

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 Lois Tarkanian, (Ward 1)
Councilman Ricki Y. Barlow (Ward 5)
Councilman Stavros S. Anthony, (Ward 4)
Councilman Bob Coffin, (Ward 3)
Councilman Steven G. Seroka, (Ward 2)
Councilwoman Michele Fiore, (Ward 6)
City Manager Scott D. Adams

COMMISSIONERS

Trinity Haven Schlottman, Chair
Sam Cherry, Vice Chair
Vicki Quinn
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.

August 8, 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 JULY 11, 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. **ABEYANCE - GPA-70710 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: EWING INVESTMENTS, LLC** - For possible action on a request for a General Plan Amendment FROM: ROW (RIGHT-OF-WAY) TO: LI/R (LIGHT INDUSTRY/RESEARCH) on 0.16 acres located on the north side of Washington Avenue, 220 feet east of A Street (APN 139-27-601-008), Ward 5 (Barlow) [PRJ-70640]. Staff recommends APPROVAL.
8. **ABEYANCE - ZON-70712- REZONING RELATED TO GPA-70710 - PUBLIC HEARING - APPLICANT/OWNER: EWING INVESTMENTS, LLC** - For possible action on a request for a Rezoning FROM: ROW (RIGHT-OF-WAY) TO: M (INDUSTRIAL) on 0.16 acres located on the north side of Washington Avenue, 220 feet east of A Street (APN 139-27-601-008), Ward 5 (Barlow) [PRJ-70640]. Staff recommends APPROVAL.
9. **VAR-70718 - VARIANCE RELATED TO GPA-70710 AND ZON-70712 - PUBLIC HEARING - APPLICANT/OWNER: EWING INVESTMENTS** - For possible action on a request for a Variance TO ALLOW AN EIGHT-FOOT TALL SOLID WALL IN THE FRONT YARD SETBACK WHERE A MAXIMUM OF FIVE FEET WITH A TWO-FOOT SOLID BASE IS ALLOWED on 1.33 acres located at the northeast corner of Washington Avenue and A Street (APNs 139-27-601-005, 007 and 008), M (Industrial) Zone and ROW (Right-of-Way) [PROPOSED: M (Industrial)], Ward 5 (Barlow) [PRJ-70640]. Staff recommends APPROVAL.
10. **SUP-70714 - SPECIAL USE PERMIT RELATED TO GPA-70710, ZON-70712 AND VAR-70718 - PUBLIC HEARING - APPLICANT/OWNER: EWING INVESTMENTS** - For possible action on a request for a Special Use Permit FOR A TOWING/IMPOUND YARD USE at the northeast corner of Washington Avenue and A Street (APNs 139-27-601-005, 007 and 008), M (Industrial) Zone and ROW (Right-of-Way) [PROPOSED: M (Industrial)], Ward 5 (Barlow) [PRJ-70640]. Staff recommends APPROVAL.
11. **SDR-70720 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-70710, ZON-70712, VAR-70718 AND SUP-70714 - PUBLIC HEARING - APPLICANT/OWNER: EWING INVESTMENTS** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 57,934 SQUARE-FOOT TOWING/IMPOUND YARD EXPANSION WITH WAIVERS TO ALLOW ZERO-FOOT WIDE PERIMETER LANDSCAPE BUFFERS WHERE 15 FEET IS REQUIRED ALONG RIGHTS OF WAY AND EIGHT FEET IS REQUIRED ALONG INTERIOR LOT LINES on 1.33 acres located at the northeast corner of Washington Avenue and A Street (APNs 139-27-601-005, 007 and 008), M (Industrial) Zone and ROW (Right-of-Way) [PROPOSED: M (Industrial)], Ward 5 (Barlow) [PRJ-70640]. Staff recommends APPROVAL.
12. **SUP-71018 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CASA DON JUAN RESTAURANTS - OWNER: MGG, LLC** - For possible action on a request for a Major Amendment to an approved Special Use Permit (SUP-38865) FOR A PROPOSED 11,076 SQUARE-FOOT EXPANSION OF AN EXISTING 7,940 SQUARE-FOOT URBAN LOUNGE USE WITH OUTDOOR DINING at 1208 South Main Street (APN 162-03-105-005), C-M (Commercial/Industrial) Zone, Ward 3 (Coffin) [PRJ-69976]. Staff recommends APPROVAL.
13. **SDR-71019 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-71018 - PUBLIC HEARING - APPLICANT: CASA DON JUAN RESTAURANTS - OWNER: MGG, LLC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 11,076 SQUARE-FOOT EXPANSION OF A 7,940 SQUARE-FOOT EXISTING RESTAURANT WITH OUTDOOR DINING at 1208 South Main Street (APN 162-03-105-005), C-M (Commercial/Industrial) Zone, Ward 3 (Coffin) [PRJ-69976]. Staff recommends APPROVAL.
14. **SUP-71072 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LUIS CONTRERAS, JR - OWNER: BRIDGE GROUP INVESTMENTS, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,400 SQUARE-FOOT BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE WITHIN AN EXISTING RESTAURANT WITH A 384-FOOT DISTANCE SEPARATION FROM AN EXISTING CHURCH WHERE 400 FEET IS REQUIRED at 1745 South Rainbow Boulevard, Suite C (APN 163-03-603-011), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-68964]. Staff recommends APPROVAL.

