

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
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Trinity Haven Schlottman
Donna Toussaint
Christina E. Roush
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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.

December 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 NOVEMBER 13, 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.

ONE MOTION - ONE VOTE

THE FOLLOWING ARE ITEMS THAT MAY BE CONSIDERED IN ONE MOTION/ONE VOTE. THEY ARE CONSIDERED ROUTINE NON-PUBLIC AND PUBLIC HEARING ITEMS. ALL PUBLIC HEARINGS AND NON-PUBLIC HEARINGS WILL BE OPENED AT ONE TIME. ANY PERSON REPRESENTING AN APPLICATION OR A MEMBER OF THE PUBLIC OR A MEMBER OF THE PLANNING COMMISSION NOT IN AGREEMENT WITH THE CONDITIONS AND ALL STANDARD CONDITIONS FOR THE APPLICATION RECOMMENDED BY STAFF, SHOULD REQUEST TO HAVE THAT ITEM REMOVED FROM THIS PART OF THE AGENDA.

7. **TMP-74862 - TENTATIVE MAP - GRAND MONTECITO COMMERCIAL SUBDIVISION - APPLICANT/OWNER: MONTECITO TOWER, LLC** - For possible action on a request for a Tentative Map FOR A THREE-LOT COMMERCIAL SUBDIVISION on 13.62 acres at 6605 Grand Montecito Parkway (APN 125-20-803-018), T-C (Town Center) Zone [MC-TC (Montecito - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-74770]. Staff recommends APPROVAL.
8. **VAR-74812 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: EMA HOLDINGS, LLC** - For possible action on a request for a Variance TO ALLOW TWO 2,600 SQUARE-FOOT MOBILE HOME PARK SPACES WHERE 4,000 SQUARE FEET IS REQUIRED on 1.70 acres at 4221 Stewart Avenue (APN 140-31-602-002), R-MHP (Residential Mobile/Manufactured Home Park) Zone, Ward 3 (Coffin) [PRJ-74771]. Staff recommends APPROVAL.
9. **SDR-74813 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-74812 - PUBLIC HEARING - APPLICANT/OWNER: EMA HOLDINGS, LLC** - For possible action on a request for a Site Development Plan Review TO ADD TWO SPACES TO AN EXISTING 11-SPACE MOBILE HOME PARK on 1.70 acres at 4221 Stewart Avenue (APN 140-31-602-002), R-MHP (Residential Mobile/Manufactured Home Park) Zone, Ward 3 (Coffin) [PRJ-74771]. Staff recommends APPROVAL.
10. **SUP-74716 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LAS INK TATTOO - OWNER: ABONA FAMILY, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED TATTOO PARLOR/BODY PIERCING STUDIO USE at 4601 West Sahara Avenue, Suite K (APN 162-07-101-004), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-74658]. Staff recommends APPROVAL.
11. **SUP-74828 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: SIMON/CHELSEA LAS VEGAS DEVELOPMENT, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 3,110 SQUARE-FOOT BEER/WINE/COOLER OFF-SALE ESTABLISHMENT USE at 855 South Grand Central Parkway, Suite #1801 (APN 139-33-710-005), PD (Planned Development) Zone, Ward 1 (Tarkanian) [PRJ-74804]. Staff recommends APPROVAL.
12. **SUP-74832 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: APC TOWERS - OWNER: DURANGO 95 MINI STORAGE PARTNERS, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 80-FOOT TALL WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN (CLOCK TOWER) on 2.90 acres at 7580 Oso Blanca Road (APN 125-17-301-011), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-74009]. Staff recommends APPROVAL.
13. **SUP-74836 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: PIEROGI DEPOT - OWNER: FONG & ASSOCIATES-MEADOWS, LTD., II, ET AL** - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,433 SQUARE-FOOT BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE at 8540 West Lake Mead Boulevard, Suite #130 (APN 138-20-521-008), C-1 (Limited Commercial) Zone, Ward 4 (Anthony) [PRJ-74766]. Staff recommends APPROVAL.
14. **SNC-74759 - SREET NAME CHANGE - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - For possible action on a Street Name Change FROM: CLARK AVENUE TO: ROBIN LEACH LANE between City Parkway and Grand Central Parkway, Ward 5 (Crear) [PRJ-74833]. Staff recommends APPROVAL.

