PR-OS (PARKS/RECREATION/OPEN SPACE) GENERAL PLAN DESIGNATION] TO: C-V (CIVIC) on 14.92 acres at the northwest corner of Farm Road and Jensen Street (APN 125-18-201-015), Ward 6 (Ross) [PRJ-68779]. Staff recommends APPROVAL.
12. **SDR-68790 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-68787 AND ZON-68788 - PUBLIC HEARING - APPLICANT: CLARK COUNTY SCHOOL DISTRICT - OWNER: USA** - For possible action on a request for a Site Development Plan Review FOR A 93,473 SQUARE-FOOT PUBLIC OR PRIVATE SCHOOL, PRIMARY WITH A WAIVER TO ALLOW A 10-FOOT LANDSCAPE BUFFER ALONG A PORTION OF THE EAST PROPERTY LINE WHERE 15 FEET IS REQUIRED on 14.92 acres at the northwest corner of Farm Road and Jensen Street (APN 125-18-201-015), U (Undeveloped) Zone [PR-OS (Parks/Recreation/Open Space) General Plan Designation] [PROPOSED: C-V (Civic)], Ward 6 (Ross) [PRJ-68779]. Staff recommends APPROVAL.
13. **GPA-69188 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: OAK HOLLOW, LLC** - For possible action on a request for a General Plan Amendment FROM: L (LOW DENSITY RESIDENTIAL) TO: MXU (MIXED USE) on 0.08 acres on the north side of Providence Lane at the terminus of Portsmouth Way (APN 139-31-210-001), Ward 1 (Tarkanian) [PRJ-69152]. Staff recommends APPROVAL.

14. **TMP-69190 - TENTATIVE MAP RELATED TO GPA-69188 - OAK HOLLOW (A COMMERCIAL SUBDIVISION) - PUBLIC HEARING - APPLICANT: OAK HOLLOW, LLC - OWNER: OAK HOLLOW, LLC, ET AL** - For possible action on a request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 3.66 acres at the southeast corner of Meadows Lane and Decatur Boulevard (APNs 139-31-201-001, 002, 003, 004 and 006; and 139-31-210-001), C-2 (General Commercial) Zone, Ward 1 (Tarkanian) [PRJ-69152]. Staff recommends APPROVAL.
15. **SUP-69230 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: STAR LOAN CENTERS - OWNER: 432 E. SAHARA LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 2,312 SQUARE-FOOT AUTO TITLE LOAN USE WITH WAIVERS TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL USE WHERE 200 FEET IS REQUIRED AND TO ALLOW A 959-FOOT DISTANCE SEPARATION FROM A SIMILAR USE WHERE 1,000 FEET IS REQUIRED at 432 East Sahara Avenue (APN 162-03-416-023), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-69016]. Staff recommends APPROVAL.
16. **VAC-69194 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: HV APTS, LLC** - For possible action on a request for a Petition to Vacate 20-foot wide public alleys south of Alta Drive, between Desert Lane and Martin L King Boulevard, Ward 1 (Tarkanian) [PRJ-68254]. Staff recommends APPROVAL.

