

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 Stavros S. Anthony, (Ward 4)
Councilman Bob Coffin, (Ward 3)
Councilman Steven G. Seroka, (Ward 2)
Councilwoman Michele Fiore, (Ward 6)
Councilman Cedric Crear (Ward 5)
City Manager Scott D. Adams

COMMISSIONERS

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Trinity Haven Schlottman
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Christina E. Roush
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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.

September 11, 2018
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.

THESE PROCEEDINGS ARE BEING VIDEO RECORDED AS WELL AS PRESENTED LIVE ON KCLV, CABLE CHANNEL 2. PLEASE NOTE CUSTOMERS OF CENTURYLINK AND COX COMMUNICATIONS CAN VIEW THIS PROGRAM IN HIGH DEFINITION ON CHANNEL 1002. YOU CAN ALSO WATCH THIS MEETING LIVE ON APPLE TV, ROKU AND AMAZON FIRE TV ON THE GO-VEGAS APP. THE PLANNING COMMISSION MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING CAN BE VIEWED ON THE INTERNET AT WWW.KCLV.TV/LIVE. THE PROCEEDINGS WILL BE REBROADCAST ON KCLV AND THE WEB THE SATURDAY OF THE MEETING AT 10:00 AM, MONDAY AT MIDNIGHT AND THE FOLLOWING TUESDAY AT 6:00 PM.

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 AUGUST 14, 2018.](#)
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. **EOT-74120 - EXTENSION OF TIME - SPECIAL USE PERMIT - APPLICANT/OWNER: TIB, LLC** - For possible action on a request for an Extension of Time of a previously approved Special Use Permit (SUP-65961) FOR A PROPOSED 4,072 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) WITH 850 SQUARE FEET OF OUTDOOR SEATING AREA on the east side of Oso Blanca Road at Farm Road (APN 125-17-210-448), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-74118]. Staff recommends APPROVAL.
8. **EOT-74122 - EXTENSION OF TIME - SPECIAL USE PERMIT - APPLICANT/OWNER: TIB, LLC** - For possible action on a request for an Extension of Time of a previously approved Special Use Permit (SUP-65962) FOR A PROPOSED 4,922 SQUARE-FOOT GAMING ESTABLISHMENT, RESTRICTED LICENSE WITH A WAIVER TO ALLOW SUCH USE WITHIN 330 FEET OF A SINGLE FAMILY DETACHED DWELLING on the east side of Oso Blanca Road at Farm Road (APN 125-17-210-448), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-74118]. Staff recommends APPROVAL.
9. **EOT-74150 - EXTENSION OF TIME - SPECIAL USE PERMIT - APPLICANT/OWNER: MAIN STREET INVESTMENTS, LLC** - For possible action on a request for an Extension of Time of a previously approved Special Use Permit (SUP-65405) FOR A PROPOSED 1,657 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE at 60 East California Street (APN 162-03-110-081), C-M (Commercial/Industrial) Zone, Ward 3 (Coffin) [PRJ-74147]. Staff recommends APPROVAL.
10. **TMP-74023 - TENTATIVE MAP - BONANZA - MOJAVE COMMERCIAL SUBD (A COMMERCIAL SUBDIVISION) - APPLICANT/OWNER: DI PROPERTIES, INC.** - For possible action on a request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 4.76 acres at the northwest corner of Bonanza and Mojave Road (APN 139-25-405-009), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-73797]. Staff recommends APPROVAL.
11. **TMP-74114 - TENTATIVE MAP - RANCHO & JONES (A COMMERCIAL SUBDIVISION) - APPLICANT/OWNER: PRE RANCHO CRAIG, LLC** - For possible action on a request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 23.05 acres on the northeast corner of Rancho Drive and Jones Boulevard (APN 138-02-713-008), Ward 4 (Anthony) [PRJ-74046]. 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.

