

CERTIFICATE OF POSTING

(Posting required under the provisions of NRS Chapter 241)

Ed Oakley _____, an employee of the City of Las Vegas, Nevada,
says that on the 7th day of January, 2014, at the hour of
5:00PM here were posted copies of a NOTICE, the attached of which is a true and correct copy
of a Planning Commission Agenda, said meeting to be held on the 14th
day of January, 2014, at 6:00PM, in Las Vegas, Nevada, on
Public Bulletin Boards at the following locations:

1. City Hall Plaza, 495 South Main Street, 1st Floor
2. Clark County Government Center, 500 South Grand Central Parkway
3. Grant Sawyer Building, 555 East Washington Avenue
4. Development Services Center, 333 North Rancho Drive, 1st Floor



Signature
Department of Planning



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 Stavros S. Anthony, (Ward 4)
Councilwoman Lois Tarkanian, (Ward 1)
Councilman Steven D. Ross, (Ward 6)
Councilman Ricki Y. Barlow (Ward 5)
Councilman Bob Coffin, (Ward 3)
Councilman Bob Beers, (Ward 2)
City Manager Elizabeth N. Fretwell

COMMISSIONERS

Gus W. Flangas, Chair
Todd L. Moody, Vice Chair
Byron Goynes
Richard Truesdell
Vicki Quinn
Trinity Haven Schlottman
Richard P. Bonar

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. 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 14, 2014

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 CHRYSAL 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 staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's 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 applicant's 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. **ABEYANCE - SUP-51181 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: 99¢ ONLY STORE - OWNER: WRI CHARLESTON COMMONS, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER OFF-SALE ESTABLISHMENT WITHIN AN EXISTING 24,574 SQUARE-FOOT GENERAL RETAIL STORE, OTHER THAN LISTED at 45 North Nellis Boulevard (APN 140-32-802-007), C-1 (Limited Commercial) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.
7. **ANX-51957 - ANNEXATION - APPLICANT/OWNER: CHAD HEESE** - For possible action on a Petition to Annex 0.50 acres at 8620 Horse Drive (APN 125-08-604-012), Ward 6 (Ross). Staff recommends APPROVAL.
8. **WVR-52233 - WAIVER - PUBLIC HEARING - APPLICANT/OWNER: CG-211, LLC** - For possible action on a request for a Waiver TO ALLOW A MINIMUM OF 53 FEET BETWEEN INTERNAL STREET INTERSECTIONS WHERE 125 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED FOR A PROPOSED SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 40.84 acres adjacent to the west alignment of Shaumber Road, approximately 625 feet north of Dorrell Lane (APN 126-24-110-007), PD (Planned Development) Zone [ML (Medium Low Density Residential) Cliff's Edge Special Land Use Designation], Ward 6 (Ross) [PRJ-51932]. Staff recommends APPROVAL.
9. **TMP-52107 - TENTATIVE MAP RELATED TO WVR-52233 - PROVIDENCE - POD 211 - PUBLIC HEARING - APPLICANT/OWNER: CG-211, LLC** - For possible action on a request FOR A MAJOR AMENDMENT TO A PREVIOUSLY APPROVED TENTATIVE MAP (TMP-4465) FOR A 240-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 40.84 acres adjacent to the west alignment of north side of Shaumber Road, approximately 625 feet north of Dorrell Lane (APN 126-24-110-007), PD (Planned Development) Zone [ML (Medium Low Density Residential) Cliff's Edge Special Land Use Designation], Ward 6 (Ross) [PRJ-51932]. Staff recommends APPROVAL.
10. **VAC-50106 - VACATION - PUBLIC HEARING - APPLICANT: WOLF T.H., LLC - OWNER: JAMES R. MARSH** - For possible action on a request for a Petition to Vacate a 1,300 square-foot section of public right-of-way (an existing bus turn out) generally located along the west side of Durango Drive, approximately 100 feet south of Deer Springs Way, Ward 6 (Ross). Staff recommends APPROVAL.
11. **VAC-52104 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: SAHARA CENTER, LLC** - For possible action on a request for a Petition to Vacate a 15 to 20-foot public drainage easement on property generally located north of Sahara Avenue, east of Hualapai Way, Ward 2 (Beers) [PRJ-52073]. Staff recommends APPROVAL.
12. **SDR-51931 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: HIGH FIVES, LLC** - For possible action on a request for a Site Development Plan Review FOR A ONE-STORY, 7,675 SQUARE-FOOT MEDICAL OFFICE BUILDING WITH A WAIVER TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER WHERE EIGHT FEET IS REQUIRED FOR A PORTION OF THE EAST AND WEST PROPERTY LINES on 0.97 acres at 2480 Professional Court (APN 138-15-410-051), C-PB (Planned Business Park) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.

