

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

Sam Cherry, Chair
Louis De Salvio, Vice Chair
Vicki Quinn
Trinity Haven Schlottman
Donna Toussaint
Christina E. Roush
Brenda J. Williams

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.

February 26, 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. [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 JANUARY 22, 2019.](#)
- 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-75562 - EXTENSION OF TIME - SPECIAL USE PERMIT - APPLICANT/OWNER: ROBIN CAMACHO GROUP, LLC - For possible action on a request for an Extension of Time of an approved Special Use Permit (SUP-67886) FOR A 3,173 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) USE WITH A 3,936 SQUARE-FOOT OUTDOOR SEATING AREA at 710 and 712 South 1st Street (APNs 139-34-310-016 and 017), C-M (Commercial/Industrial) Zone, Ward 3 (Coffin).
8. EOT-75561 - EXTENSION OF TIME RELATED TO EOT-75562 - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: ROBIN CAMACHO GROUP, LLC - For possible action on a request for an Extension of Time of an approved Site Development Plan Review (SDR-67888) FOR THE PROPOSED CONVERSION OF A SINGLE FAMILY DWELLING AND COMMERCIAL BUILDING INTO A 3,173 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) WITH A 3,936 SQUARE-FOOT OUTDOOR SEATING AREA on 0.17 acres at 710 and 712 South 1st Street (APNs 139-34-310-016 and 017), C-M (Commercial/Industrial) Zone, Ward 3 (Coffin).

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.

9. VAR-75568 - VARIANCE - PUBLIC HEARING - APPLICANT: CLARK COUNTY SCHOOL DISTRICT - OWNER: SCHOOL BOARD OF TRUSTEES - For possible action on a request for a Variance FROM TITLE 19.10.020 CIVIC DEVELOPMENT STANDARDS on 8.09 acres at 1315 Hiawatha Road (APN 138-25-501-001), C-V (Civic) Zone, Ward 5 (Crear) [PRJ-75335].
10. VAR-75569 - VARIANCE RELATED TO VAR-75568 - PUBLIC HEARING - APPLICANT: CLARK COUNTY SCHOOL DISTRICT - OWNER: SCHOOL BOARD OF TRUSTEES - For possible action on a request for a Variance TO ALLOW 45 ADDITIONAL PARKING SPACES FOR A PARKING IMPAIRED SITE WHERE 108 ADDITIONAL PARKING SPACES ARE REQUIRED on 8.09 acres at 1315 Hiawatha Road (APN 138-25-501-001), C-V (Civic) Zone, Ward 5 (Crear) [PRJ-75335].
11. SDR-75570 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-75568 AND VAR-75569 - PUBLIC HEARING - APPLICANT: CLARK COUNTY SCHOOL DISTRICT - OWNER: SCHOOL BOARD OF TRUSTEES - For possible action on a request for a Site Development Plan Review FOR A PROPOSED TWO-STORY, 30,156 SQUARE-FOOT CLASSROOM BUILDING ADDITION TO AN EXISTING PUBLIC SCHOOL, PRIMARY on 8.09 acres at 1315 Hiawatha Road (APN 138-25-501-001), C-V (Civic) Zone, Ward 5 (Crear) [PRJ-75335].
12. SUP-75534 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ARTS DISTRICT EATERY - OWNER: MAIN STREET LAS VEGAS, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,476 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE WITH 2,400 SQUARE FEET OF OUTDOOR SEATING AREA at 1221 South Main Street (APN 162-03-110-083), C-M (Commercial/Industrial) Zone, Ward 3 (Coffin) [PRJ-75520].

13.

SUP-75557 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: GARAGISTE - OWNER: CALIFORNIA LOFT PARTNERS, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 2,157 SQUARE-FOOT URBAN LOUNGE USE at 197 East California Avenue, Suite #140 (APN 162-03-105-009), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-75526].

14. SUP-75573 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: SILVER CLOUD PROPERTIES, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 3,529 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE WITH 203 SQUARE FEET OF OUTDOOR SEATING at 1214 South Main Street (APN 162-03-110-101), C-M (Commercial/Industrial) Zone, Ward 3 (Coffin) [PRJ-75527].
15. VAC-75532 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: 3000MW, LLC - For possible action on a request for a Petition to Vacate a Public Sewer Easement generally located south of Redberry Street, east of Michael Way (APN 138-13-512-001), Ward 5 (Crear) [PRJ-75346].

PUBLIC HEARING ITEMS

16. ABEYANCE - 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.
17. ABEYANCE - 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.
18. ABEYANCE - 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.
19. ABEYANCE - 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.
20. ABEYANCE - 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.
21. ABEYANCE - 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.

22. [ABEYANCE - 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.](#)
23. [ABEYANCE - 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.](#)
24. [ABEYANCE - 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.](#)
25. [ABEYANCE - 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.](#)
26. [ABEYANCE - 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.](#)
27. [ABEYANCE - 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.](#)
28. [ABEYANCE - 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.](#)
29. [ABEYANCE - RENOTIFICATION - SDR-75238 - SITE DEVELOPMENT PLAN REVIEW 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 Site Development Plan Review FOR A PROPOSED 7,350 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.](#)
30. [ABEYANCE - 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.](#)
- 31.