15. **VAC-74824 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: BEAZER HOMES HOLDINGS, LLC** - For possible action on a request for a Petition to Vacate a portion of a pedestrian access, streetlight, and traffic control easement located on the northeast corner of Grand Teton Drive and Shaumber Road, Ward 6 (Fiore) [PRJ-74790]. Staff recommends APPROVAL.

PUBLIC HEARING ITEMS

16. **ABEYANCE - GPA-74312 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: CENTURA DEVELOPMENT - OWNER: CHARLIE RAH RAH IRREVOCABLE BUSINESS TRUST, ET AL** - For possible action on a request for a General Plan Amendment FROM: SC (SERVICE COMMERCIAL) TO: M (MEDIUM DENSITY RESIDENTIAL) on 4.62 acres at the southeast corner of Charleston Boulevard and Lindell Road (APNs 163-01-501-001 and 002), Ward 1 (Tarkanian) [PRJ-74089]. Staff recommends APPROVAL.
17. **ABEYANCE - ZON-74313 - REZONING RELATED TO GPA-74312 - PUBLIC HEARING - APPLICANT: CENTURA DEVELOPMENT - OWNER: CHARLIE RAH RAH IRREVOCABLE BUSINESS TRUST, ET AL** - For possible action on a request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL) TO: R-3 (MEDIUM DENSITY RESIDENTIAL) on 4.62 acres at the southeast corner of Charleston Boulevard and Lindell Road (APNs 163-01-501-001 and 002), Ward 1 (Tarkanian) [PRJ-74089]. Staff recommends APPROVAL.
18. **ABEYANCE - VAR-74314 - VARIANCE RELATED TO GPA-74312 AND ZON-74313 - PUBLIC HEARING - APPLICANT: CHARLIE RAH RAH IRREVOCABLE BUSINESS TRUST, ET AL** - For possible action on a request for a Variance TO ALLOW 172 PARKING SPACES WHERE 189 SPACES ARE REQUIRED on 4.62 acres at the southeast corner of Charleston Boulevard and Lindell Road (APNs 163-01-501-001 and 002), C-1 (Limited Commercial) Zone [PROPOSED: R-3 (Medium Density Residential)], Ward 1 (Tarkanian) [PRJ-74089]. Staff recommends DENIAL.
19. **ABEYANCE - SDR-74315 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-74312, ZON-74313 AND VAR-74314 - PUBLIC HEARING - APPLICANT: CENTURA DEVELOPMENT - OWNER: CHARLIE RAH RAH IRREVOCABLE BUSINESS TRUST, ET AL** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED THREE-STORY, 106-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH A WAIVER TO ALLOW A FIVE-FOOT WIDE LANDSCAPE BUFFER ALONG THE EAST PROPERTY LINE WHERE SIX FEET IS REQUIRED on 4.62 acres at the southeast corner of Charleston Boulevard and Lindell Road (APNs 163-01-501-001 and 002), C-1 (Limited Commercial) Zone [PROPOSED: R-3 (Medium Density Residential)], Ward 1 (Tarkanian) [PRJ-74089]. Staff recommends DENIAL.
20. **ABEYANCE - SUP-74127 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: GORDON FAMILY TRUST** - For possible action on a request for a Special Use Permit FOR A PROPOSED SHORT-TERM RESIDENTIAL RENTAL USE at 5400 Irish Spring Street (APN 125-33-114-016), R-1 (Single Family Residential) Zone, Ward 4 (Anthony) [PRJ-74071]. Staff recommends APPROVAL.
21. **ABEYANCE - RENOTIFICATION - GPA-74633 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: KB HOME - OWNER: MS NORTHWEST LAND COMPANY** - For possible action on a request for a General Plan Amendment to amend the Trails Element of the Las Vegas 2020 Master Plan and all related maps on 60.39 acres at the northwest and northeast corners of Deer Springs Way and Grand Montecito Parkway (APNs 125-21-201-001; 125-20-601-003, 005 and 006; 125-20-602-002, 005, 006, 009, 010 and 011; and 125-20-603-001 through 004), T-C (Town Center) Zone [MC-TC (Montecito - Town Center) and UC-TC (Urban Center - Town Center) Special Land Use Designations], Ward 6 (Fiore) [PRJ-74608]. Staff recommends APPROVAL.
22. **VAR-75154 - VARIANCE RELATED TO GPA-74633 - PUBLIC HEARING - APPLICANT: KB HOME - OWNER: MS NORTHWEST LAND COMPANY, LLC** - For possible action on a request for a Variance TO ALLOW 641 PARKING SPACES WHERE 811 IS THE MINIMUM REQUIRED FOR TWO MULTI-FAMILY DEVELOPMENTS on 60.39 acres at the northwest and northeast corners of Deer Springs Way and Grand Montecito Parkway (APNs 125-21-201-001; 125-20-601-003, 005 and 006; 125-20-602-002, 005, 006, 009, 010 and 011; and 125-20-603-001 through 004), T-C (Town Center) Zone [MC-TC (Montecito - Town Center) and UC-TC (Urban Center - Town Center) Special Land Use Designations], Ward 6 (Fiore) [PRJ-74608]. Staff recommends DENIAL.