13. **SDR-52077 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: BOTTLING GROUPS HOLDINGS, INC.** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 16,321 SQUARE-FOOT EXPANSION OF AN EXISTING 74,739 SQUARE-FOOT WAREHOUSE FACILITY on 8.41 acres at 3131 Polaris Avenue (APN 162-08-401-001), M (Industrial) Zone, Ward 1 (Tarkanian) [PRJ-52013]. Staff recommends APPROVAL.

PUBLIC HEARING ITEMS

14. **ABEYANCE - MOD-50901 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT: KB HOME - OWNER: MARY BARTSAS 20, LLC** - 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: GC-TC (GENERAL COMMERCIAL - TOWN CENTER) TO: SX-TC (SUBURBAN MIXED USE - TOWN CENTER) on 27.23 acres of a 37.21 acre parcel adjacent to the east side of Grand Montecito Parkway, approximately 455 feet south of Centennial Center Boulevard (APN 125-28-101-008), Ward 6 (Ross) [PRJ-50797]. Staff recommends DENIAL.
15. **ABEYANCE - VAR-50904 - VARIANCE RELATED TO MOD-50901 - PUBLIC HEARING - APPLICANT: KB HOME - OWNER: MARY BARTSAS 20, LLC** - For possible action on a request for a Variance TO ALLOW 63,949 SQUARE FEET OF OPEN SPACE WHERE 237,227 SQUARE FEET IS REQUIRED on 27.23 acres of a 37.21 acre parcel adjacent to the east side of Grand Montecito Parkway, approximately 455 feet south of Centennial Center Boulevard (APN 125-28-101-008), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation] [PROPOSED: SX-TC (Suburban Mixed Use - Town Center)], Ward 6 (Ross) [PRJ-50797]. Staff recommends DENIAL.
16. **ABEYANCE - WVR-50908 - WAIVER RELATED TO MOD-50901 AND VAR-50904 - PUBLIC HEARING - APPLICANT: KB HOME - OWNER: MARY BARTSAS 20, LLC** - For possible action on a request for a Waiver of Title 19.04 TO ALLOW 45-FOOT WIDE PRIVATE STREETS WITH FOUR-FOOT SIDEWALKS IN A GATED DEVELOPMENT WHERE COMPLETE STREETS STANDARDS REQUIRE 47-FOOT WIDE PRIVATE STREETS WITH FIVE-FOOT SIDEWALKS on 27.23 acres of a 37.21 acre parcel adjacent to the east side of Grand Montecito Parkway, approximately 455 feet south of Centennial Center Boulevard (APN 125-28-101-008), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation] [PROPOSED: SX-TC (Suburban Mixed Use - Town Center)], Ward 6 (Ross) [PRJ-50797]. Staff recommends DENIAL.
17. **ABEYANCE - SUP-50906 - SPECIAL USE PERMIT RELATED TO MOD-50901, VAR-50904 AND WVR-50908 - PUBLIC HEARING - APPLICANT: KB HOME - OWNER: MARY BARTSAS 20, LLC** - For possible action on a request for a Special Use Permit FOR PRIVATE STREETS WITHIN TOWN CENTER adjacent to the east side of Grand Montecito Parkway, approximately 455 feet south of Centennial Center Boulevard (portion of APN 125-28-101-008), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation] [PROPOSED: SX-TC (Suburban Mixed Use - Town Center)], Ward 6 (Ross) [PRJ-50797]. Staff recommends DENIAL.
18. **ABEYANCE - SDR-50909 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-50901, VAR-50904, WVR-50908 AND SUP-50906 - PUBLIC HEARING - APPLICANT: KB HOME - OWNER: MARY BARTSAS 20, LLC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 200-UNIT SINGLE FAMILY (MEDIUM-LOW) RESIDENTIAL DEVELOPMENT WITH A WAIVER TO ALLOW A 10-FOOT PERIMETER LANDSCAPE BUFFER ALONG THE WEST PROPERTY LINE WHERE 15 FEET IS REQUIRED on 27.23 acres of a 37.21 acre parcel adjacent to the east side of Grand Montecito Parkway, approximately 455 feet south of Centennial Center Boulevard (APN 125-28-101-008), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation] [PROPOSED: SX-TC (Suburban Mixed Use - Town Center)], Ward 6 (Ross) [PRJ-50797]. Staff recommends DENIAL.
19. **ABEYANCE - VAR-51765 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: C&C MEDICAL PLAZA, LLC** - For possible action on a request for a Variance TO ALLOW SEVEN PARKING SPACES WHERE 13 PARKING SPACES ARE THE MINIMUM REQUIRED on 0.16 acres at 1640 East Charleston Boulevard (APN 162-02-113-006), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-51608]. Staff recommends DENIAL.