12. **WVR-74211 - WAIVER - PUBLIC HEARING - APPLICANT: DF DURANGO, LLC - OWNER: HANCOCK PROPERTY, LLC** - For possible action on a request for a Waiver TO ALLOW A READER BOARD WHERE SUCH IS NOT ALLOWED FOR A PROPOSED MONUMENT SIGN on 1.03 acres at 7709 North El Capitan Way (APN 125-17-612-016), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-73842]. Staff recommends APPROVAL.
13. **MSP-74070 - MASTER SIGN PLAN RELATED TO WVR-74211 - PUBLIC HEARING - APPLICANT: DF DURANGO, LLC - OWNER: HANCOCK PROPERTY, LLC** - For possible action on a request for a Major Amendment of an approved Master Sign Plan (MSP-34174) for an existing Shopping Center TO INCORPORATE SIGNAGE FOR AN APPROVED CONVENIENCE STORE THAT IS INCOMPATIBLE WITH THE APPROVED MASTER SIGN PLAN on 23.62 acres at the northwest corner of El Capitan Way and Durango Drive (APN 125-17-612-016), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-73842]. Staff recommends APPROVAL.

14. [**VAR-74098 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: NEVADA POWER COMPANY** - For possible action on a request for a Variance TO ALLOW A NINE-FOOT TALL METAL SCREEN FENCE WHERE AN EIGHT-FOOT TALL SCREEN WALL IS REQUIRED on 4.08 acres at 2500 Highland Drive \(APN 162-09-103-002\), C-V \(Civic\) Zone, Ward 1 \(Tarkanian\) \[PRJ-74004\]. Staff recommends APPROVAL.](#)
15. [**SUP-74075 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CAT'S MEOW - OWNER: FAEC HOLDINGS WIRRULLA, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 10,407 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE at 450 Fremont Street, Suite #201 \(APN 139-34-513-003\), C-2 \(General Commercial\) Zone, Ward 5 \(Crear\) \[PRJ-74006\]. Staff recommends APPROVAL.](#)
16. [**SUP-74076 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CAT'S MEOW - OWNER: FAEC HOLDINGS WIRRULLA, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 10,407 SQUARE-FOOT NIGHTCLUB USE WITH WAIVERS TO ALLOW A 1,220-FOOT DISTANCE SEPARATION FROM A CHURCH/HOUSE OF WORSHIP AND A 1,340-FOOT DISTANCE SEPARATION FROM A SCHOOL WHERE 1,500 FEET IS REQUIRED at 450 Fremont Street, Suite #201 \(APN 139-34-513-003\), C-2 \(General Commercial\) Zone, Ward 5 \(Crear\) \[PRJ-74006\]. Staff recommends APPROVAL.](#)
17. [**SUP-74077 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: OD'S - OWNER: FAEC HOLDINGS WIRRULLA, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 6,463 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT at 450 Fremont Street, Suite #225 \(APN 139-34-513-003\), C-2 \(General Commercial\) Zone, Ward 5 \(Crear\) \[PRJ-74006\]. Staff recommends APPROVAL.](#)