23. [**ABEYANCE - RENOTIFICATION - SUP-74637 - SPECIAL USE PERMIT RELATED TO GPA-74633 AND VAR-75154 - PUBLIC HEARING - APPLICANT: KB HOME - OWNER: MS NORTHWEST LAND COMPANY**](#) - For possible action on a request for a Special Use Permit FOR A PROPOSED PRIVATE STREET WITHOUT A GATE AND MULTIPLE GATED COMMUNITIES WITH PRIVATE STREETS WITHIN TOWN CENTER at the northwest and northeast corners of Deer Springs Way and Grand Montecito Parkway (APNs 125-21-201-001; 125-20-601-003, 005 and 006; 125-20-602-002, 005, 006, 009, 010 and 011; and 125-20-603-001 through 004), T-C (Town Center) Zone [MC-TC (Montecito - Town Center) and UC-TC (Urban Center - Town Center) Special Land Use Designations], Ward 6 (Fiore) [PRJ-74608]. Staff recommends DENIAL.
24. [**ABEYANCE - RENOTIFICATION - SDR-74638 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-74633, VAR-75154 AND SUP-74637 - PUBLIC HEARING - APPLICANT: KB HOME - OWNER: MS NORTHWEST LAND COMPANY, LLC**](#) - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 303-LOT SINGLE FAMILY DETACHED RESIDENTIAL SUBDIVISION AND TWO, MULTI-FAMILY RESIDENTIAL DEVELOPMENTS, CONSISTING OF THREE-STORY BUILDINGS WITH A TOTAL UNIT COUNT OF 491 APARTMENTS on 60.39 acres at the northwest and northeast corners of Deer Springs Way and Grand Montecito Parkway (APNs 125-21-201-001; 125-20-601-003, 005 and 006; 125-20-602-002, 005, 006, 009, 010 and 011; and 125-20-603-001 through 004), T-C (Town Center) Zone [MC-TC (Montecito - Town Center) and UC-TC (Urban Center - Town Center) Special Land Use Designations], Ward 6 (Fiore) [PRJ-74608]. Staff recommends DENIAL.
25. [**ABEYANCE - RENOTIFICATION - TMP-74639 - TENTATIVE MAP RELATED TO GPA-74633, VAR-75154, SUP-74637 AND SDR-74638 - MONTECITO 60 - PUBLIC HEARING - APPLICANT: KB HOME - OWNER: MS NORTHWEST LAND COMPANY, LLC**](#) - For possible action on a request for a Tentative Map FOR A PROPOSED 303-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION AND TWO, 491-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENTS WITH A WAIVER TO ALLOW PRIVATE STREETS TO TERMINATE IN DEAD-END STUBS AND MODIFIED HAMMERHEADS WHERE CULS-DE-SAC OR HAMMERHEADS ARE REQUIRED on 60.39 acres at the northwest and northeast corners of Deer Springs Way and Grand Montecito Parkway (APNs 125-21-201-001; 125-20-601-003, 005 and 006; 125-20-602-002, 005, 006, 009, 010 and 011; and 125-20-603-001 through 004), T-C (Town Center) Zone [MC-TC (Montecito - Town Center) and UC-TC (Urban Center - Town Center) Special Land Use Designations], Ward 6 (Fiore) [PRJ-74608]. Staff recommends DENIAL.