20. **ABEYANCE - VAR-51766 - VARIANCE RELATED TO VAR-51765 - PUBLIC HEARING - APPLICANT/OWNER: C&C MEDICAL PLAZA, LLC** - For possible action on a request for a Variance TO ALLOW A FIVE-FOOT SIDE YARD SETBACK WHERE 10 FEET IS THE MINIMUM REQUIRED AND TO ALLOW A TRASH ENCLOSURE 18 FEET FROM RESIDENTIALLY ZONED PROPERTY WHERE 50 FEET IS THE MINIMUM REQUIRED on 0.16 acres at 1640 East Charleston Boulevard (APN 162-02-113-006), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-51608]. Staff recommends DENIAL.
21. **ABEYANCE - SDR-51764 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-51765 AND VAR-51766 - PUBLIC HEARING - APPLICANT/OWNER: C&C MEDICAL PLAZA, LLC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 868 SQUARE-FOOT EXPANSION TO AN EXISTING 1,677 SQUARE-FOOT MEDICAL OFFICE WITH WAIVERS TO ALLOW A ZERO-FOOT WIDE LANDSCAPE BUFFER ALONG THE NORTH AND SOUTH PROPERTY LINES WHERE 15 FEET IS THE MINIMUM REQUIRED on 0.16 acres at 1640 East Charleston Boulevard (APN 162-02-113-006), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-51608]. Staff recommends DENIAL.
22. **ABEYANCE - SUP-51444 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: 900 FREMONT, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 14,563 SQUARE-FOOT TAVERN-LIMITED USE at 1023 Fremont Street (APNs 139-34-712-076 and 077), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-50728]. Staff recommends APPROVAL.
23. **ABEYANCE - SUP-51445 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: 900 FREMONT, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 90-FOOT TALL SMALL WIND ENERGY SYSTEM WITH A WAIVER TO ALLOW SUCH USE ON A 17,400 SQUARE-FOOT LOT WHERE A 20,000 SQUARE-FOOT LOT IS THE MINIMUM LOT SIZE REQUIRED AND TO ALLOW A 12-FOOT SETBACK FROM A RESIDENTIAL STRUCTURE WHERE A 90-FOOT SETBACK IS REQUIRED at 1023 Fremont Street (APNs 139-34-712-076 and 077), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-50728]. Staff recommends DENIAL.
24. **ABEYANCE - SDR-51443 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-51444 AND SUP-51445 - PUBLIC HEARING - APPLICANT/OWNER: 900 FREMONT, LLC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 14,563 SQUARE-FOOT TAVERN-LIMITED FACILITY THAT INCLUDES A 7,293 SQUARE-FOOT COMMERCIAL RECREATION/AMUSEMENT (OUTDOOR) SPACE on 0.40 acres at 1023 East Fremont Avenue (APNs 139-34-712-076 and 077), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-50728]. Staff recommends APPROVAL.
25. **GPA-52090 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: BIG TETON, LLC** - For possible action on a request for a General Plan Amendment FROM: R (RURAL DENSITY RESIDENTIAL) TO: ML (MEDIUM LOW DENSITY RESIDENTIAL) on 5.06 acres on the north side of Deer Springs Way, approximately 290 feet east of Grand Canyon Drive (APN 125-19-601-008), Ward 6 (Ross) [PRJ-52012]. Staff recommends DENIAL.
26. **ZON-52091 - REZONING RELATED TO GPA-52090 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: BIG TETON, LLC** - For possible action on a request for a Rezoning FROM: U (UNDEVELOPED) [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: R-CL (SINGLE FAMILY COMPACT-LOT) on 5.06 acres on the north side of Deer Springs Way, approximately 290 feet east of Grand Canyon Drive (APN 125-19-601-008), Ward 6 (Ross) [PRJ-52012]. Staff recommends DENIAL.
27. **VAR-52093 - VARIANCE RELATED TO GPA-52090 AND ZON-52091 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: BIG TETON, LLC** - For possible action on a request for a Variance TO ALLOW A 1.0 CONNECTIVITY RATIO WHERE A 1.3 RATIO IS REQUIRED on 5.06 acres on the north side of Deer Springs Way, approximately 290 feet east of Grand Canyon Drive (APN 125-19-601-008), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] [PROPOSED: R-CL (Single Family Compact-Lot)], Ward 6 (Ross) [PRJ-52012]. Staff recommends DENIAL.