18. [**SUP-74078 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: OD'S - OWNER: FAEC HOLDINGS WIRRULLA, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 6,463 SQUARE-FOOT NIGHTCLUB USE WITH WAIVERS TO ALLOW A 1,220-FOOT DISTANCE SEPARATION FROM A CHURCH/HOUSE OF WORSHIP AND A 1,340-FOOT DISTANCE SEPARATION FROM A SCHOOL WHERE 1,500 FEET IS REQUIRED at 450 Fremont Street, Suite #225 \(APN 139-34-513-003\), C-2 \(General Commercial\) Zone, Ward 5 \(Crear\) \[PRJ-74006\]. Staff recommends APPROVAL.](#)
19. [**SUP-74030 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: DENNIS MATTHEW LAY AND ROCHELLE T NGUYEN** - For possible action on a request for a Special Use Permit FOR A PROPOSED 452 SQUARE-FOOT ACCESSORY STRUCTURE \(CLASS I\) \[CASITA\] USE at 2601 Colanthe Avenue \(APN 162-05-614-014\), R-1 \(Single Family Residential\) Zone, Ward 1 \(Tarkanian\) \[PRJ-74013\]. Staff recommends APPROVAL.](#)
20. [**SUP-74065 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: MMOF RE FREMONT, LLC** - For possible action on a request for a Major Amendment to a previously approved Special Use Permit \(SUP-55282\) TO ALLOW A 1,936 SQUARE-FOOT EXPANSION OF AN EXISTING 1,960 SQUARE-FOOT MARIJUANA DISPENSARY at 823 South 3rd Street \(APN 139-34-410-105\), C-2 \(General Commercial\) Zone, Ward 3 \(Coffin\) \[PRJ-74000\]. Staff recommends APPROVAL.](#)
21. [**SUP-74079 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DEE MALLAS - OWNER: FARM AND DURANGO INVESTORS, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE at 8431 Farm Road, Suite #130 \(APN 125-17-613-001\), T-C \(Town Center\) \[GC-TC \(General Commercial - Town Center\) Special Land Use Designation\] Zone, Ward 6 \(Fiore\) \[PRJ-73706\]. Staff recommends APPROVAL.](#)
22. [**SUP-74171 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: VINTAGE VEGAS GAMING, INC. - OWNER: VINTAGE VEGAS GAMING, INC., ET AL** - For possible action on a request for a Special Use Permit FOR A NIGHTCLUB USE WITH A WAIVER TO ALLOW A 1,150-FOOT DISTANCE SEPARATION FROM A CHURCH WHERE 1,500 FEET IS REQUIRED at 100-128 Fremont Street \(APNs Multiple\), C-2 \(General Commercial\), Ward 5 \(Crear\) \[PRJ-74170\]. Staff recommends APPROVAL.](#)
23. [**VAC-74072 - VACATION - PUBLIC HEARING - APPLICANT: KB HOME NEVADA INC. - OWNER: HOWARD HUGHES COMPANY, LLC** - For possible action on a request for a Petition to Vacate a 20-foot wide public sewer easement located at the southeast corner of Alta Drive and Crossbridge Drive, Ward 2 \(Seroka\) \[PRJ-74005\]. Staff recommends APPROVAL.](#)

