

SPECIAL PLANNING COMMISSION AGENDA
COUNCIL CHAMBERS · 495 SOUTH MAIN STREET · PHONE 229-6011
CITY OF LAS VEGAS INTERNET ADDRESS: www.lasvegasnevada.gov

LAS VEGAS CITY COUNCIL

Mayor Carolyn G. Goodman, (At-Large)
Mayor Pro-Tem Steven D. Ross, (Ward 6)
Councilwoman Lois Tarkanian, (Ward 1)
Councilman Ricki Y. Barlow (Ward 5)
Councilman Stavros S. Anthony, (Ward 4)
Councilman Bob Coffin, (Ward 3)
Councilman Bob Beers, (Ward 2)
City Manager Elizabeth N. Fretwell

COMMISSIONERS

Todd L. Moody, Chair
Trinity Haven Schlottman, Vice Chair
Vicki Quinn
Gus W. Flangas
Glen Trowbridge
Cedric Crear
Sam Cherry

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 2, 2016
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 CHRYSTAL JACOBS, 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 - 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.

6. **GPA-64582 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: RICHIE LAATZ -**
For possible action on a request for a General Plan Amendment FROM: SC (SERVICE COMMERCIAL) TO: GC
(GENERAL COMMERCIAL) on 1.63 acres at 4021 North Rancho Drive (APN 138-02-814-006), Ward 4 (Anthony) [PRJ-
63854]. Staff recommends APPROVAL.
7. **ZON-64583 - REZONING RELATED TO GPA-64582 - PUBLIC HEARING - APPLICANT/OWNER: RICHIE**
LAATZ - For possible action on a request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL) TO: C-2 (GENERAL
COMMERCIAL) on 1.63 acres at 4021 North Rancho Drive (APN 138-02-814-006), Ward 4 (Anthony) [PRJ-63854]. Staff
recommends APPROVAL.
8. **SDR-64584 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-64582 AND ZON-64583 - PUBLIC**
HEARING - APPLICANT/OWNER: RICHIE LAATZ - For possible action on a request for a Site Development Plan
Review FOR A PROPOSED 21,440 SQUARE-FOOT WHOLESALE SHOWROOM FACILITY on 1.63 acres at 4021
North Rancho Drive (APN 138-02-814-006), C-1 (Limited Commercial) Zone[PROPOSED: C-2 (General Commercial)],
Ward 4 (Anthony) [PRJ-63854]. Staff recommends APPROVAL.
9. **GPA-64764 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: DR HORTON, INC. -**
OWNER: J. BRUCE ALVERSON, LTD. EMPLOYEE PROFIT SHARING PLAN AND TRUST AGREEMENT -
For possible action on a request for a General Plan Amendment FROM: M (MEDIUM DENSITY RESIDENTIAL) TO: O
(OFFICE) on 2.22 acres on the south side of Charleston Boulevard, 160 feet west of Tenaya Way (APN 163-03-101-014),
Ward 1 (Tarkanian) [PRJ-64759]. Staff recommends APPROVAL.
10. **ZON-64765 - REZONING RELATED TO GPA-64764 - PUBLIC HEARING - APPLICANT: DR HORTON, INC. -**
OWNER: J. BRUCE ALVERSON, LTD. EMPLOYEE PROFIT SHARING PLAN AND TRUST AGREEMENT -
For possible action on a request for a Rezoning FROM: R-TH (SINGLE FAMILY ATTACHED) TO: P-O
(PROFESSIONAL OFFICE) on 2.22 acres on the south side of Charleston Boulevard, 160 feet west of Tenaya Way (APN
163-03-101-014), Ward 1 (Tarkanian) [PRJ-64759]. Staff recommends APPROVAL.
11. **GPA-64773 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: DR HORTON, INC. -**
OWNER: DIAMOND CREEK HOLDINGS, LLC - For possible action on a request for a General Plan Amendment
FROM: M (MEDIUM DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 2.54 acres located on the south
side of Charleston Boulevard, 782 feet west of Rainbow Boulevard (APN 163-03-501-006), Ward 1 (Tarkanian) [PRJ-
64771]. Staff recommends APPROVAL.
12. **ZON-64774 - REZONING RELATED TO GPA-64773 - PUBLIC HEARING - APPLICANT: DR HORTON, INC. -**
OWNER: DIAMOND CREEK HOLDINGS, LLC - For possible action on a request for a Rezoning FROM: R-TH
(SINGLE FAMILY ATTACHED) TO: C-1 (LIMITED COMMERCIAL) on 2.54 acres located on the south side of
Charleston Boulevard, 782 feet west of Rainbow Boulevard (APN 163-03-501-006), Ward 1 (Tarkanian) [PRJ-64771]. Staff
recommends APPROVAL.
13. **GPA-64811 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: PROVIDENCE PLAZA,**
LLC - OWNER: PROVIDENCE PLAZA EXCHANGE, LLC - For possible action on a request for a General Plan
Amendment FROM: PCD (PLANNED COMMUNITY DEVELOPMENT) TO: SC (SERVICE COMMERCIAL) on 4.27
acres at the southeast corner of Deer Springs Way and Hualapai Way (APN 125-19-301-001), Ward 6 (Ross) [PRJ-64596].
Staff recommends APPROVAL.
14. **ZON-64812 - REZONING RELATED TO GPA-64811 - PUBLIC HEARING - APPLICANT: PROVIDENCE**
PLAZA, LLC - OWNER: PROVIDENCE PLAZA EXCHANGE, LLC - For possible action on a request for a Rezoning
FROM: PD (PLANNED DEVELOPMENT) TO: C-1 (LIMITED COMMERCIAL) on 4.27 acres at the southeast corner of
Deer Springs Way and Hualapai Way (APN 125-19-301-001), Ward 6 (Ross) [PRJ-64596]. Staff recommends
APPROVAL.