ABEYANCE - 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.

32. VAR-75544 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RICHARD & STEPHANIE STUCKI, ET AL - For possible action on a request for a Variance TO ALLOW A 91-FOOT LOT WIDTH WHERE 100 FEET IS THE MINIMUM REQUIRED on 1.12 acres at 8217 North Jones Boulevard (APN 125-11-704-005), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75549].
33. SUP-75545 - SPECIAL USE PERMIT RELATED TO VAR-75544 - PUBLIC HEARING - APPLICANT/OWNER: RICHARD & STEPHANIE STUCKI, ET AL - For possible action on a request for a Special Use Permit FOR A PROPOSED ACCESSORY STRUCTURE (CLASS I) at 8217 North Jones Boulevard (APN 125-11-704-005), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75549].
34. VAR-75574 - VARIANCE - PUBLIC HEARING - APPLICANT: DESERT TORAH ACADEMY - OWNER: CHABAD SOUTHERN NEVADA, INC. - For possible action on a request for a Variance TO ALLOW A 20-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 101 FEET IS REQUIRED on 3.03 acres at 1312 Vista Drive (APN 162-06-501-004), R-E (Residence Estates) Zone, Ward 1 (Tarkanian) [PRJ-74719].
35. VAR-75575 - VARIANCE RELATED TO VAR-75574 - PUBLIC HEARING - APPLICANT: DESERT TORAH ACADEMY - OWNER: CHABAD SOUTHERN NEVADA, INC. - For possible action on a request for a Variance TO ALLOW 21 PARKING SPACES WHERE 49 PARKING SPACES ARE REQUIRED on 3.03 acres at 1312 Vista Drive (APN 162-06-501-004), R-E (Residence Estates) Zone, Ward 1 (Tarkanian) [PRJ-74719].
36. SDR-75576 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-75574 AND VAR-75575 - PUBLIC HEARING - APPLICANT: DESERT TORAH ACADEMY - OWNER: CHABAD SOUTHERN NEVADA, INC. - For possible action on a request for a Major Amendment to an approved Site Development Plan Review (SDR-18342) FOR A PROPOSED 10,800 SQUARE-FOOT ADDITION TO AN EXISTING 65,800 SQUARE-FOOT PRIVATE SCHOOL on 3.03 acres at 1312 Vista Drive (APN 162-06-501-004), R-E (Residence Estates) Zone, Ward 1 (Tarkanian) [PRJ-74719].
37. VAR-75611 - VARIANCE - PUBLIC HEARING - APPLICANT: LYFT, INC. - OWNER: THE ARTEMUS W HAM, III PROPERTY TRUST AGREEMENT - For possible action on a request for a Variance TO ALLOW A FREESTANDING SIGN TO BE SET BACK ZERO FEET WHERE FIVE FEET IS THE MINIMUM REQUIRED AND TO BE SEPARATED 19 FEET FROM ANOTHER FREESTANDING SIGN WHERE 100 FEET IS THE MINIMUM REQUIRED AND TO ALLOW TWO INCIDENTAL SIGNS TO BE EIGHT FEET TALL WHERE SEVEN FEET IS THE MAXIMUM HEIGHT ALLOWED AND SET BACK FOUR FEET FROM PROPERTY LINES WHERE FIVE FEET IS THE MINIMUM REQUIRED on 0.30 acres at 506 Fremont Street (APN 139-34-601-006), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-75296].
38. SDR-75319 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-75611 - PUBLIC HEARING - APPLICANT: LYFT, INC. - OWNER: THE ARTEMUS W HAM, III PROPERTY TRUST AGREEMENT - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 7,848 SQUARE-FOOT TEMPORARY PARKING LOT AND OUTDOOR PLAZA on 0.30 acres at 506 Fremont Street (APN 139-34-601-006), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-75296].
39. VAR-75559 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ROYAL BYRON III - For possible action on a request for a Variance TO ALLOW A FIVE-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED AND A FIVE-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED FOR A 1,844 SQUARE-FOOT ADDITION TO AN EXISTING SINGLE FAMILY RESIDENCE on 0.33 acres at 2000 Ekanger Circle (APN 139-28-301-008), R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone, Ward 5 (Crear) [PRJ-75493].
40. SUP-75579 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SUDAN JIANG - OWNER: GWHC OF NEVADA, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,360 SQUARE-FOOT MASSAGE ESTABLISHMENT USE WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM PARCELS ZONED FOR RESIDENTIAL USE WHERE 400 FEET IS REQUIRED at 8450 West Sahara Boulevard, Suite #101 (APN 163-04-406-004), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-75540].

DIRECTOR'S BUSINESS:

41. ABEYANCE - DIR-75522 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For discussion and possible action on a presentation of the Downtown Open Space and Trails Plan, All Wards. Staff recommends APPROVAL.
42. TXT-75592 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to amend the Development Uses section of the Town Center Development Standards Manual to allow the Marijuana Dispensary use with an approved Special Use Permit, and to provide for other related matters.

CITIZENS PARTICIPATION:

43. 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