PUBLIC HEARING ITEMS

17. **GPA-68781 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: BRITIM CONSTRUCTION - OWNER: MATLOCK HOLDINGS IV, LLC** - For possible action on a request for a General Plan Amendment FROM: R (RURAL DENSITY RESIDENTIAL) TO: M (MEDIUM DENSITY RESIDENTIAL) on 2.49 acres at 5097 Roberta Lane (APN 138-13-801-002), Ward 5 (Barlow) [PRJ-68576]. Staff recommends DENIAL.
18. **ZON-68782 - REZONING RELATED TO GPA-68781 - PUBLIC HEARING - APPLICANT: BRITIM CONSTRUCTION - OWNER: MATLOCK HOLDINGS IV, LLC** - For possible action on a request for a Rezoning FROM: U (UNDEVELOPED) [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: R-3 (MEDIUM DENSITY RESIDENTIAL) on 2.49 acres at 5097 Roberta Lane (APN 138-13-801-002), Ward 5 (Barlow) [PRJ-68576]. Staff recommends DENIAL.
19. **SDR-68784 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-68781 AND ZON-68782 - PUBLIC HEARING - APPLICANT: BRITIM CONSTRUCTION - OWNER: MATLOCK HOLDINGS IV, LLC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 40-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 2.49 acres at 5097 Roberta Lane (APN 138-13-801-002), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] [PROPOSED: R-3 (Medium Density Residential)], Ward 5 (Barlow) [PRJ-68576]. Staff recommends DENIAL.
20. **GPA-68886 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: FDD INVESTMENTS, LLC** - For possible action on a request for a General Plan Amendment FROM: M (MEDIUM DENSITY RESIDENTIAL) TO: H (HIGH DENSITY RESIDENTIAL) on 0.89 acres on the northwest corner of Charleston Boulevard and Shiloah Drive (APNs 140-31-401-038 through 040), Ward 3 (Coffin) [PRJ-68884]. Staff recommends DENIAL.
21. **ZON-68887 - REZONING RELATED TO GPA-68886 - PUBLIC HEARING - APPLICANT/OWNER: FDD INVESTMENTS, LLC** - For possible action on a request for a Rezoning FROM: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL) TO: R-3 (MEDIUM DENSITY RESIDENTIAL) on 0.89 acres on the northwest corner of Charleston Boulevard and Shiloah Drive (APNs 140-31-401-038 through 040), Ward 3 (Coffin) [PRJ-68884]. Staff recommends DENIAL.
22. **GPA-69192 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: STEVE DIMOULAS** - For possible action on a request for a General Plan Amendment FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 0.59 acres at 4801 Ricky Road (APN 138-12-710-092), Ward 5 (Barlow) [PRJ-69087]. Staff recommends DENIAL.
23. **ZON-69193 - REZONING RELATED TO GPA-69192 - PUBLIC HEARING - APPLICANT/OWNER: STEVE DIMOULAS** - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL) on 0.59 acres at 4801 Ricky Road (APN 138-12-710-092), Ward 5 (Barlow) [PRJ-69087]. Staff recommends DENIAL.

24. **GPA-69220 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: VALLEY BANK OF NEVADA - OWNER: BANK OF NORTH LAS VEGAS** - For possible action on a request for a General Plan Amendment FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: R (RURAL DENSITY RESIDENTIAL) on 11.95 acres at the northeast corner of Trails End Avenue and Homestead Road (APNs 125-05-503-001 and 002), Ward 6 (Ross) [PRJ-69151]. Staff recommends DENIAL.
25. **ZON-69224 - REZONING RELATED TO GPA-69220 - PUBLIC HEARING - APPLICANT: VALLEY BANK OF NEVADA - OWNER: BANK OF NORTH LAS VEGAS** - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-D (SINGLE FAMILY RESIDENTIAL-RESTRICTED) on 11.95 acres at the northeast corner of Trails End Avenue and Homestead Road (APNs 125-05-503-001 and 002), Ward 6 (Ross) [PRJ-69151]. Staff recommends DENIAL.