24. **TMP-74073 - TENTATIVE MAP RELATED TO VAC-74072 - BRISTLE VALE - PUBLIC HEARING - APPLICANT: KB HOME NEVADA INC. - OWNER: HOWARD HUGHES COMPANY, LLC** - For possible action on a request for a Tentative Map FOR A PROPOSED 243-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 37.56 acres located on the southeast corner of Alta Drive and Crossbridge Drive (APNs 137-33-610-002 and 003), P-C (Planned Community) Zone, Ward 2 (Seroka) [PRJ-74005]. Staff recommends APPROVAL.
25. **TMP-74044 - TENTATIVE MAP - SUMMERLIN VILLAGE 24A - PUBLIC HEARING - APPLICANT/OWNER: HOWARD HUGHES COMPANY, LLC** - For possible action on a request for a Tentative Map FOR A FOUR-POD PLANNED COMMUNITY VILLAGE on 102.56 acres at the northwest corner of Alta Drive and Sky Vista Drive (APNs 137-28-000-003 and 137-33-501-001), P-C (Planned Community) Zone, Ward 2 (Seroka) [PRJ-74017]. Staff recommends APPROVAL.

PUBLIC HEARING ITEMS

26. **ABEYANCE - SUP-73907 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: FREDDY HWANG - OWNER: TAG CENTENNIAL, LLC, ET AL** - For possible action on a request for a Special Use Permit FOR A PROPOSED 3,160 SQUARE-FOOT BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE at 5760 Centennial Center Boulevard, Suite #110 (APN 125-27-411-007), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-73730]. Staff recommends APPROVAL.
27. **ABEYANCE - VAR-72894 - VARIANCE - PUBLIC HEARING - APPLICANT: MY DEVELOPMENT CORPORATION - OWNER: SKY POINTE NINETY-FIVE, LLC** - For possible action on a request for a Variance TO ALLOW 117 PARKING SPACES WHERE 136 ARE REQUIRED on 3.78 acres on the east side of Sky Pointe Drive, approximately 1,350 feet south of Elkhorn Road (APN 125-21-202-001), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-72672]. Staff recommends DENIAL.
28. **ABEYANCE - SDR-72896 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-72894 - PUBLIC HEARING - APPLICANT: MY DEVELOPMENT CORPORATION - OWNER: SKY POINTE NINETY-FIVE, LLC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 82-UNIT MULTI-FAMILY APARTMENT DEVELOPMENT WITH WAIVERS TO ALLOW THREE AND FOUR STORY BUILDINGS WHERE TWO STORIES ARE ALLOWED AND 14 PARKING LOT TREES WHERE 19 ARE REQUIRED on 3.78 acres on the east side of Sky Pointe Drive, approximately 1,350 feet south of Elkhorn Road (APN 125-21-202-001), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-72672]. Staff recommends DENIAL.
29. **ABEYANCE - SUP-73296 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: WMC PAVILIONS SPE, LLC, ET AL** - For possible action on a request for a Special Use Permit TO ALLOW A 271-FOOT TALL BUILDING WITHIN THE 175-FOOT AIRPORT OVERLAY ZONE at 445 South Grand Central Parkway (APN 139-33-511-012), PD (Planned Development) Zone, Ward 5 (Cear) [PRJ-73279]. Staff recommends APPROVAL.
30. **ABEYANCE - RENOTIFICATION - SDR-73297 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-73296 - PUBLIC HEARING - APPLICANT/OWNER: WMC PAVILIONS SPE, LLC, ET AL** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 315,756 SQUARE-FOOT COMMERCIAL BUILDING WITH WAIVERS TO ALLOW ZERO PERCENT OF THE BUILDING FACADE TO BE LOCATED AT THE FRONT AND CORNER SIDE PROPERTY LINE WHERE 70 PERCENT IS REQUIRED, TO ALLOW A FLAT ROOF LINE WHERE AN ARTICULATED ROOFLINE IS REQUIRED; AND FOR A TEMPORARY SURFACE PARKING LOT WITH A WAIVER TO ALLOW A REDUCTION OF PARKING LOT LANDSCAPING at 445 and 209 South Grand Central Parkway (APN Multiple), PD (Planned Development) Zone, Ward 5 (Cear) [PRJ-73279]. Staff recommends APPROVAL.
31. **ABEYANCE - SDR-73335 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: HOWARD KEYES TRUST** - For possible action on a request for a Major Amendment to a previously approved Site Development Plan Review (SDR-66483) FOR A PROPOSED 120,000 SQUARE-FOOT MOTOR VEHICLE SALES (NEW) DEVELOPMENT WITH WAIVERS OF THE TOWN CENTER DEVELOPMENT STANDARDS TO ALLOW A REDUCTION OF THE PARKING LOT LANDSCAPING AND PERIMETER LANDSCAPE BUFFER WIDTHS; AND A PARKING LOT IN FRONT OF THE BUILDING WHERE PARKING IS ONLY ALLOWED ON THE SIDE OR REAR OF BUILDINGS on 37.33 acres at the southeast corner of Centennial Center Boulevard and Grand Montecito Parkway (APN 125-28-101-008), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-73184]. Staff recommends APPROVAL.