26. [**ABEYANCE - ZON-73549 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS**](#) - For possible action on a request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL), M (INDUSTRIAL), PD (PLANNED DEVELOPMENT), R-5 (APARTMENT) AND R-PD19 (RESIDENTIAL PLANNED DEVELOPMENT - 19 UNITS PER ACRE) TO: T4-C (T4 CORRIDOR), T5-C (T5 CORRIDOR), T5-MS (T5 MAIN STREET), T5-M (T5 MAKER), T5-N (T5 NEIGHBORHOOD), T6-UG (T6 URBAN GENERAL) AND T6-UG-L (T6 URBAN GENERAL LIMITED) on approximately 307.00 acres in the Las Vegas Medical District generally located south of U.S. Highway 95, west of Interstate 15, north of Charleston Boulevard, and east of Rancho Drive (APNs Multiple), Wards 1 and 5 (Tarkanian and Crear) [PRJ-74798]. Staff recommends APPROVAL.
27. [**ABEYANCE - SUP-74656 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: 2800 FREMONT, LLC**](#) - For possible action on a request for a Special Use Permit FOR A MULTI-FAMILY RESIDENTIAL USE at the northeast corner of Oakey Boulevard and Atlantic Street (APNs 162-01-201-006 and 007), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-74513]. Staff recommends DENIAL.
28. [**ABEYANCE - SUP-74781 - SPECIAL USE PERMIT RELATED TO SUP-74656 - PUBLIC HEARING - APPLICANT/OWNER: 2800 FREMONT, LLC**](#) - For possible action on a request for a Special Use Permit FOR A PROPOSED 13,651 SQUARE-FOOT PACKAGE LIQUOR OFF-SALE ESTABLISHMENT USE at the northeast corner of Oakey Boulevard and Atlantic Street (APNs 162-01-201-006 and 007), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-74513]. Staff recommends DENIAL.
29. [**ABEYANCE - SDR-74657 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-74656 AND SUP-74781 - PUBLIC HEARING - APPLICANT/OWNER: 2800 FREMONT, LLC**](#) - For possible action on a request for a Site Development Plan Review FOR A PROPOSED TWO-STORY, 344-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT AND A 132,664 SQUARE-FOOT COMMERCIAL DEVELOPMENT WITH A WAIVER TO ALLOW COMMERCIAL BUILDINGS TO NOT BE LOCATED AT THE MINIMUM FRONT SETBACK LINE WHERE SUCH IS REQUIRED on 25.55 acres at the northeast corner of Oakey Boulevard and Atlantic Street (APNs 162-01-201-006 and 007), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-74513]. Staff recommends DENIAL.