26. **GPA-69221 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: YING LUO** - For possible action on a request for a General Plan Amendment FROM: O (OFFICE) TO: SC (SERVICE COMMERCIAL) on 0.18 acres at 607 South Decatur Boulevard (APN 139-31-310-051), Ward 1 (Tarkanian) [PRJ-69185]. Staff recommends DENIAL.
27. **ZON-69222 - REZONING RELATED TO GPA-69221 - PUBLIC HEARING - APPLICANT/OWNER: YING LUO** - For possible action on a request for a Rezoning FROM: P-R (PROFESSIONAL OFFICE AND PARKING) TO: C-1 (LIMITED COMMERCIAL) on 0.18 acres at 607 South Decatur Boulevard (APN 139-31-310-051), Ward 1 (Tarkanian) [PRJ-69185]. Staff recommends DENIAL.
28. **VAR-69223 - VARIANCE RELATED TO GPA-69221 AND ZON-69222 - PUBLIC HEARING - APPLICANT/OWNER: YING LUO** - For possible action on a request for a Variance TO ALLOW A 78-FOOT LOT WIDTH WHERE 100 FEET IS REQUIRED AND TO ALLOW A 14-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED on 0.18 acres at 607 South Decatur Boulevard (APN 139-31-310-051), P-R (Professional Office and Parking) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 1 (Tarkanian) [PRJ-69185]. Staff recommends DENIAL.
29. **WVR-69171 - WAIVER - PUBLIC HEARING - APPLICANT/OWNER: D.R. HORTON, INC.** - For possible action on a request for a Waiver TO ALLOW NO INTERIOR STREETLIGHTS WHERE SUCH ARE REQUIRED FOR A PROPOSED RESIDENTIAL SUBDIVISION on 10.36 acres located at the northwest corner of El Campo Grande Avenue and Alpine Ridge Way (APNs 126-25-301-004 and 005), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross) [PRJ-69090]. Staff recommends DENIAL.
30. **WVR-69172 - WAIVER RELATED TO WVR-69171 - PUBLIC HEARING - APPLICANT/OWNER: D.R. HORTON, INC.** - For possible action on a request for a Waiver TO ALLOW PRIVATE STREETS TO NOT BE DEVELOPED TO PUBLIC STREET STANDARDS BEHIND A GATE on 10.36 acres located at the northwest corner of El Campo Grande Avenue and Alpine Ridge Way (APNs 126-25-301-004 and 005), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross) [PRJ-69090]. Staff recommends DENIAL.
31. **VAR-69170 - VARIANCE RELATED TO WVR-69171 AND WVR-69172 - PUBLIC HEARING - APPLICANT/OWNER: D.R. HORTON, INC.** - For possible action on a request for a Variance TO ALLOW A CONNECTIVITY RATIO OF 1.0 WHERE 1.3 IS REQUIRED AND TO ALLOW NO AMENITY ZONE WHERE SUCH IS REQUIRED FOR A PROPOSED RESIDENTIAL SUBDIVISION on 10.36 acres located at the northwest corner of El Campo Grande Avenue and Alpine Ridge Way (APNs 126-25-301-004 and 005), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross) [PRJ-69090]. Staff recommends DENIAL.
32. **VAC-69173 - VACATION RELATED TO WVR-69171, WVR-69172 AND VAR-69170 - PUBLIC HEARING - APPLICANT/OWNER: D.R. HORTON, INC.** - For possible action on a request for a Petition to Vacate U.S. Government Patent Easements on property located at the northwest corner of El Campo Grande Avenue and Alpine Ridge Way (APNs 126-25-301-004 and 005), Ward 6 (Ross) [PRJ-69090]. Staff recommends APPROVAL.
33. **TMP-69174 - TENTATIVE MAP RELATED WVR-69171, WVR-69172, VAR-69170 AND VAC-69173 - SUMMIT RIDGE II - PUBLIC HEARING - APPLICANT/OWNER: D.R. HORTON, INC.** - For possible action on a request for a Tentative Map FOR A 29-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 10.36 acres located at the northwest corner of El Campo Grande Avenue and Alpine Ridge Way (APNs 126-25-301-004 and 005), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross) [PRJ-69090]. Staff recommends DENIAL.