15. **TMP-64814 - TENTATIVE MAP RELATED TO GPA-64811, ZON-64812 AND VAR-64813 - SEC DEER SPRINGS & HUALAPAI - PUBLIC HEARING - APPLICANT: LAURICH PROPERTIES - OWNER: PROVIDENCE PLAZA EXCHANGE, LLC, ET AL** - For possible action on a request for a Tentative Map FOR A TWO-LOT COMMERCIAL SUBDIVISION on 14.27 acres at the southeast corner of Deer Springs Way and Hualapai Way (APNs 125-19-301-001 through 003), PD (Planned Development) and C-1 (Limited Commercial) Zones [PROPOSED: C-1 (Limited Commercial)], Ward 6 (Ross) [PRJ-64596]. Staff recommends APPROVAL.
16. **ZON-64975 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: SANDHILL VILLAS, LLC** - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-3 (MEDIUM DENSITY RESIDENTIAL) on 1.26 acres at the southeast corner of Owens Avenue and Sandhill Road (APN 140-30-501-002), Ward 3 (Coffin) [PRJ-64775]. Staff recommends APPROVAL.
17. **SDR-64976 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-64975 - PUBLIC HEARING - APPLICANT/OWNER: SANDHILL VILLAS, LLC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 30-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH A WAIVER OF PERIMETER LANDSCAPE STANDARDS TO ALLOW A ZERO-FOOT BUFFER ALONG THE EAST PROPERTY LINE WHERE SIX FEET IS REQUIRED on 1.26 acres at the southeast corner of Owens Avenue and Sandhill Road (APN 140-30-501-002), R-E (Residence Estates) Zone [PROPOSED: R-3 (Medium Density Residential)], Ward 3 (Coffin) [PRJ-64775]. Staff recommends APPROVAL.
18. **SUP-64857 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: DURANGO I-95, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 75,000 SQUARE-FOOT MINI-STORAGE FACILITY at 7737 North El Capitan Way (APN 125-17-214-001), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-64743]. Staff recommends APPROVAL.
19. **SDR-64859 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-64857 - PUBLIC HEARING - APPLICANT/OWNER: DURANGO I-95, LLC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 75,000 SQUARE-FOOT MINI-STORAGE FACILITY on 4.81 acres at 7737 North El Capitan Way (APN 125-17-214-001), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-64743]. Staff recommends APPROVAL.
20. **SUP-64669 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MONTELMAR INC - OWNER: RAMPART PHD, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,775 SQUARE-FOOT PUBS, BARS AND LOUNGES (BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE) at 2120 North Rampart Boulevard, Suite #150 (APN 138-20-614-009), P-C (Planned Community) Zone, Ward 2 (Beers) [PRJ-64547]. Staff recommends APPROVAL.