30. [**ABEYANCE - SDR-74296 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: 3250 SPRING MOUNTAIN TRUST**](#) - For possible action on a request for a Major Amendment to previously approved Site Development Plan Review (SDR-71783) FOR A PROPOSED A 2,900 SQUARE-FOOT RESTAURANT WITH DRIVE THROUGH WITH A WAIVER OF THE INTERIM DOWNTOWN LAS VEGAS SETBACK STANDARDS on 1.04 acres at 1141 South Las Vegas Boulevard (APN 162-03-112-021), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-74200]. Staff recommends DENIAL.
31. [**MOD-74628 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: SAITTA FAMILY TRUST**](#) - For possible action on a request for a Major Modification of the Town Center Land Use Plan to amend the Special Land Use Designation FROM: SC-TC (SERVICE COMMERCIAL - TOWN CENTER) TO: M-TC (MEDIUM DENSITY RESIDENTIAL - TOWN CENTER) on 6.05 acres on the west side of Tenaya Way, approximately 198 feet north of Sky Pointe Drive (APN 125-27-410-006), Ward 6 (Fiore) [PRJ-74594]. Staff recommends APPROVAL.
32. [**VAR-74692 - VARIANCE RELATED TO MOD-74628 - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: SAITTA FAMILY TRUST**](#) - For possible action on a request for a Variance TO ALLOW A 25-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 72 FEET IS REQUIRED on 6.05 acres on the west side of Tenaya Way, approximately 198 feet north of Sky Pointe Drive (APN 125-27-410-006), SC-TC (Service Commercial - Town Center) Special Land Use Designation [PROPOSED: M-TC (Medium Density Residential - Town Center)], Ward 6 (Fiore) [PRJ-74594]. Staff recommends DENIAL.
33. [**SDR-74631 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-74628 AND VAR-74692 - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: SAITTA FAMILY TRUST**](#) - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 91-UNIT, TWO-STORY MEDIUM RESIDENTIAL (CONDOMINIUM) DEVELOPMENT WITH A WAIVER OF TOWN CENTER STREETSCAPE STANDARDS on 6.05 acres on the west side of Tenaya Way, approximately 198 feet north of Sky Pointe Drive (APN 125-27-410-006), SC-TC (Service Commercial - Town Center) Special Land Use Designation [PROPOSED: M-TC (Medium Density Residential - Town Center)], Ward 6 (Fiore) [PRJ-74594]. Staff recommends DENIAL.
34. [**TMP-74632 - TENTATIVE MAP RELATED TO MOD-74628, VAR-74692 AND SDR-74631 - N TENAYA WAY & SKY POINTE DR MULTI-FAMILY CONDOMINIUMS - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: SAITTA FAMILY TRUST**](#) - For possible action on a request for a Tentative Map FOR A PROPOSED 91-UNIT CONDOMINIUM DEVELOPMENT on 6.05 acres on the west side of Tenaya Way, approximately 198 feet north of Sky Pointe Drive (APN 125-27-410-006), SC-TC (Service Commercial - Town Center) Special Land Use Designation [PROPOSED: M-TC (Medium Density Residential - Town Center)], Ward 6 (Fiore) [PRJ-74594]. Staff recommends DENIAL.
35. [**ZON-74853 - REZONING - PUBLIC HEARING - APPLICANT: BEAZER HOMES - OWNER: JOHN SETAREH**](#) - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-SL (RESIDENTIAL SMALL LOT) on 10.31 acres on the east side of Bradley Road, 279 feet south of Turkey Lane (APNs 125-24-801-013 through 017), Ward 6 (Fiore) [PRJ-74709]. Staff recommends APPROVAL.
36. [**VAR-74854 - VARIANCE RELATED TO ZON-74853 - PUBLIC HEARING - APPLICANT: BEAZER HOMES - OWNER: JOHN SETAREH**](#) - For possible action on a request for a Variance TO ALLOW A 1.00 CONNECTIVITY RATIO WHERE 1.30 IS THE MINIMUM REQUIRED on 10.31 acres on the east side of Bradley Road, 279 feet south of Turkey Lane (APNs 125-24-801-013 through 017), R-E (Residence Estates) Zone [PROPOSED: R-SL (Residential Small Lot)], Ward 6 (Fiore) [PRJ-74709]. Staff recommends APPROVAL.
37. [**VAC-74929 - VACATION RELATED TO ZON-74853 AND VAR-74854 - PUBLIC HEARING - APPLICANT: BEAZER HOMES - OWNER: JOHN SETAREH**](#) - For possible action on a request for a Petition to Vacate a portion of public right-of-way generally located north of Clark County 215 between Bradley Road and Thom Boulevard, Ward 6 (Fiore) [PRJ-74709]. Staff recommends APPROVAL.

