

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)
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City Manager Scott D. Adams

COMMISSIONERS

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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.

January 22, 2019
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. [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.](#)
3. [ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW](#)
4. [ROLL CALL](#)
5. [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](#)

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.

6. **GPA-75207 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: SUMMIT HOMES OF NEVADA, LLC - OWNER: UNITED STATES OF AMERICA** - For possible action on a request for a General Plan Amendment FROM: PCD (PLANNED COMMUNITY DEVELOPMENT) TO: L (LOW DENSITY RESIDENTIAL) on an 11,416 square-foot portion of 1.25 acres located 130 feet north of Mont Brule Court and Alpine Ridge Way (APN 126-24-401-023), Ward 6 (Fiore) [PRJ-75172]. Staff recommends APPROVAL.
7. **ZON-75208 - REZONING RELATED TO GPA-75207 - PUBLIC HEARING - APPLICANT: SUMMIT HOMES OF NEVADA, LLC - OWNER: UNITED STATES OF AMERICA** - For possible action on a request for a Rezoning FROM: PD (PLANNED DEVELOPMENT) TO: R-SL (RESIDENTIAL SMALL LOT) on an 11,416 square-foot portion of 1.25 acres located 130 feet north of Mont Brule Court and Alpine Ridge Way (APN 126-24-401-023), Ward 6 (Fiore) [PRJ-75172]. Staff recommends APPROVAL.
8. **VAR-75209 - VARIANCE RELATED TO GPA-75207 AND ZON-75208 - PUBLIC HEARING - APPLICANT: SUMMIT HOMES OF NEVADA, LLC - OWNER: UNITED STATES OF AMERICA** - For possible action on a request for a Variance TO ALLOW A FIVE-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED AND A SIX-FOOT TALL SOLID SCREEN WALL IN THE FRONT YARD SETBACK AREA WHERE A MAXIMUM OF FIVE FEET WITH A TWO-FOOT SOLID BASE IS ALLOWED on an 11,416 square-foot portion of 1.25 acres located 130 feet north of Mont Brule Court and Alpine Ridge Way (APN 126-24-401-023), Ward 6 (Fiore) [PRJ-75172]. Staff recommends APPROVAL.
9. **VAR-75210 - VARIANCE RELATED TO GPA-75207, ZON-75208 AND VAR-75209 - PUBLIC HEARING - APPLICANT: SUMMIT HOMES OF NEVADA, LLC - OWNER: UNITED STATES OF AMERICA** - For possible action on a request for a Variance TO ALLOW A CUL-DE-SAC DESIGN WHICH DOES NOT MEET TITLE 19.04.100 DEVELOPMENT STANDARDS on an 11,416 square-foot portion of 1.25 acres located 130 feet north of Mont Brule Court and Alpine Ridge Way (APN 126-24-401-023), Ward 6 (Fiore) [PRJ-75172]. Staff recommends APPROVAL.
10. **SUP-75227 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: RANDY ROHDE - OWNER: EAE PROPERTY LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 7,504 SQUARE-FOOT BEER/WINE/COOLER ON- AND OFF-SALE ESTABLISHMENT USE WITH 600 SQUARE FEET OF OUTDOOR SEATING AND AN ANCILLARY BREWERY at 1510 South Main Street (APN 162-03-210-014), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-75096]. Staff recommends APPROVAL.
11. **VAC-75196 - VACATION - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: CITY OF LAS VEGAS, ET AL** - For possible action on a Petition to Vacate a 22-foot wide portion of a 60-foot wide public drainage easement generally located on the west side of the Union Pacific Railroad right-of-way between Bonneville Avenue and Ogden Avenue, Ward 5 (Crear) [PRJ-75193]. Staff recommends APPROVAL.

PUBLIC HEARING ITEMS

12. **GPA-75219 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: ALEKSANDRA BARBIER LIVING TRUST** - For possible action on a request for a General Plan Amendment FROM: RNP (RURAL NEIGHBORHOOD PRESERVATION) TO: L (LOW DENSITY RESIDENTIAL) on 5.00 acres at the southwest corner of Centennial Parkway and Jensen Street (APN 125-30-101-006), Ward 6 (Fiore) [PRJ-75024]. Staff recommends DENIAL.