PUBLIC HEARING ITEMS

15. **ABEYANCE - VAR-67949 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SAMARITAN HOUSE, INC.** - For possible action on a request for a Variance TO ALLOW SIX PARKING SPACES WHERE 11 SPACES ARE REQUIRED on 0.19 acres at the northeast corner of Adams Avenue and 4th Street (APN 139-27-603-014), C-V (Civic) Zone, Ward 5 (Barlow) [PRJ-67708]. Staff recommends DENIAL.
16. **ABEYANCE - VAR-69804 - VARIANCE RELATED TO VAR-67949 - PUBLIC HEARING - APPLICANT/OWNER: SAMARITAN HOUSE, INC.** - For possible action on a request for a Variance TO ALLOW THE BACKING OF A MOTOR VEHICLE ONTO A PUBLIC STREET FROM A PARKING AREA WHERE SUCH IS NOT ALLOWED on 0.19 acres at the northeast corner of Adams Avenue and 4th Street (APN 139-27-603-014), C-V (Civic) Zone, Ward 5 (Barlow) [PRJ-67708]. Staff recommends DENIAL.
17. **ABEYANCE - SDR-67950 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-67949 AND VAR-69804 - PUBLIC HEARING - APPLICANT/OWNER: SAMARITAN HOUSE, INC.** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 3,060 SQUARE-FOOT BUILDING on 0.19 acres at the northeast corner of Adams Avenue and 4th Street (APN 139-27-603-014), C-V (Civic) Zone, Ward 5 (Barlow) [PRJ-67708]. Staff recommends DENIAL.
18. **ABEYANCE - ZON-70762 - REZONING - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: VFR-SOUTHWEST DESERT EQUITIES** - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-1 (SINGLE FAMILY RESIDENTIAL) on 5.24 acres located at the northeast corner of Dorrell Lane and Hualapai Way (APN 125-19-101-003), Ward 6 (Fiore) [PRJ-70527]. Staff recommends DENIAL.
19. **ABEYANCE - WVR-70763 - WAIVER RELATED TO ZON-70762 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: VFR-SOUTHWEST DESERT EQUITIES** - For possible action on a request for a Waiver TO ALLOW A 208-FOOT AND A 214-FOOT STREET OFFSET WHERE 220 FEET IS REQUIRED on 5.24 acres located at the northeast corner of Dorrell Lane and Hualapai Way (APN 125-19-101-003), R-E (Residence Estates) Zone [PROPOSED: R-1 (Single Family Residential)], Ward 6 (Fiore) [PRJ-70527]. Staff recommends DENIAL.
20. **ABEYANCE - VAC-70765 - VACATION RELATED TO ZON-70762 AND WVR-70763 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: VFR-SOUTHWEST DESERT EQUITIES** - For possible action on a request for a Petition to Vacate U.S. Government Patent Easements on 5.24 acres located at the northeast corner of Dorrell Lane and Hualapai Way (APN 125-19-101-003), R-E (Residence Estates) Zone [PROPOSED: R-1 (Single Family Residential)], Ward 6 (Fiore) [PRJ-70527]. Staff recommends APPROVAL.
21. **ABEYANCE - TMP-70766 - TENTATIVE MAP RELATED TO ZON-70762, WVR-70763, AND VAC-70765 - CONNOR HILLS 3 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: VFR-SOUTHWEST DESERT EQUITIES** - For possible action on a request for a Tentative Map FOR AN 18-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 5.24 acres located at the northeast corner of Dorrell Lane and Hualapai Way (APN 125-19-101-003), R-E (Residence Estates) Zone [PROPOSED: R-1 (Single Family Residential)], Ward 6 (Fiore) [PRJ-70527]. Staff recommends DENIAL.
22. **ABEYANCE - VAR-70643 - VARIANCE - PUBLIC HEARING - APPLICANT: RAY GRABLE - OWNER: BARRY SCHULTZ** - For possible action on a request for a Variance TO ALLOW A FIVE-FOOT REAR YARD SETBACK WHERE 10 FEET IS REQUIRED FOR A PROPOSED ACCESSORY STRUCTURE (CLASS II) [GARAGE] on 0.37 acres located at 4013 Tyler William Lane (APN 138-01-810-006), R-PD2 (Residential Planned Development - 2 Units per Acre) Zone, Ward 6 (Ross) [PRJ-70586]. NOTE: THIS ITEM IS IN WARD 5 (BARLOW). Staff recommends DENIAL.
23. **ABEYANCE - VAR-71002 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RAY W. GODFREY** - For possible action on a request for a Variance TO ALLOW A THREE-FOOT SIDE AND REAR YARD SETBACK WHERE 10 FEET IS REQUIRED FOR A PROPOSED ACCESSORY STRUCTURE (CLASS II) [CASITA/GARAGE] on 0.38 acres located at 4100 Nancy Margarite Lane (APN 138-01-810-023), R-PD2 (Residential Planned Development - 2 Units per Acre) Zone, Ward 5 (Barlow) [PRJ-71001]. Staff recommends DENIAL.