32. **ABEYANCE - SDR-73336 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SDR-73335 - PUBLIC HEARING - APPLICANT/OWNER: HOWARD KEYES TRUST** - For possible action on a request for a Site Development Plan Review FOR AN INTERIM AUTO DEALER INVENTORY STORAGE FACILITY IN CONJUNCTION WITH A PROPOSED 120,000 SQUARE-FOOT MOTOR VEHICLE SALES (NEW) DEVELOPMENT on 45.63 acres at the southeast corner of Centennial Center Boulevard and Grand Montecito Parkway (APNs 125-28-110-004 and 125-28-101-008), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-73184]. Staff recommends APPROVAL.
33. **ABEYANCE - SUP-73445 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: 4301 NOLAN LANE, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED SHORT-TERM RESIDENTIAL RENTAL USE WITH A WAIVER TO ALLOW A 516-FOOT DISTANCE SEPARATION FROM A SIMILAR USE WHERE 660 FEET IS REQUIRED at 4301 Nolan Lane (APN 139-31-218-021), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian) [PRJ-73444]. Staff recommends DENIAL.
34. **ABEYANCE - ZON-73886 - REZONING - PUBLIC HEARING - APPLICANT: AVATAR FOODS, INC. - OWNER: KEITH B & DENISE M AINSWORTH** - For possible action on a request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL) TO: C-2 (GENERAL COMMERCIAL) on 0.86 acres at 5240 West Charleston Boulevard (APN 138-36-803-005), Ward 1 (Tarkanian) [PRJ-73776]. Staff recommends DENIAL.
35. **ABEYANCE - SUP-73889 - SPECIAL USE PERMIT RELATED TO ZON-73886 - PUBLIC HEARING - APPLICANT: AVATAR FOODS, INC. - OWNER: KEITH B & DENISE M AINSWORTH** - For possible action on a request for a Special Use Permit FOR A FOOD PROCESSING USE at 5240 West Charleston Boulevard (APN 138-36-803-005), C-1 (Limited Commercial) Zone [PROPOSED: C-2 (General Commercial)], Ward 1 (Tarkanian) [PRJ-73776]. Staff recommends DENIAL.
36. **ABEYANCE - VAR-73813 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RYLAND HOMES NEVADA, LLC** - For possible action on a request for a Variance TO ALLOW A SIX-FOOT CORNER SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED ON LOT 224 OF A PROPOSED SINGLE FAMILY RESIDENTIAL SUBDIVISION on a portion of 6.68 acres at the southwest corner of Stange Avenue and Kersee Street (APN 137-01-314-030), PD (Planned Development) Zone, [L (Low Density Residential) Special Land Use Designation], Ward 4 (Anthony) [PRJ-73725]. Staff recommends DENIAL.
37. **ABEYANCE - SUP-73811 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CHALICE FARMS - OWNER: PALENSKY PROPERTIES I, LTD** - For possible action on a request for a Special Use Permit FOR A 4,800 SQUARE-FOOT MARIJUANA DISPENSARY USE at 9140 West Sahara Avenue (APN 163-05-410-030), C-1 (Limited Commercial) Zone, Ward 2 (Seroka) [PRJ-73512]. Staff recommends APPROVAL.
38. **ABEYANCE - SUP-73826 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NEVADA MEDICAL GROUP - OWNER: SSG PROPERTIES, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 2,646 SQUARE-FOOT MARIJUANA DISPENSARY USE at 1591 North Buffalo Drive, Suite #130 (APN 138-28-501-009), C-1 (Limited Commercial) Zone, Ward 2 (Seroka) [PRJ-73684]. Staff recommends APPROVAL.
39. **ABEYANCE - RENOTIFICATION - SUP-73829 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: MICHAEL TROISI** - For possible action on a request for a Special Use Permit FOR A PROPOSED SHORT-TERM RESIDENTIAL RENTAL USE at 4021 Mountain View Boulevard (APN 162-06-603-002), R-E (Residence Estates) Zone, Ward 1 (Tarkanian) [PRJ-73828]. Staff recommends APPROVAL.
40. **ABEYANCE - SUP-73880 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: JAMES VANAS** - For possible action on a request for a Special Use Permit FOR AN EXISTING SHORT-TERM RESIDENTIAL RENTAL USE at 1301 South 6th Street (APN 162-03-610-003), R-1 (Single Family Residential) Zone, Ward 3 (Coffin) [PRJ-72529]. Staff recommends APPROVAL.
41. **MDR-73901 - DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: HOWARD HUGHES COMPANY, LLC** - For possible action on a request for a Development Plan Review for Summerlin Village 22 on 446.69 acres at the southwest corner of Lake Mead Boulevard and Clark County 215 (APNs 137-14-401-006 and 137-23-101-002), P-C (Planned Community) Zone, Ward 2 (Seroka) [PRJ-73780]. Staff recommends APPROVAL.