38. [**TMP-74856 - TENTATIVE MAP RELATED TO ZON-74853, VAR-74854 AND VAC-74929 - BRADLEY AND 215 - PUBLIC HEARING - APPLICANT: BEAZER HOMES - OWNER: JOHN SETAREH**](#) - For possible action on a request for a Tentative Map FOR A 44-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION WITH WAIVERS TO ALLOW NO INTERIOR AND EXTERIOR STREETLIGHTS WHERE SUCH ARE REQUIRED; TO ALLOW A 180-FOOT EXTERNAL INTERSECTION OFFSET WHERE 220 FEET IS REQUIRED; AND TO ALLOW NO LANDSCAPE BUFFER ADJACENT TO BRADLEY ROAD WHERE SIX FEET IS REQUIRED on 10.31 acres on the east side of Bradley Road, 279 feet south of Turkey Lane (APNs 125-24-801-013 through 017), R-E (Residence Estates) Zone [PROPOSED: R-SL (Residential Small Lot)], Ward 6 (Fiore) [PRJ-74709]. Staff recommends APPROVAL.
39. [**VAR-74817 - VARIANCE - PUBLIC HEARING - APPLICANT: HAMID PANAHI - OWNER: AMD UNITED HOLDINGS, LLC**](#) - For possible action on a request for a Variance TO ALLOW ZERO ADDITIONAL PARKING SPACES WHERE 31 ADDITIONAL PARKING SPACES ARE REQUIRED FOR AN EXISTING PARKING IMPAIRED DEVELOPMENT on 1.17 acres at 5000 West Charleston Boulevard (APNs 138-36-804-002 and 003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-74764]. Staff recommends DENIAL.
40. [**VAR-75056 - VARIANCE RELATED TO VAR-74817 - PUBLIC HEARING - APPLICANT: HAMID PANAHI - OWNER: AMD UNITED HOLDINGS, LLC**](#) - For possible action on a request for a Variance TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED AND A ZERO FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED on 1.17 acres at 5000 West Charleston Boulevard (APNs 138-36-804-002 and 003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-74764]. Staff recommends DENIAL.
41. [**SUP-74818 - SPECIAL USE PERMIT RELATED TO VAR-74817 AND VAR-75056 - PUBLIC HEARING - APPLICANT: HAMID PANAHI - OWNER: AMD UNITED HOLDINGS, LLC**](#) - For possible action on a request for a Special Use Permit FOR A PROPOSED 3,939 SQUARE-FOOT AUTO REPAIR GARAGE, MINOR USE at 5000 West Charleston Boulevard (APNs 138-36-804-002 and 003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-74764]. Staff recommends DENIAL.
42. [**SDR-74819 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-74817, VAR-75056 AND SUP-74818 - PUBLIC HEARING - APPLICANT: HAMID PANAHI - OWNER: AMD UNITED HOLDINGS, LLC**](#) - For possible action on a request for Site Development Plan Review FOR A PROPOSED 3,939 SQUARE-FOOT BUILDING ADDITION AND PARKING LOT RECONFIGURATION TO AN EXISTING RETAIL DEVELOPMENT WITH A WAIVER TO ALLOW SERVICE BAY DOORS TO FACE THE RIGHT-OF-WAY on 1.17 acres at 5000 West Charleston Boulevard (APNs 138-36-804-002 and 003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-74764]. Staff recommends DENIAL.
43. [**VAR-75066 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: GRIND MODE 1, LLC**](#) - For possible action on a request for a Variance TO ALLOW ZERO ADDITIONAL PARKING SPACES WHERE TWO ADDITIONAL PARKING SPACES ARE REQUIRED FOR AN EXISTING PARKING IMPAIRED DEVELOPMENT on 2.00 acres at 2901 North Rancho Drive (APN 138-13-601-019), C-2 (General Commercial) Zone, Ward 5 (Crear) [PRJ-74777]. Staff recommends DENIAL.
44. [**SUP-74861 - SPECIAL USE PERMIT RELATED TO VAR-75066 - PUBLIC HEARING - APPLICANT/OWNER: GRIND MODE 1, LLC**](#) - For possible action on a request for a Special Use Permit FOR A PROPOSED TRUCK RENTAL USE at 2901 North Rancho Drive (APN 138-13-601-019), C-2 (General Commercial) Zone, Ward 5 (Crear) [PRJ-74777]. Staff recommends DENIAL.
45. [**VAR-74681 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: TOMAS RAMIRO XECHE-AJCAC, ET AL**](#) - For possible action on a request for a Variance TO ALLOW A ZERO-FOOT SIDE AND REAR YARD SETBACK WHERE THREE FEET IS REQUIRED FOR AN EXISTING 504 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS II) [CASITA] on 0.14 acres at 713 Digger Street (APN 138-36-711-013), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian) [PRJ-74575]. Staff recommends DENIAL.
46. [**VAR-74821 - VARIANCE - PUBLIC HEARING - APPLICANT: CADEA ROBINSON - OWNER: SMOKE RANCH PLAZA, LLC**](#) - For possible action on a request for a Variance TO ALLOW ZERO ADDITIONAL PARKING SPACES WHERE FIVE ADDITIONAL SPACES ARE REQUIRED FOR AN EXISTING PARKING IMPAIRED DEVELOPMENT on 0.15 acres at 6663 Smoke Ranch Drive (APN 138-23-110-007), C-1 (Limited Commercial) Zone, Ward 5 (Crear) [PRJ-74663]. Staff recommends DENIAL.