28. **TMP-52094 - TENTATIVE MAP RELATED TO GPA-52090, ZON-52091 AND VAR-52093 - DEER SPRINGS 5 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: BIG TETON, LLC** - For possible action on a request for a Tentative Map FOR A PROPOSED 21-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 5.06 acres on the north side of Deer Springs Way, approximately 290 feet east of Grand Canyon Drive (APN 125-19-601-008), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] [PROPOSED: R-CL (Single Family Compact-Lot)], Ward 6 (Ross) [PRJ-52012]. Staff recommends DENIAL.
29. **GPA-52116 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: G SPRING, LLC** - For possible action on a request for a General Plan Amendment FROM: RNP (RURAL NEIGHBORHOOD PRESERVATION) TO: ML (MEDIUM LOW DENSITY RESIDENTIAL) on 10.18 acres at the southwest corner of Deer Springs Way and Grand Canyon Drive (APNs 125-19-301-007 and 008), Ward 6 (Ross) [PRJ-52063]. Staff recommends DENIAL.
30. **ZON-52117 - REZONING RELATED TO GPA-52116 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: G SPRING, LLC** - For possible action on a request for a Rezoning FROM: U (UNDEVELOPED) [RNP (RURAL NEIGHBORHOOD PRESERVATION) GENERAL PLAN DESIGNATION] TO: R-CL (SINGLE FAMILY COMPACT-LOT) on 10.18 acres at the southwest corner of Deer Springs Way and Grand Canyon Drive (APNs 125-19-301-007 and 008), Ward 6 (Ross) [PRJ-52063]. Staff recommends DENIAL.
31. **WVR-52169 - WAIVER RELATED TO GPA-52116 AND ZON-52117 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: G SPRING, LLC** - For possible action on a request for a Waiver TO ALLOW AN INTERSECTION TO BE OFFSET 164 FEET WHERE THE MINIMUM OFFSET ALLOWED IS 220 FEET on 10.18 acres at the southwest corner of Deer Springs Way and Grand Canyon Drive (APNs 125-19-301-007 and 008), U (Undeveloped) Zone [RNP (Rural Neighborhood Preservation) General Plan Designation] [PROPOSED: R-CL (Single Family Compact-Lot)], Ward 6 (Ross) [PRJ-52063]. Staff recommends DENIAL.
32. **TMP-52119 - TENTATIVE MAP RELATED TO GPA-52116, ZON-52117 AND WVR-52169 - CONNOR HILLS - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: G SPRING, LLC** - For possible action on a request for a Tentative Map FOR A PROPOSED 63-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 10.18 acres at the southwest corner of Deer Springs Way and Grand Canyon Drive (APNs 125-19-301-007 and 008), U (Undeveloped) Zone [RNP (Rural Neighborhood Preservation) General Plan Designation] [PROPOSED: R-CL (Single Family Compact-Lot)], Ward 6 (Ross) [PRJ-52063]. Staff recommends DENIAL.