PUBLIC HEARING ITEMS

21. **ABEYANCE - RENOTIFICATION - SUP-64491 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: GLEN RUBIN - OWNER: DOUGLAS B. KAYS, ET AL** - For possible action on a request for a Special Use Permit FOR A PROPOSED 9,450 SQUARE-FOOT MOTORCYCLE/MOTOR SCOOTER SALES USE WITHIN AN EXISTING SWAP MEET WITH A WAIVER TO ALLOW OUTDOOR DISPLAY AND SALES at 1717 South Decatur Boulevard (APN 162-06-301-002), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-64362]. Staff recommends DENIAL.
22. **GPA-64830 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: MABUHAY COMMERCIAL INVESTMENT 4, LLC** - For possible action on a request for a General Plan Amendment FROM: R (RURAL DENSITY RESIDENTIAL) TO: O (OFFICE) on 1.21 acres at the northeast corner of Centennial Parkway and Tenaya Way (APN 125-22-804-001), Ward 6 (Ross) [PRJ-64767]. Staff recommends DENIAL.
23. **ZON-64831 - REZONING RELATED TO GPA-64830 - PUBLIC HEARING - APPLICANT/OWNER: MABUHAY COMMERCIAL INVESTMENT 4, LLC** - For possible action on a request for a Rezoning FROM: U (UNDEVELOPED) [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: O (OFFICE) on 1.21 acres at the northeast corner of Centennial Parkway and Tenaya Way (APN 125-22-804-001), Ward 6 (Ross) [PRJ-64767]. Staff recommends DENIAL.

24. **GPA-64834 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: FF SERIES HOLDINGS, LLC** - For possible action on a request for a General Plan Amendment FROM: R (RURAL DENSITY RESIDENTIAL) TO: O (OFFICE) on 0.50 acres at the southwest corner of Azure Drive and Starlight Drive (APN 125-27-610-024), Ward 6 (Ross) [PRJ-64769]. Staff recommends DENIAL.
25. **ZON-64833 - REZONING RELATED TO GPA-64834 - PUBLIC HEARING - APPLICANT/ OWNER: FF SERIES HOLDINGS, LLC** - For possible action on a request for a Rezoning FROM: U (UNDEVELOPED) [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: O (OFFICE) on 0.50 acres at the southwest corner of Azure Drive and Starlight Drive (APN 125-27-610-024), Ward 6 (Ross) [PRJ-64769]. Staff recommends DENIAL.
26. **GPA-64835 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: FF SERIES HOLDINGS, LLC AND ELAINA V. FILOSI FAMILY TRUST** - For possible action on a request for a General Plan Amendment FROM: R (RURAL DENSITY RESIDENTIAL) TO: O (OFFICE) on 1.39 acres on the west side of Starlight Drive approximately 205 feet south of Azure Drive (APNs 125-27-610-020, 021, and 022), Ward 6 (Ross) [PRJ-64770]. Staff recommends DENIAL.
27. **ZON-64836 - REZONING RELATED TO GPA-64835 - PUBLIC HEARING - APPLICANT/OWNER: FF SERIES HOLDINGS, LLC AND ELAINA V. FILOSI FAMILY TRUST** - For possible action on a request for a Rezoning FROM: U (UNDEVELOPED) [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: O (OFFICE) on 1.39 acres on the west side of Starlight Drive approximately 205 feet south of Azure Drive (APNs 125-27-610-020, 021, and 022), Ward 6 (Ross) [PRJ-64770]. Staff recommends DENIAL.
28. **GPA-64853 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: DOUBLE DOUBLE, LLC** - For possible action on a request for a General Plan Amendment FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL) on 4.49 acres on the south side of Centennial Parkway, 275 feet west of Fort Apache Road (APN 125-30-502-009), Ward 6 (Ross) [PRJ-64731]. Staff recommends APPROVAL.
29. **ZON-64854 - REZONING RELATED TO GPA-64853 - PUBLIC HEARING - APPLICANT/OWNER: DOUBLE DOUBLE, LLC** - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-1 (SINGLE FAMILY RESIDENTIAL) on 4.49 acres on the south side of Centennial Parkway, 275 feet west of Fort Apache Road (APN 125-30-502-009), Ward 6 (Ross) [PRJ-64731]. Staff recommends APPROVAL.
30. **GPA-64870 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: NP PALACE, LLC** - For possible action on a request for a General Plan Amendment FROM: MXU (MIXED USE), M (MEDIUM DENSITY RESIDENTIAL), AND H (HIGH DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 20.55 acres at 2750 and 2550 South Rancho Drive, 2501 Wyandotte Street and 2411 West Sahara Boulevard (Portions of APN:162-08-602-005; 162-08-505-004; 162-08-502-009 and 011), Ward 1 (Tarkanian) [PRJ-64706]. Staff recommends APPROVAL.
31. **ZON-64871 - REZONING RELATED TO GPA-64870 - PUBLIC HEARING - APPLICANT/OWNER: NP PALACE, LLC** - For possible action on a request for a Rezoning FROM: R-4 (HIGH DENSITY RESIDENTIAL) TO: C-1 (LIMITED COMMERCIAL) on 3.03 acres at 2501 Wyandotte Street (APN 162-08-505-004), Ward 1 (Tarkanian) [PRJ-64706]. Staff recommends APPROVAL.
32. **SUP-64872 - SPECIAL USE PERMIT RELATED TO GPA 64870 AND ZON-64871 - PUBLIC HEARING - APPLICANT/OWNER: NP PALACE, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 42,252 SQUARE-FOOT EXPANSION TO AN EXISTING GAMING ESTABLISHMENT, NON-RESTRICTED USE at 2411 West Sahara Avenue (APNs Multiple), C-1 (Limited Commercial) and R-4 (High Density Residential) Zones [PROPOSED: C-1 (Limited Commercial)], Ward 1 (Tarkanian) [PRJ-64706]. Staff recommends APPROVAL.
33. **SUP-64873 - SPECIAL USE PERMIT RELATED TO GPA 64870, ZON-64871 AND SUP-64872 - PUBLIC HEARING - APPLICANT/OWNER: NP PALACE, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 335-FOOT BUILDING HEIGHT WITHIN THE AIRPORT OVERLAY DISTRICT WHERE 175 FEET IS THE MAXIMUM HEIGHT ALLOWED at 2411 West Sahara Avenue (APNs Multiple), C-1 (Limited Commercial) and R-4 (High Density Residential) Zones [PROPOSED: C-1 (Limited Commercial)], Ward 1 (Tarkanian) [PRJ-64706]. Staff recommends APPROVAL.