42. **ZON-74058 - REZONING - PUBLIC HEARING - APPLICANT: SERENITY BIRTHING CENTER - OWNER: CHRISTOPHER D. SULLIVAN** - For possible action on a request for a Rezoning FROM: P-R (PROFESSIONAL OFFICE AND PARKING) TO: O (OFFICE) on 0.18 acres at 332 South Jones Boulevard (APN 138-36-210-008), Ward 1 (Tarkanian) [PRJ-73988]. Staff recommends DENIAL.
43. **VAR-74059 - VARIANCE RELATED TO ZON-74058 - PUBLIC HEARING - APPLICANT: SERENITY BIRTHING CENTER - OWNER: CHRISTOPHER D. SULLIVAN** - For possible action on a request for a Variance TO ALLOW A FIVE-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED AND A LOT WIDTH OF 65 FEET WHERE 100 FEET IS REQUIRED on 0.18 acres at 332 South Jones Boulevard (APN 138-36-210-008), P-R (Professional Office and Parking) Zone [PROPOSED: O (Office), Ward 1 (Tarkanian) [PRJ-73988]. Staff recommends DENIAL.
44. **SUP-74060 - SPECIAL USE PERMIT RELATED TO ZON-74058 AND VAR-74059 - PUBLIC HEARING - APPLICANT: SERENITY BIRTHING CENTER - OWNER: CHRISTOPHER D. SULLIVAN** - For possible action on a request for a Special Use Permit FOR A HOSPITAL USE [TWO-BED BIRTHING CENTER] at 332 South Jones Boulevard (APN 138-36-210-008), P-R (Professional Office and Parking) Zone [PROPOSED: O (Office)], Ward 1 (Tarkanian) [PRJ-73988]. Staff recommends DENIAL.
45. **ZON-74107 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: 7TH STREET MANAGEMENT, LLC** - For possible action on a request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-O (PROFESSIONAL OFFICE) on 0.48 acres at 708 and 714 South 7th Street (APNs 139-34-410-227 and 228), R-1 (Single Family Residential) Zone, Ward 3 (Coffin) [PRJ-73987]. Staff recommends APPROVAL.
46. **SDR-74080 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-74107 - PUBLIC HEARING - APPLICANT/OWNER: 7TH STREET MANAGEMENT, LLC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 15,912 SQUARE-FOOT OFFICE BUILDING WITH WAIVERS TO ALLOW A FRONT YARD SETBACK OF 10 FEET WHERE 20 FEET IS REQUIRED; A ZERO-FOOT WIDE LANDSCAPE BUFFER ALONG THE WEST PROPERTY LINE WHERE EIGHT FEET IS REQUIRED; 46 PARKING SPACES WHERE 54 ARE REQUIRED; A THREE-STORY, 43-FOOT TALL BUILDING WHERE TWO STORIES OR 35 FEET IS THE MAXIMUM HEIGHT ALLOWED; A RESIDENTIAL ADJACENCY SETBACK OF 90 FEET WHERE 128 FEET IS REQUIRED; AND A LOT COVERAGE OF 65 PERCENT WHERE 50 PERCENT IS THE MAXIMUM ALLOWED on 0.48 acres at 708 and 714 South 7th Street (APNs 139-34-410-227 and 228), R-1 (Single Family Residential) Zone [PROPOSED: P-O (Professional Office)], Ward 3 (Coffin) [PRJ-73987]. Staff recommends APPROVAL.
47. **VAR-73728 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: NILI NEU** - For possible action on a request for a Variance TO ALLOW A FIVE-FOOT TALL SOLID FENCE ALONG PORTIONS OF THE FRONT AND SIDE PROPERTY LINES WITHIN THE FRONT YARD SETBACK AREA WHERE SUCH IS NOT ALLOWED on 0.68 acres at 1925 Silver Avenue (APN 162-04-210-076), R-E (Residence Estates) Zone, Ward 1 (Tarkanian) [PRJ-73715]. Staff recommends DENIAL.
48. **VAR-73812 - VARIANCE - PUBLIC HEARING - APPLICANT: LENNAR - OWNER: RYLAND HOMES NEVADA, LLC** - For possible action on a request for a Variance TO ALLOW A FIVE-FOOT CORNER SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED FOR A PROPOSED SINGLE FAMILY DWELLING on 0.08 acres at 10831 Lost Ark Avenue (APN 137-01-314-010), PD (Planned Development) Zone, Ward 4 (Anthony) [PRJ-73720]. Staff recommends DENIAL.
49. **VAR-74025 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: EVANS FAMILY TRUST** - For possible action on a request for a Variance TO ALLOW A THREE-FOOT REAR YARD SETBACK AND A NINE-FOOT SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED FOR AN EXISTING PATIO COVER on 1.00 acre at 6281 Bullring Lane (APN 125-26-603-006), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-72855]. Staff recommends DENIAL.
50. **VAR-74068 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ALON ELIAS** - For possible action on a request for a Variance TO ALLOW A TWO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING ADDITION TO A SINGLE FAMILY DWELLING at 4000 San Joaquin Avenue (APN 162-07-515-005), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian) [PRJ-73195]. Staff recommends DENIAL.