24. **ABEYANCE - SUP-70769 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: 824 SOUTH DECATUR, LLC** - For possible action on a request for a Special Use Permit FOR A HOTEL, RESIDENCE USE at 824 South Decatur Boulevard (APNs 138-36-802-004 and 005), C-2 (General Commercial) Zone, Ward 1 (Tarkanian) [PRJ-69479]. Staff recommends APPROVAL.
25. **ABEYANCE - SDR-70770 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-70769 - PUBLIC HEARING - APPLICANT/OWNER: 824 SOUTH DECATUR, LLC** - For possible action on a request for a Site Development Plan Review FOR A SIX-STORY, 133-ROOM HOTEL, RESIDENCE WITH A WAIVER TO ALLOW A BUILDING WITH NO CHANGES IN WALL PLANE, COLOR, MATERIAL OR RELIEF at 824 South Decatur Boulevard (APNs 138-36-802-004 and 005), C-2 (General Commercial) Zone, Ward 1 (Tarkanian) [PRJ-69479]. Staff recommends APPROVAL.
26. **TABLED - RENOTIFICATION - GPA-67883 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: DEBRA J. REOCH, 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 (Fiore) [PRJ-67774]. Staff recommends DENIAL.
27. **TABLED - RENOTIFICATION - ZON-67884 - REZONING RELATED TO GPA-67883 - PUBLIC HEARING - APPLICANT/OWNER: DEBRA J. REOCH, 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 (Fiore) [PRJ-67774]. Staff recommends DENIAL.
28. **TABLED - RENOTIFICATION - SDR-68324 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-67883 AND ZON-67884 - PUBLIC HEARING - APPLICANT/OWNER: DEBRA J. REOCH, 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 (Fiore) [PRJ-68162]. Staff recommends DENIAL.
29. **ZON-71106 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: JANIS WHITNEY AND MARTHA ALMANZA** - For possible action on a request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-O (PROFESSIONAL OFFICE) on 0.14 acres at 1320 South Maryland Parkway (APN 162-03-612-016), Ward 3 (Coffin) [PRJ-71064]. Staff recommends APPROVAL.
30. **SDR-71108 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-71106 - PUBLIC HEARING - APPLICANT/OWNER: JANIS WHITNEY AND MARTHA ALMANZA** - For possible action on a request for a Site Development Plan Review FOR THE CONVERSION OF A SINGLE-FAMILY RESIDENCE TO A 910 SQUARE-FOOT OFFICE BUILDING WITH WAIVERS TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG THE SOUTH PROPERTY LINE WHERE EIGHT FEET IS REQUIRED, A ZERO-FOOT LANDSCAPE BUFFER ALONG THE EAST PROPERTY LINE WHERE 15 FEET IS REQUIRED AND A THREE-FOOT LANDSCAPE BUFFER ALONG THE NORTH AND WEST PROPERTY LINES WHERE EIGHT FEET IS REQUIRED on 0.14 acres at 1320 South Maryland Parkway (APN 162-03-612-016), R-1 (Single Family Residential) Zone [PROPOSED: P-O (Professional Office)], Ward 3 (Coffin) [PRJ-71064]. Staff recommends DENIAL.
31. **ZON-71071 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: DELAPENA TREJO FAMILY TRUST** - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-1 (SINGLE FAMILY RESIDENTIAL) on 0.42 acres at 1703 North Michael Way (APN 138-24-403-014), Ward 5 (Barlow) [PRJ-70816]. Staff recommends APPROVAL.
32. **VAR-71044 - VARIANCE - PUBLIC HEARING - APPLICANT: RODOLFO GONZALEZ - OWNER: THE LAW OFFICE OF RODOLFO GONZALEZ, LTD** - For possible action on a request for a Variance TO ALLOW A 72-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 102 FEET IS THE MINIMUM SETBACK REQUIRED AND TO ALLOW A TRASH RECEPTACLE 19 FEET FROM A RESIDENTIAL PARCEL WHERE 50 FEET IS THE MINIMUM SEPARATION DISTANCE REQUIRED FOR A PROPOSED OFFICE DEVELOPMENT on 0.38 acres at 877 North Eastern Avenue (APN 139-25-301-008), P-R (Professional Office and Parking) Zone, Ward 3 (Coffin) [PRJ-70925]. Staff recommends DENIAL.