13. **ZON-75220 - REZONING RELATED TO GPA-75219 - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: ALEKSANDRA BARBIER LIVING TRUST** - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-1 (SINGLE FAMILY RESIDENTIAL) on 5.00 acres at the southwest corner of Centennial Parkway and Jensen Street (APN 125-30-101-006), Ward 6 (Fiore) [PRJ-75024]. Staff recommends DENIAL.
14. **VAR-75221 - VARIANCE RELATED TO GPA-75219 AND ZON-75220 - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: ALEKSANDRA BARBIER LIVING TRUST** - For possible action on a request for a Variance TO ALLOW A 43-FOOT WIDE PRIVATE STREET WITHOUT A GATE, SIDEWALK ON ONE SIDE WHERE A 47-FOOT WIDE STREET WITH SIDEWALK ON BOTH SIDES IS REQUIRED, AND A CONNECTIVITY RATIO OF 1.0 WHERE 1.30 IS REQUIRED on 5.00 acres at the southwest corner of Centennial Parkway and Jensen Street (APN 125-30-101-006), R-E (Residence Estates) Zone [PROPOSED: R-1 (Single Family Residential)], Ward 6 (Fiore) [PRJ-75024]. Staff recommends DENIAL.
15. **VAC-75222 - VACATION RELATED TO GPA-75219, ZON-75220 AND VAR-75221 - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: ALEKSANDRA BARBIER LIVING TRUST** - For possible action on a request for a Petition to Vacate U.S. Government Patent Easements generally located at the southwest corner of Centennial Parkway and Jensen Street (APN 125-30-101-006), Ward 6 (Fiore) [PRJ-75024]. Staff recommends APPROVAL.
16. **TMP-75223 - TENTATIVE MAP RELATED TO GPA-75219, ZON-75220, VAR-75221 AND VAC-75222 - CENTENNIAL JENSEN 5 - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: ALEKSANDRA BARBIER LIVING TRUST** - For possible action on a request for a Tentative Map FOR AN 18-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION WITH WAIVERS TO ALLOW NO INTERIOR OR EXTERIOR STREETLIGHTS WHERE SUCH IS REQUIRED, DEFERRAL OF OFFSITE IMPROVEMENTS ON REGENA AVENUE AND JENSEN STREET AND A 184-FOOT EXTERNAL INTERSECTION OFFSET WHERE 220 FEET IS REQUIRED on 5.00 acres at the southwest corner of Centennial Parkway and Jensen Street (APN 125-30-101-006), R-E (Residence Estates) Zone [PROPOSED: R-1 (Single Family Residential)], Ward 6 (Fiore) [PRJ-75024]. Staff recommends DENIAL.
17. **GPA-75230 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: FF SERIES HOLDINGS, LLC - OWNER: FF SERIES HOLDINGS, LLC AND MABUHAY COML INVEST 4, LLC** - For possible action on a request for a General Plan Amendment FROM: O (OFFICE) TO: SC (SERVICE COMMERCIAL) on 3.20 acres at the northeast and southeast corners of Bilpar Road and Tenaya Way (APNs 125-22-804-001 and 125-22-801-011), Ward 6 (Fiore) [PRJ-75178]. Staff recommends DENIAL.
18. **ZON-75231 - REZONING RELATED TO GPA-75230 - PUBLIC HEARING - APPLICANT: FF SERIES HOLDINGS, LLC - OWNER: FF SERIES HOLDINGS, LLC AND MABUHAY COML INVEST 4, LLC** - For possible action on a request for a Rezoning FROM: O (OFFICE) TO: C-1 (LIMITED COMMERCIAL) on 3.20 acres at the northeast and southeast corner of Bilpar Road and Tenaya Way (APNs 125-22-804-001 and 125-22-801-011), Ward 6 (Fiore) [PRJ-75178]. Staff recommends DENIAL.
19. **VAR-75232 - VARIANCE RELATED TO GPA-75230 AND ZON-75231 - PUBLIC HEARING - APPLICANT/OWNER: FF SERIES HOLDINGS, LLC** - For possible action on a request for a Variance TO ALLOW A 52-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 87 FEET IS REQUIRED on 1.99 acres at the northeast corner of Bilpar Road and Tenaya Way (APN 125-22-801-011), O (Office) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 6 (Fiore) [PRJ-75178]. Staff recommends DENIAL.
20. **VAR-75233 - VARIANCE RELATED TO GPA-75230, ZON-75231 AND VAR-75232 - PUBLIC HEARING - APPLICANT/OWNER: FF SERIES HOLDINGS, LLC** - For possible action on a request for a Variance TO ALLOW 109 PARKING SPACES WHERE 115 PARKING SPACES ARE REQUIRED on 1.99 acres at the northeast corner of Bilpar Road and Tenaya Way (APN 125-22-801-011), O (Office) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 6 (Fiore) [PRJ-75178]. Staff recommends DENIAL.
21. **SDR-75234 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-75230, ZON-75231, VAR-75232 AND VAR-75233 - PUBLIC HEARING - APPLICANT/OWNER: FF SERIES HOLDINGS, LLC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED COMMERCIAL DEVELOPMENT CONSISTING OF AN 8,000 SQUARE-FOOT BUILDING WITH A 1,250 SQUARE-FOOT OUTDOOR PLAY AREA AND A 12,000 SQUARE-FOOT BUILDING WITH A 1,590 SQUARE-FOOT OUTDOOR PATIO on 1.99 acres at the northeast corner of Bilpar Road and Tenaya Way (APN 125-22-801-011), O (Office) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 6 (Fiore) [PRJ-75178]. Staff recommends DENIAL.