51. **SUP-73890 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: QUINCY AUTO SALE, INC. - OWNER: SUNSTONE RANCHO, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED MOTOR VEHICLE SALES (USED) USE WITH A WAIVER TO ALLOW THE MINIMUM SITE AREA OF 24,394 SQUARE FEET TO BE DESIGNATED FOR THE USE WHERE 25,000 SQUARE FEET IS THE MINIMUM REQUIRED at the northeast corner of Lone Mountain Road and Serene Drive (APN 125-35-401-012), C-2 (General Commercial) Zone, Ward 4 (Anthony) [PRJ-73354]. Staff recommends DENIAL.
52. **SDR-73891 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-73890 - PUBLIC HEARING - APPLICANT: QUINCY AUTO SALE, INC. - OWNER: SUNSTONE RANCHO, LLC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 1,890 SQUARE-FOOT USED CAR DEALERSHIP WITH A WAIVER TO ALLOW THE BUILDING ORIENTATION TO NOT ORIENT TO THE CORNER AND TO THE STREET FRONT IS REQUIRED on 0.56 acres at the northeast corner of Serene Drive and Lone Mountain Road (APN 125-35-401-012), C-2 (General Commercial) Zone, Ward 4 (Anthony) [PRJ-73354]. Staff recommends DENIAL.
53. **SUP-73920 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: T-MOBILE - OWNER: BUFFALO ALTA CENTER, LLC** - For possible action on a request for a Special Use Permit FOR THE CONVERSION OF AN EXISTING 60-FOOT TALL WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN [FLAGPOLE] TO A NON-STEALTH DESIGN at 450 South Buffalo Drive (APN 138-34-201-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-73836]. Staff recommends DENIAL.
54. **SUP-73810 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: STEWART I. BROOKS AND PAULA SUE BROOKS** - For possible action on a request for a Special Use Permit FOR A PROPOSED SHORT-TERM RESIDENTIAL RENTAL USE WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A SIMILAR USE WHERE 660 FEET IS REQUIRED at 150 North Las Vegas Boulevard, Unit 1618 (APN 139-34-613-139), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-73685]. Staff recommends DENIAL.
55. **SUP-73927 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: DEBORAH A MADRO** - For possible action on a request for a Special Use Permit FOR A PROPOSED SHORT-TERM RESIDENTIAL RENTAL USE at 520 Sportsman Drive (APN 138-26-311-015), R-PD6 (Residential Planned Development - 6 Units per Acre) Zone, Ward 1 (Tarkanian) [PRJ-73924]. Staff recommends APPROVAL.
56. **SUP-73985 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: OLIVE KNAUS** - For possible action on a request for a Special Use Permit FOR A PROPOSED SHORT-TERM RESIDENTIAL RENTAL USE at 1709 Kassabian Avenue (APN 162-02-810-053), R-1 (Single Family Residential) Zone, Ward 3 (Coffin) [PRJ-73984]. Staff recommends APPROVAL.
57. **SUP-74024 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: DAVID HARDY AND MOLLY O'DONNELL** - For possible action on a request for a Special Use Permit FOR AN EXISTING SHORT-TERM RESIDENTIAL RENTAL USE at 1709 South 6th Street (APN 162-03-710-003), R-1 (Single Family Residential) Zone, Ward 3 (Coffin) [PRJ-74018]. Staff recommends APPROVAL.
58. **SUP-74026 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: REBECCA DOLMAN** - For possible action on a request for a Special Use Permit FOR A PROPOSED SHORT-TERM RESIDENTIAL RENTAL USE at 1404 Francis Avenue (APN 162-02-115-124), R-1 (Single Family Residential) Zone, Ward 3 (Coffin) [PRJ-74002]. Staff recommends APPROVAL.
59. **SUP-74048 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: BLOCK ENTERPRISES, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED SHORT-TERM RESIDENTIAL RENTAL USE at 7705 Seagull Avenue (APN 138-33-711-023), R-1 (Single Family Residential) Zone, Ward 2 (Seroka) [PRJ-74019]. Staff recommends APPROVAL.
60. **SUP-74056 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: NANCY AND JAVIER MENDEZ, ET AL** - For possible action on a request for a Special Use Permit FOR A PROPOSED SHORT-TERM RESIDENTIAL RENTAL USE WITH A WAIVER TO ALLOW A 490-FOOT DISTANCE SEPARATION FROM A SIMILAR USE WHERE 660 FEET IS REQUIRED at 1413 South 17th Street (APN 162-02-206-001), R-1 (Single Family Residential) Zone, Ward 3 (Coffin) [PRJ-74015]. Staff recommends DENIAL.