34. **VAR-69410 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DAVID HUNTINGTON** - For possible action on a request for a Variance TO ALLOW NINE PARKING SPACES WHERE 30 SPACES ARE REQUIRED on 0.31 acres at 517 South Tonopah Drive (APN 139-33-302-001), PD (Planned Development) Zone [MD-1 (Medical Support) Las Vegas Medical District Special Land Use Designation], Ward 1 (Tarkanian) [PRJ-69213]. Staff recommends DENIAL.
35. **SDR-69411 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-69410 - PUBLIC HEARING - APPLICANT/OWNER: DAVID HUNTINGTON** - For possible action on a request for a Site Development Plan Review FOR THE CONVERSION OF A SINGLE-FAMILY RESIDENCE TO A 5,461 SQUARE-FOOT OFFICE, MEDICAL OR DENTAL BUILDING WITH WAIVERS OF THE LAS VEGAS MEDICAL DISTRICT PARKING LOT SCREENING AND STREETScape REQUIREMENTS; AND TO ALLOW A ZERO-FOOT PERIMETER LANDSCAPE BUFFER ON A PORTION OF THE SOUTH AND EAST PROPERTY LINES WHERE EIGHT FEET IS REQUIRED on 0.31 acres at 517 South Tonopah Drive (APN 139-33-302-001), PD (Planned Development) Zone [MD-1 (Medical Support) Las Vegas Medical District Special Land Use Designation], Ward 1 (Tarkanian) [PRJ-69213]. Staff recommends DENIAL.
36. **VAR-68235 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: KATRINA NICOSIA** - For possible action on a request for a Variance TO ALLOW A ZERO-FOOT SIDE AND REAR YARD SETBACK WHERE THREE FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [GAZEBO] on 0.17 acres at 6229 Markleham Avenue (APN 125-26-511-012), R-PD3 (Residential Planned Development - 3 Units per Acre) Zone, Ward 6 (Ross) [PRJ-67071]. Staff recommends DENIAL.
37. **VAR-69126 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CHRISTOPHER ALBERTI** - For possible action on a request for a Variance TO ALLOW A SEVEN-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [DETACHED PATIO COVER] on 0.35 acres located at 4686 Dream Catcher Avenue (APN 138-04-510-042), R-E (Residence Estates) Zone, Ward 4 (Anthony) [PRJ-69083]. Staff recommends DENIAL.
38. **VAR-69167 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ANGEL ATILIO & KARA SANCHEZ** - For possible action on a request for a Variance TO ALLOW A ONE-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED AND A TWO-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED FOR AN EXISTING ADDITION TO A SINGLE-FAMILY DWELLING on 0.17 acres located at 6104 Kimberly Circle (APN 138-35-812-035), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian) [PRJ-68793]. Staff recommends DENIAL.
39. **VAR-69168 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: LAVERT AND VINCENT POMPEI-BENEFIELD REVOCABLE LIVING TRUST** - For possible action on a request for a Variance TO ALLOW A SEVEN-FOOT TALL WALL/FENCE IN THE FRONT YARD AREA WHERE A MAXIMUM OF FIVE FEET WITH A TWO-FOOT SOLID BASE IS ALLOWED on 0.27 acres at 1720 Villa de Conde Way (APN 162-05-712-022), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian) [PRJ-69078]. Staff recommends DENIAL.
40. **VAR-69204 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: MAJORIE A POLLY LIVING TRUST** - For possible action on a request for a Variance TO ALLOW A 40-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR A PROPOSED ADDITION TO AN EXISTING SINGLE-FAMILY DWELLING on 0.75 acres located at 3210 Ashby Avenue (APN 162-05-112-013), R-E (Residence Estates) Zone, Ward 1 (Tarkanian) [PRJ-69141]. Staff recommends DENIAL.
41. **VAR-69215 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: THE ARNOLD FAMILY REVOCABLE LIVING TRUST** - For possible action on a request for a Variance TO ALLOW A FIVE-FOOT SIDE YARD SETBACK ON THE WEST AND NORTH PROPERTY LINES AND A ZERO-FOOT REAR YARD SETBACK WHERE 10 FEET IS REQUIRED FOR A PROPOSED ACCESSORY STRUCTURE (CLASS II) [CASITA] on 0.46 acres at 7641 North Jones Boulevard (APN 125-14-607-021), R-E (Residence Estates) Zone, Ward 6 (Ross) [PRJ-68940]. Staff recommends DENIAL.
42. **VAR-69229 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: NATHANIEL LEAVITT** - For possible action on a request for a Variance TO ALLOW A THREE-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED AND A 13-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED FOR AN EXISTING ADDITION TO A SINGLE-FAMILY DWELLING on 0.21 acres located at 3004 Burton Avenue (APN 162-05-214-005), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian) [PRJ-68653]. Staff recommends DENIAL.