47. [**VAR-74839 - VARIANCE - PUBLIC HEARING - APPLICANT: OPPORTUNITY VILLAGE - OWNER: STATE OF NEVADA DIVISION OF LANDS**](#) - For possible action on a request for a Variance TO ALLOW SIX PARKING SPACES WHERE 207 SPACES ARE REQUIRED FOR AN EXISTING SOCIAL SERVICE PROVIDER on 6.94 acres at 6300 West Oakey Boulevard (APN 163-02-601-005), C-V (Civic) Zone, Ward 1 (Tarkanian) [PRJ-74809]. Staff recommends DENIAL.
48. [**VAR-74846 - VARIANCE - PUBLIC HEARING - APPLICANT: ANTHONY NUSHIKYAN - OWNER: SHERIDAN DJC, LLC, ET AL**](#) - For possible action on a request for a Variance TO ALLOW ZERO ADDITIONAL PARKING SPACES WHERE 50 ADDITIONAL PARKING SPACES ARE REQUIRED FOR AN EXISTING PARKING IMPAIRED DEVELOPMENT on 0.29 acres at 3065 Sheridan Street (APN 162-08-302-016), M (Industrial) Zone, Ward 1 (Tarkanian) [PRJ-74786]. Staff recommends DENIAL.
49. [**SUP-74814 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SEVAG MARDIROSSIAN - OWNER: CHARLESTON MANOR SUB A, LLC**](#) - For possible action on a request for a Special Use Permit FOR A PROPOSED 8,800 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE WITH AN 845 SQUARE-FOOT OUTDOOR SEATING AREA at 102, 104, 106, 108 and 110 East Charleston Boulevard (APN 162-03-110-073), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-73696]. Staff recommends DENIAL.
50. [**SDR-74815 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-74814 - PUBLIC HEARING - APPLICANT: SEVAG MARDIROSSIAN - OWNER: CHARLESTON MANOR SUB A, LLC**](#) - For possible action on a request for a Site Development Plan Review FOR A PROPOSED TWO-STORY MIXED-USE DEVELOPMENT, INCLUDING 8,800 SQUARE FEET OF COMMERCIAL SPACE, 845 SQUARE-FOOT OUTDOOR SEATING AREA AND SIX RESIDENTIAL UNITS WITH A WAIVER OF INTERIM DOWNTOWN LAS VEGAS ARCHITECTURAL DESIGN AND SETBACK STANDARDS on 0.27 acres at 102, 104, 106, 108 and 110 East Charleston Boulevard (APN 162-03-110-073), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-73696]. Staff recommends DENIAL.
51. [**SUP-74837 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: ISAIAH 55:11 SERIES MICHAH 6:8**](#) - For possible action on a request for a Special Use Permit FOR A PROPOSED 3,347 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) USE WITH A WAIVER OF TOWN CENTER DEVELOPMENT STANDARDS TO ALLOW THE USE WITHIN A DEVELOPMENT WITH AN AGGREGATE ACREAGE OF 41.13 WHERE 50 ACRES IS THE MINIMUM REQUIRED at the southwest corner of Rome Boulevard and Riley Street (APN 125-20-802-003), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-74772]. Staff recommends APPROVAL.
52. [**SUP-74838 - SPECIAL USE PERMIT RELATED TO SUP-74837 - PUBLIC HEARING - APPLICANT/OWNER: ISAIAH 55:11 SERIES MICHAH 6:8**](#) - For possible action on a request for a Special Use Permit FOR A PROPOSED 3,347 SQUARE-FOOT GAMING ESTABLISHMENT, RESTRICTED LICENSE WITH A WAIVER OF TOWN CENTER DEVELOPMENT STANDARDS TO ALLOW A 114-FOOT DISTANCE SEPARATION FROM A SINGLE-FAMILY DETACHED DWELLING WHERE 330 FEET IS THE MINIMUM REQUIRED at the southwest corner of Rome Boulevard and Riley Street (APN 125-20-802-003), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-74772]. Staff recommends APPROVAL.
53. [**SUP-74735 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: HOME VACAY LV, LLC**](#) - For possible action on a request for a Special Use Permit FOR A PROPOSED SHORT-TERM RESIDENTIAL RENTAL USE at 6417 Peppermill Drive (APN 163-02-414-031), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian) [PRJ-74734]. Staff recommends APPROVAL.
54. [**SUP-74789 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: NANCY FALLON TRUST**](#) - For possible action on a request for a Special Use Permit FOR AN EXISTING SHORT-TERM RESIDENTIAL RENTAL USE at 1501 Montessori Street (APN 163-03-602-007), R-E (Residence Estates) Zone, Ward 1 (Tarkanian) [PRJ-74757]. Staff recommends APPROVAL.
55. [**SUP-74820 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: ANTHONY KERSHAW**](#) - For possible action on a request for a Special Use Permit FOR AN EXISTING SHORT-TERM RESIDENTIAL RENTAL USE at 3408 Casa Grande Avenue (APN 162-05-310-068), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian) [PRJ-75032]. Staff recommends APPROVAL.