33. **VAC-71045 - VACATION RELATED TO VAR-71044 - PUBLIC HEARING - APPLICANT: RODOLFO GONZALEZ - OWNER: THE LAW OFFICE OF RODOLFO GONZALEZ, LTD** - For possible action on a request for a Petition to Vacate an existing 20-foot wide public sewer easement located at 877 North Eastern Avenue, Ward 3 (Coffin) [PRJ-70925]. Staff recommends APPROVAL.
34. **SDR-71046 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-71044 AND VAC-71045 - PUBLIC HEARING - APPLICANT: RODOLFO GONZALEZ - OWNER: THE LAW OFFICE OF RODOLFO GONZALEZ, LTD** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 4,690 SQUARE-FOOT OFFICE DEVELOPMENT WITH WAIVERS TO ALLOW ZERO-FOOT WIDE LANDSCAPE BUFFERS ALONG THE EAST AND SOUTH PERIMETER WHERE EIGHT FEET IS REQUIRED on 0.38 acres at 877 North Eastern Avenue (APN 139-25-301-008), P-R (Professional Office and Parking) Zone, Ward 3 (Coffin) [PRJ-70925]. Staff recommends DENIAL.
35. **VAR-71093 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: FIRST THAI-LAOTIAN PRESBYTERIAN CHURCH** - For possible action on a request for a Variance TO ALLOW A 15-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED on 2.50 acres at the northwest corner of Smoke Ranch Road and Michael Way (APN 138-13-403-001), R-E (Residence Estates) Zone, Ward 5 (Barlow) [PRJ-67966]. Staff recommends APPROVAL.
36. **SUP-71094 - SPECIAL USE PERMIT RELATED TO VAR-71093 - PUBLIC HEARING - APPLICANT/OWNER: FIRST THAI-LAOTIAN PRESBYTERIAN CHURCH** - For possible action on a request for a Special Use Permit FOR A PROPOSED CHURCH/HOUSE OF WORSHIP USE at the northwest corner of Smoke Ranch Road and Michael Way (APN 138-13-403-001), R-E (Residence Estates) Zone, Ward 5 (Barlow) [PRJ-67966]. Staff recommends APPROVAL.
37. **SDR-71095 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-71093 AND SUP-71094 - PUBLIC HEARING - APPLICANT/OWNER: FIRST THAI-LAOTIAN PRESBYTERIAN CHURCH** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 17,210 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP WITH WAIVERS TO ALLOW A FIVE-FOOT LANDSCAPE BUFFER ALONG THE EAST PERIMETER AND A SIX-FOOT LANDSCAPE BUFFER ALONG THE SOUTH PERIMETER WHERE 15 FEET IS REQUIRED on 2.50 acres at the northwest corner of Smoke Ranch Road and Michael Way (APN 138-13-403-001), R-E (Residence Estates) Zone, Ward 5 (Barlow) [PRJ-67966]. Staff recommends APPROVAL.