34. **SUP-64874 - SPECIAL USE PERMIT RELATED TO GPA 64870, ZON-64871, SUP-64872 AND SUP-64873 - PUBLIC HEARING - APPLICANT/OWNER: NP PALACE, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED EXPANSION TO AN EXISTING HOTEL at 2411 West Sahara Avenue (APNs Multiple), C-1 (Limited Commercial) and R-4 (High Density Residential) Zones [PROPOSED: C-1 (Limited Commercial)], Ward 1 (Tarkanian) [PRJ-64706]. Staff recommends APPROVAL.
35. **SDR-64875 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-64780, ZON-64871, SUP-64872, SUP-64873 AND SUP-64874 - PUBLIC HEARING - APPLICANT/OWNER: NP PALACE, LLC** - For possible action on a request for a Site Development Plan Review FOR A 176,693 SQUARE-FOOT EXPANSION OF AN EXISTING HOTEL/CASINO INCLUDING A NEW 335-FOOT TALL HOTEL TOWER, EXTERIOR FAÇADE IMPROVEMENTS, PARKING AND LANDSCAPING ENHANCEMENTS, AND A CENTRAL UTILITY PLANT on 30.05 acres at 2411 West Sahara Avenue (APNs Multiple), C-1 (Limited Commercial) and R-4 (High Density Residential) Zones [PROPOSED: C-1 (Limited Commercial)], Ward 1 (Tarkanian) [PRJ-64706]. Staff recommends APPROVAL.
36. **TMP-64882 - TENTATIVE MAP RELATED TO GPA-64870 AND ZON-64871 - PALACE STATION - PUBLIC HEARING - APPLICANT/OWNER: NP PALACE, LLC** - For possible action on a request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION at the southwest corner of Rancho Drive and West Sahara Avenue (APNs Multiple), C-1 (Limited Commercial) and R-4 (High Density Residential) Zones [PROPOSED: C-1 (Limited Commercial)], Ward 1 (Tarkanian) [PRJ-64736]. Staff recommends APPROVAL.
37. **ZON-64861 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: NIDA QUITORIO AND BUDDY N. QUITORIO** - For possible action on a request for a Rezoning FROM: P-O (PROFESSIONAL OFFICE) TO: R-3 (MEDIUM DENSITY RESIDENTIAL) on 0.16 acres at 519 South 8th Street (APN 139-34-810-054), Ward 3 (Coffin) [PRJ-64668]. Staff recommends DENIAL.
38. **VAR-64862 - VARIANCE RELATED TO ZON-64861 - PUBLIC HEARING - APPLICANT/OWNER: NIDA QUITORIO AND BUDDY N. QUITORIO** - For possible action on a request for a Variance TO ALLOW A THREE-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED AND A THREE-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING DWELLING UNIT, AND A ZERO-FOOT SIDE YARD SETBACK FOR AN EXISTING ACCESSORY STRUCTURE, CLASS II [SHED] WHERE FIVE FEET IS REQUIRED at 519 South 8th Street (APN 139-34-810-054), P-O (Professional Office) Zone [PROPOSED: R-3 (Medium Density Residential)], Ward 3 (Coffin) [PRJ-64668]. Staff recommends DENIAL.
39. **VAR-64864 - VARIANCE RELATED TO ZON-64861 AND VAR-64862 - PUBLIC HEARING - APPLICANT/OWNER: NIDA QUITORIO AND BUDDY N. QUITORIO** - For possible action on a request for a Variance TO ALLOW THREE PARKING SPACES WHERE FIVE PARKING SPACES IS THE MINIMUM REQUIRED at 519 South 8th Street (APN 139-34-810-054), P-O (Professional Office) Zone [PROPOSED: R-3 (Medium Density Residential)], Ward 3 (Coffin) [PRJ-64668]. Staff recommends DENIAL.
40. **VAR-64652 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SHARI L. AND JEFFREY L. YOUNG** - For possible action on a request for a Variance TO ALLOW A NINE-FOOT CORNER SIDE YARD SETBACK FOR A PROPOSED 144 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS II) [SHED] WITH ATTACHED PATIO COVER WHERE 15 FEET IS REQUIRED AND TO ALLOW ZERO-FOOT DISTANCE SEPARATION FROM THE PRIMARY DWELLING WHERE SIX FEET IS REQUIRED on 0.21 acres at 6228 Old Tradition Street (APN 125-26-512-022), R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone, Ward 6 (Ross) [PRJ-64587]. Staff recommends DENIAL.
41. **VAR-64716 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CHARLES S. AND TAMI R. CUMMINS TRUST** - For possible action on a request for a Variance TO ALLOW A SIX-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED FOR A PROPOSED 1,070 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS II) [GARAGE] on 0.42 acres at 9112 Ghost Mountain Avenue (APN 138-05-411-102), R-PD2 (Residential Planned Development - 2 Units per Acre) Zone, Ward 4 (Anthony) [PRJ-64389]. Staff recommends DENIAL.
42. **VAR-64848 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JESSICA FRY** - For possible action on a request for a Variance TO ALLOW A THREE-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED FOR A PROPOSED 1,380 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS II) [GARAGE] on 0.46 acres at 4830 Von Leidner Street (APN 125-33-410-004), R-E (Residence Estates) Zone, Ward 4 (Anthony) [PRJ-64750]. Staff recommends DENIAL.