43. **SUP-69217 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: PACIFIC HEALTHCARE III, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED MINI-STORAGE FACILITY WITH A WAIVER TO ALLOW STORAGE FACILITIES ON THE FIRST FLOOR WHERE SUCH IS NOT ALLOWED AND TO ALLOW THE NORTH, EAST, AND SOUTH BUILDING FACADES TO NOT APPEAR AS AN OFFICE OR RETAIL FACILITY WHERE SUCH IS REQUIRED on the east side of Riley Street, approximately 290 feet south of Rome Boulevard (APN 125-20-803-002), T-C (Town Center) Zone [MS-TC (Main Street Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-69125]. Staff recommends APPROVAL.
44. **SUP-69218 - SPECIAL USE PERMIT RELATED TO SUP-69217 - PUBLIC HEARING - APPLICANT/OWNER: PACIFIC HEALTHCARE III, LLC** - For possible action on a request for a Special Use Permit FOR A 63-FOOT TALL WIRELESS COMMUNICATION FACILITY (MONOPALM) on the east side of Riley Street, approximately 290 feet south of Rome Boulevard (APN 125-20-803-002), T-C (Town Center) Zone [MS-TC (Main Street Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-69125]. Staff recommends APPROVAL.
45. **SDR-69219 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-69217 AND SUP-69218 - PUBLIC HEARING - APPLICANT/OWNER: PACIFIC HEALTHCARE III, LLC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 278-UNIT, 72,851 SQUARE-FOOT MINI-STORAGE FACILITY AND A 63-FOOT TALL WIRELESS COMMUNICATION FACILITY (MONOPALM) WITH WAIVERS OF THE TOWN CENTER DEVELOPMENT STANDARDS TO ALLOW NONE OF THE BUILDING TO BE BUILT TO THE FRONT SETBACK LINE WHERE A MINIMUM OF 80 PERCENT IS REQUIRED, TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED, AND TO ALLOW A SEVEN-FOOT REAR SETBACK WHERE 20 FEET IS REQUIRED on 1.98 acres on the east side of Riley Street, approximately 290 feet south of Rome Boulevard (APN 125-20-803-002), T-C (Town Center) Zone [MS-TC (Main Street Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-69125]. Staff recommends APPROVAL.
46. **SUP-69210 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CANOPI CANNABIS DISPENSARY - OWNER: 2113 INVESTORS, LLC** - For possible action on a request for a Major Amendment to an approved Special Use Permit (SUP-55264) FOR A WAIVER TO ALLOW TWO PROPOSED WALL SIGNS ON ONE STREET FRONTAGE, WHICH EXCEED THE 30 SQUARE-FOOT MAXIMUM ALLOWED at 1324 South 3rd Street (APN 162-03-105-007), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-69017]. Staff recommends DENIAL.
47. **SUP-69259 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: AMERICANA LV, LLC - OWNER: WFT NV, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 5,783 SQUARE-FOOT RESTAURANT WITH ALCOHOL USE WITH A 3,590 SQUARE-FOOT OUTDOOR SEATING AREA WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A CHURCH/HOUSE OF WORSHIP WHERE 400 FEET IS REQUIRED at 2620 Regatta Drive, Suite #118 (APN 138-16-820-003), C-1 (Limited Commercial) Zone, Ward 4 (Anthony) [PRJ-69206]. Staff recommends DENIAL.
48. **SUP-69331 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: THE MOB MUSEUM - OWNER: CITY OF LAS VEGAS** - For possible action on a request for a Special Use Permit FOR A 2,600 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) USE WITH A WAIVER TO ALLOW A DISTANCE SEPARATION OF 80 FEET FROM A SIMILAR USE WHERE 1,500 FEET IS REQUIRED at 300 Stewart Avenue (APN 139-34-501-007), C-V (Civic) Zone, Ward 5 (Barlow) [PRJ-68945]. Staff recommends APPROVAL.
49. **SDR-68686 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: MARKET STREET SUMMERLIN RE, LLC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 60-BED CONVALESCENT CARE FACILITY/NURSING HOME WITH A WAIVER TO ALLOW A ZERO-FOOT PERIMETER LANDSCAPE BUFFER WHERE EIGHT FEET IS REQUIRED ON THE NORTH PROPERTY LINE, A TWO-FOOT PERIMETER LANDSCAPE BUFFER WHERE EIGHT FEET IS REQUIRED ON A PORTION OF THE WEST PROPERTY LINE, A SIX-FOOT PERIMETER LANDSCAPE BUFFER WHERE EIGHT FEET IS REQUIRED ON THE EAST PROPERTY LINE, AND A 10-FOOT PERIMETER LANDSCAPE BUFFER WHERE 15 FEET IS REQUIRED ON A PORTION OF THE SOUTH PROPERTY LINE on 2.22 acres at 7540 Smoke Ranch Road (APN 138-15-402-002), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-68685]. Staff recommends DENIAL.

50. **SDR-69225 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: AVANTE LV 6TH ST, LLC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 20-STORY MIXED-USE DEVELOPMENT CONTAINING 295 MULTI-FAMILY RESIDENTIAL UNITS AND 24,800 SQUARE FEET OF COMMERCIAL SPACE WITH A WAIVER OF DOWNTOWN CENTENNIAL PLAN ARCHITECTURAL DESIGN STANDARDS on 0.48 acres at the northwest corner of Hoover Avenue and 6th Street (APN 139-34-410-199), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-69165]. Staff recommends DENIAL.

DIRECTOR'S BUSINESS:

51. **TXT-69603 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - For possible action on a request to amend LVMC Title 19.12 Permissible Uses and 19.18 Definitions & Measures to amend Marijuana Establishments (Medical Marijuana Dispensary, Medical Marijuana Production Facility and Medical Marijuana Cultivation Facility) to allow dual medical marijuana and marijuana and to provide for other related matters. Staff has NO RECOMMENDATION.

CITIZENS PARTICIPATION:

52. 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