22. **VAR-75236 - VARIANCE RELATED TO GPA-75230 AND ZON-75231 - PUBLIC HEARING - APPLICANT: FF SERIES HOLDINGS, LLC - OWNER: MABUHAY COML INVEST 4, LLC** - For possible action on a request for a Variance TO ALLOW A 29-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 87 FEET IS REQUIRED on 1.21 acres at the southeast corner of Bilpar Road and Tenaya Way (APN 125-22-804-001), O (Office) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 6 (Fiore) [PRJ-75178]. Staff recommends DENIAL.
23. **VAR-75237 - VARIANCE RELATED TO GPA-75230, ZON-75231 AND VAR-75236 - PUBLIC HEARING - APPLICANT: FF SERIES HOLDINGS, LLC - OWNER: MABUHAY COML INVEST 4, LLC** - For possible action on a request for a Variance TO ALLOW 35 PARKING SPACES WHERE 42 PARKING SPACES ARE REQUIRED on 1.21 acres at the southeast corner of Bilpar Road and Tenaya Way (APN 125-22-804-001), O (Office) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 6 (Fiore) [PRJ-75178]. Staff recommends DENIAL.
24. **SDR-75238 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-75230, ZON-75231, VAR-75236 AND VAR-75237 - PUBLIC HEARING - APPLICANT: FF SERIES HOLDINGS, LLC - OWNER: MABUHAY COML INVEST 4, LLC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 7,200 SQUARE-FOOT COMMERCIAL BUILDING WITH DRIVE THROUGH on 1.21 acres at the southeast corner of Bilpar Road and Tenaya Way (APN 125-22-804-001), O (Office) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 6 (Fiore) [PRJ-75178]. Staff recommends DENIAL.
25. **GPA-75093 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: DR HORTON, INC** - For possible action on a request for a General Plan Amendment to Amend the Trails Element of the 2020 Master Plan and all related maps TO REMOVE THE EQUESTRIAN TRAIL ALIGNMENT LOCATED ALONG THE NORTH SIDE OF LA MANCHA AVENUE BETWEEN ALPINE RIDGE WAY AND MARLA STREET on 10.00 acres at the northwest corner of La Mancha Avenue and Alpine Ridge Way (APN 126-25-401-027), Ward 6 (Fiore) [PRJ-74920]. Staff recommends DENIAL.
26. **WVR-75200 - WAIVER - PUBLIC HEARING - APPLICANT/OWNER: MICHAEL ERIC CATMULL** - For possible action on a request for a Waiver TO ALLOW A THREE-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED AND ZERO PARKING SPACES WHERE FOUR ARE REQUIRED FOR A PROPOSED TWO-FAMILY DWELLING at 415 North 9th Street (APN 139-34-512-096), R-3 (Medium Density Residential) Zone, Ward 5 (Crear) [PRJ-74918]. Staff recommends DENIAL.
27. **VAR-75086 - VARIANCE - PUBLIC HEARING - APPLICANT: DHS SIGNS - OWNER: TRIBUCA, LLC** - For possible action on a request for a Variance TO ALLOW A PROPOSED 47 SQUARE-FOOT PROJECTING SIGN WHERE 32 SQUARE FEET IS ALLOWED AND TO EXTEND SEVEN FEET FROM THE BUILDING WHERE SIX FEET IS ALLOWED on 0.48 acres at 720 South 4th Street (APN 139-34-401-024), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-74463]. Staff recommends DENIAL.
28. **VAR-75158 - VARIANCE - PUBLIC HEARING - APPLICANT: MICHAEL WHITE - OWNER: KISS LIVING TRUST** - For possible action on a request for a Variance TO ALLOW A SIX-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED FOR AN EXISTING PATIO ENCLOSURE on 0.21 acres at 5410 Basset Hound Avenue (APN 125-13-411-004), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-74714]. Staff recommends DENIAL.
29. **VAR-75205 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: MCP 2, LLC** - For possible action on a request for a Variance TO ALLOW EIGHT-FOOT TALL BLOCK WALLS AND CHAINLINK FENCING WITH TWO FEET OF CONCERTINA WIRE ON TOP WHERE EIGHT FEET IS THE MAXIMUM HEIGHT ALLOWED on 0.63 acres at 1964 Sycamore Trail (APN 139-19-703-003), C-2 (General Commercial) Zone, Ward 5 (Crear) [PRJ-74528]. Staff recommends DENIAL.
30. **VAR-75218 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SARAH AND DANIEL V GONZALES** - For possible action on a request for a Variance TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED; A ZERO-FOOT SEPARATION FROM THE MAIN BUILDING WHERE SIX FEET IS REQUIRED; AN ACCESSORY STRUCTURE THAT IS NOT AESTHETICALLY COMPATIBLE WITH THE PRINCIPAL DWELLING UNIT; AND A HEIGHT THAT EXCEEDS THE MIDPOINT BETWEEN THE EAVES AND RIDGELINE OF THE PRINCIPAL DWELLING FOR AN EXISTING ACCESSORY STRUCTURE [PATIO COVER] at 5036 Maverick Street, APN (125-35-714-013), Zone R-D (Single Family Residential-Restricted), Ward 4 (Anthony) [PRJ-75113]. Staff recommends DENIAL.