43. **VAR-64863 - VARIANCE - PUBLIC HEARING - APPLICANT: YESENIA FELIX RODRIGUEZ - OWNER: MOJAVE DEVELOPMENT GROUP, GENERAL PARTNERSHIP** - For possible action on a request for a Variance TO ALLOW ZERO ADDITIONAL PARKING SPACES WHERE SEVEN ADDITIONAL SPACES ARE REQUIRED FOR THE CONVERSION OF 499 SQUARE FEET OF FLOOR AREA TO PUBLIC SEATING AND WAITING FOR AN EXISTING RESTAURANT on 0.49 acres at 23 North Mojave Road, Suite D (APN 139-36-812-005), M (Industrial) Zone, Ward 3 (Coffin) [PRJ-64856]. Staff recommends DENIAL.
44. **WVR-64825 - WAIVER - PUBLIC HEARING - APPLICANT/OWNER: D R HORTON, INC.** - For possible action on a request for a Waiver TO ALLOW NO STREETLIGHTS ALONG SEVERENCE LANE, ELKHORN ROAD AND ALL INTERIOR STREETS WHERE STREETLIGHTS ARE REQUIRED on 17.43 acres at the southeast corner of Severence Lane and Hualapai Way (APNs Multiple), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-64806]. Staff recommends DENIAL.

CITIZENS PARTICIPATION:

45. **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**