56. [SUP-74822 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: DOLENTE RETREAT REVOCABLE PROPERTY TRUST](#) - For possible action on a request for a Special Use Permit FOR A PROPOSED SHORT-TERM RESIDENTIAL RENTAL USE at 9121 Dolente Avenue (APN 138-08-412-024), R-CL (Single Family Compact-Lot) Zone, Ward 4 (Anthony) [PRJ-74203]. Staff recommends APPROVAL.
57. [SUP-74849 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: ZIAD, LLC](#) - For possible action on a request for a Special Use Permit FOR AN EXISTING SHORT-TERM RESIDENTIAL RENTAL USE at 1231 Shadow Lane (APN 162-04-104-004), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian) [PRJ-74848]. Staff recommends APPROVAL.
58. [SUP-74850 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: RANBIR SIDHU](#) - 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 1113 (APN 139-34-613-074), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-74792]. Staff recommends DENIAL.
59. [SUP-74864 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: GANDHI SURESH & SMITA FAMILY TRUST, ET AL](#) - For possible action on a request for a Special Use Permit FOR AN EXISTING SHORT-TERM RESIDENTIAL RENTAL USE at 3736 Dorrington Drive (APN 138-08-222-010), R-CL (Single Family Compact-Lot) Zone, Ward 4 (Anthony) [PRJ-74825]. Staff recommends APPROVAL.
60. [SUP-74865 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: GANDHI SURESH & SMITA FAMILY TRUST, ET AL](#) - For possible action on a request for a Special Use Permit FOR AN EXISTING SHORT-TERM RESIDENTIAL RENTAL USE at 8876 Fort Crestwood Drive (APN 138-08-213-001), R-CL (Single Family Compact-Lot) Zone, Ward 4 (Anthony) [PRJ-74826]. Staff recommends APPROVAL.
61. [SUP-74867 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: JOHN JACK LAS VEGAS, LLC](#) - For possible action on a request for a Special Use Permit FOR AN EXISTING SHORT-TERM RESIDENTIAL RENTAL USE at 1101 South 6th Street (APN 162-03-511-002), R-1 (Single Family Residential) Zone, Ward 3 (Coffin) [PRJ-74827]. Staff recommends APPROVAL.
62. [SUP-74868 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: YONITCO, LLC](#) - For possible action on a request for a Special Use Permit FOR AN EXISTING SHORT-TERM RESIDENTIAL RENTAL USE at 1908 Chapman Drive (APN 162-02-312-013), R-1 (Single Family Residential) Zone, Ward 3 (Coffin) [PRJ-74829]. Staff recommends APPROVAL.
63. [SUP-74869 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: WILLIAM & JEAN LUI](#) - For possible action on a request for a Special Use Permit FOR AN EXISTING SHORT-TERM RESIDENTIAL RENTAL USE at 2017 Casa Vista Drive (APN 163-02-311-005), R-E (Residence Estates) Zone, Ward 1 (Tarkanian) [PRJ-74831]. Staff recommends APPROVAL.
64. [SDR-74816 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: LVMC DEVELOPMENT, LLC - OWNER: CITY OF LAS VEGAS](#) - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 138,000 SQUARE-FOOT GOVERNMENT FACILITY WITH WAIVERS OF THE INTERIM DOWNTOWN LAS VEGAS AREA 1 DEVELOPMENT STANDARDS on 0.98 acres at the southeast corner of Clark Avenue and 1st Street (APNs Multiple), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-74788]. Staff recommends APPROVAL.

DIRECTOR'S BUSINESS:

65. [DIR-74938 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS](#) - For possible action on a request for the Election of the 2019 Planning Commission Officers. Staff has NO RECOMMENDATION.

CITIZENS PARTICIPATION:

66. 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