61. **SUP-74061 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: DWIGHT CALWHITE, ET AL** - For possible action on a request for a Special Use Permit FOR A PROPOSED SHORT-TERM RESIDENTIAL RENTAL USE WITH A WAIVER TO ALLOW A 290-FOOT DISTANCE SEPARATION FROM A SIMILAR USE WHERE 660 FEET IS REQUIRED at 1304 East Oakey Boulevard (APN 162-02-310-004), R-1 (Single Family Residential) Zone, Ward 3 (Coffin) [PRJ-73995]. Staff recommends DENIAL.
62. **SUP-74064 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LENNON TYLE - OWNER: 2 H 2, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED SHORT-TERM RESIDENTIAL RENTAL USE at 7609 Advantage Court (APN 138-09-713-038), R-PD7 (Residential Planned Development - 7 Units per Acre) Zone, Ward 4 (Anthony) [PRJ-74050]. Staff recommends APPROVAL.
63. **SDR-73832 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: SOMERSET ACADEMY SKY POINTE CAMPUS - OWNER: BOYER SKYPOINTE ACADEMY, L.C.** - For possible action on a request for a Major Amendment of an approved Site Development Plan Review (SDR-45943) FOR THE ADDITION OF FOUR PROPOSED 60-FOOT TALL FIELD LIGHTS FOR A PRIVATE SCHOOL on 12.04 acres at 7078 Sky Pointe Drive (APN 125-21-102-009), T-C (Town Center) [SX-TC (Suburban Mixed-Use - Town Center)] Zone, Ward 6 (Fiore) [PRJ-73128]. Staff recommends APPROVAL.
64. **SDR-74032 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: Z LIFE AT 1025 MAIN ST, LLC- OWNER: 1025 MAIN ST, LLC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 38,656 SQUARE-FOOT, FOUR-STORY, 76-UNIT HOTEL DEVELOPMENT WITH WAIVERS OF DOWNTOWN LAS VEGAS OVERLAY SETBACK, STREETSCAPE, ARCHITECTURAL DESIGN, PARKING LOT SCREENING AND INTERIOR PARKING LOT LANDSCAPING STANDARDS AND TO ALLOW 22 PARKING SPACES WHERE 76 PARKING SPACES ARE REQUIRED on 0.80 acres at the north side of Coolidge Avenue between Main Street and 1st Street (APNs 139-33-811-028 and 139-34-410-009), C-M (Commercial/Industrial) Zone, Ward 3 (Coffin) [PRJ-73937]. Staff recommends DENIAL.
65. **SDR-74084 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: NEON MUSEUM - OWNER: CITY OF LAS VEGAS** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED STRUCTURE [MUSEUM EXHIBIT] WITH A WAIVER TO ALLOW A HEIGHT OF 93 FEET WHERE 35 FEET IS THE MAXIMUM HEIGHT ALLOWED on 2.35 acres at 770 North Las Vegas Boulevard (APNs 139-27-806-001 and 139-27-806-002), C-V (Civic) Zone, Ward 5 (Crear) [PRJ-73981]. Staff recommends DENIAL.
66. **SDR-74085 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: PROVIEW SERIES 29, LLC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 320 SQUARE-FOOT RESTAURANT WITH DRIVE THROUGH WITH WAIVERS TO ALLOW A PORTION OF THE LANDSCAPE BUFFER ADJACENT TO THE SOUTH PROPERTY LINE TO BE SIX FEET WIDE AND A PORTION OF THE LANDSCAPE BUFFER ADJACENT TO THE WEST PROPERTY LINE TO BE TEN FEET WIDE WHERE 15 FEET IS REQUIRED, AND TO NOT ORIENT THE BUILDING TO THE CORNER WHERE SUCH IS REQUIRED on 0.46 acres at 101 North Decatur Boulevard (APN 138-25-812-204), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-73436]. Staff recommends APPROVAL.
67. **TCP-74095 - TEMPORARY COMMERCIAL PERMIT - PUBLIC HEARING - APPLICANT: HARDSTONE CONSTRUCTION, LLC - OWNER: FORE STARS, LTD.** - For possible action on a request for a Temporary Commercial Permit FOR A TEMPORARY CONTRACTOR'S CONSTRUCTION YARD on 4.50 acres at 9119 Alta Drive (APNs 138-32-202-001 and 138-32-210-008), PD (Planned Development) Zone, Ward 2 (Seroka). Staff recommends DENIAL.

CITIZENS PARTICIPATION:

68. **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**