31. **SUP-75204 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: MONET MONI MANSANO, ET AL** - For possible action on a request for a Special Use Permit FOR A PROPOSED 18-UNIT HOTEL, MOTEL OR HOTEL SUITES USE on 0.53 acres at 846 East Sahara Avenue (APN 162-03-801-107), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-75054]. Staff recommends DENIAL.
32. **SDR-74651 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: PROVIDENCE 32 INVESTMENTS, LLC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 30-LOT SINGLE-FAMILY ATTACHED RESIDENTIAL DEVELOPMENT WITH WAIVERS OF THE CLIFF'S EDGE DESIGN GUIDELINES on 2.44 acres on the west side of Clark County 215 at the southern terminus of Larry McBride Street (APN 126-24-401-024), PD (Planned Development) Zone [M (Medium Density Residential) Cliff's Edge Special Land Use Designation], Ward 6 (Fiore) [PRJ-74541]. Staff recommends APPROVAL.
33. **TMP-74652 - TENTATIVE MAP RELATED TO SDR-74651 - TOWNHOMES AT PROVIDENCE - PUBLIC HEARING - APPLICANT/OWNER: PROVIDENCE 32 INVESTMENTS, LLC** - For possible action on a request for a Tentative Map FOR A 30-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 2.44 acres on the west side of Clark County 215 at the southern terminus of Larry McBride Street (APN 126-24-401-024), PD (Planned Development) Zone [M (Medium Density Residential) Cliff's Edge Special Land Use Designation], Ward 6 (Fiore) [PRJ-74541]. Staff recommends APPROVAL.

DIRECTOR'S BUSINESS:

34. **TXT-75284 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - For discussion and possible action on a request to amend LVMC Title 19.06 related to the R-E (Residence Estates) zoning district, and to provide for other related matters. Staff has NO RECOMMENDATION.
35. **TXT-75285 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - For discussion and possible action on a request to amend LVMC Title 19.06 related to the R-4 (High Density Residential) zoning district, and to provide for other related matters. Staff recommends APPROVAL.
36. **TXT-75286 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - For discussion and possible action on a request to amend LVMC Title 19.12 related to the Crop Production use, and to provide for other related matters. Staff recommends APPROVAL.

CITIZENS PARTICIPATION:

37. **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**