38. **VAR-71070 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: WILLIAM H. AND CAROL E. STODDARD FAMILY TRUST** - For possible action on a request for a Variance TO ALLOW A FIVE-FOOT SIDE YARD AND SEVEN-FOOT REAR YARD SETBACK WHERE 10 FEET IS REQUIRED FOR A PROPOSED 2,000 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS II) [GARAGE] on 0.47 acres at 404 Lacy Lane (APN 139-32-210-004), R-E (Residence Estates) Zone, Ward 1 (Tarkanian) [PRJ-70795]. Staff recommends DENIAL.
39. **VAR-71077- VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: HIMAWARI II, LLC** - For possible action on a request for a Variance TO ALLOW AN EIGHT-FOOT TALL SOLID SCREEN WALL WHERE A MAXIMUM HEIGHT OF FIVE FEET WITH A TWO-FOOT SOLID BASE IS ALLOWED AND A FOUR-FOOT RETAINING WALL WHERE A HEIGHT OF TWO FEET IN THE FRONT YARD SETBACK AREA IS ALLOWED on 1.31 acres at the northwest corner of El Parque Avenue and Cimarron Road (APN 163-04-304-004), R-E (Residence Estates) Zone, Ward 1 (Tarkanian) [PRJ-71011]. Staff recommends DENIAL.
40. **SUP-71037 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BOULEVARD MEDICAL, LLC - OWNER: G-E 714, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 4,553 SQUARE-FOOT MARIJUANA CULTIVATION FACILITY USE at 714 South 1st Street (APN 139-34-310-015), C-M (Commercial/Industrial) Zone, Ward 3 (Coffin) [PRJ-70877]. Staff recommends APPROVAL.
41. **SUP-71038 - SPECIAL USE PERMIT RELATED TO SUP-71037 - PUBLIC HEARING - APPLICANT: BOULEVARD MEDICAL, LLC - OWNER: G-E 714, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,819 SQUARE-FOOT MARIJUANA PRODUCTION FACILITY USE at 714 South 1st Street (APN 139-34-310-015), C-M (Commercial/Industrial) Zone, Ward 3 (Coffin) [PRJ-70877]. Staff recommends APPROVAL.

42. **SUP-70970 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: DAVID T. & EMILY J. BURGGRAF** - For possible action on a request for a Special Use Permit FOR A COMMUNITY RESIDENCE WITH A 300-FOOT DISTANCE SEPARATION FROM A SIMILAR USE WHERE 660 FEET IS REQUIRED at 1516 Winwood Street (APN 138-25-115-030), R-1 (Single Family Residential) Zone, Ward 5 (Barlow) [PRJ-70968]. Staff recommends APPROVAL.
43. **SUP-71079 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: PAINT PARTY NIGHT, LLC - OWNER: BUFFALO ALTA CENTER, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,316 SQUARE-FOOT BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE WITHIN AN EXISTING GENERAL PERSONAL SERVICE (INSTRUCTIONAL ARTS STUDIO) WITH A 362-FOOT DISTANCE SEPARATION FROM AN EXISTING SCHOOL WHERE 400 FEET IS REQUIRED at 450 South Buffalo Drive, Suite #109 (APN 138-34-201-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-71054]. Staff recommends APPROVAL.

CITIZENS PARTICIPATION:

44. 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