33. **GPA-52122 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: VERLAINE, LLC** - For possible action on a request for a General Plan Amendment FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL) on 8.70 acres at the northwest corner of Iron Mountain Road and Bradley Road (APNs 125-01-402-009 thru 016), Ward 6 (Ross) [PRJ-52087]. Staff recommends APPROVAL.
34. **ZON-52123 - REZONING RELATED TO GPA-52122 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: VERLAINE, LLC** - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-1 (SINGLE FAMILY RESIDENTIAL) on 8.70 acres at the northwest corner of Iron Mountain Road and Bradley Road (APNs 125-01-402-009 thru 016), Ward 6 (Ross) [PRJ-52087]. Staff recommends APPROVAL.
35. **WVR-52171 - WAIVER RELATED TO GPA-52122 AND ZON-52123 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: VERLAINE, LLC** - For possible action on a request for a WAIVER TO ALLOW AN INTERSECTION TO BE OFFSET 150 FEET WHERE THE MINIMUM OFFSET ALLOWED IS 220 FEET on 8.70 acres at the northwest corner of Iron Mountain Road and Bradley Road (APNs 125-01-402-009 thru 016), R-E (Residence Estates) Zone [PROPOSED: R-1 (Single Family Residential)], Ward 6 (Ross) [PRJ-52087]. Staff recommends DENIAL.
36. **VAC-52125 - VACATION RELATED TO GPA-52122, ZON-52123 AND WVR-52171 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: VERLAINE, LLC** - For possible action on a request for a Petition to Vacate a 10-foot wide roadway easement of the west side of Bradley Road, as well as all of Honeycreek Avenue at the northwest corner of Iron Mountain Road and Bradley Road, Ward 6 (Ross) [PRJ-52087]. Staff recommends DENIAL.

37. **TMP-52127 - TENTATIVE MAP RELATED TO GPA-52122, ZON-52123, WVR-52171 AND VAC-52125 - GRANITE FALLS 2 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: VERLAINE, LLC** - For possible action on a request for a Tentative Map FOR A PROPOSED 40-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 8.70 acres at the northwest corner of Iron Mountain Road and Bradley Road (APNs 125-01-402-009 thru 016), R-E (Residence Estates) Zone [PROPOSED: R-1 (Single Family Residential)], Ward 6 (Ross) [PRJ-52087]. Staff recommends DENIAL.
38. **GPA-52133 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: PRECEDENT PROPERTIES, LLC** - For possible action on a request for a General Plan Amendment FROM: PF (PUBLIC FACILITIES) TO: L (LOW DENSITY RESIDENTIAL) on 4.16 acres at the northwest corner of Sheleheda Avenue and Bradley Road (APN 125-01-301-006), Ward 6 (Ross) [PRJ-52085]. Staff recommends APPROVAL.
39. **ZON-52134 - REZONING RELATED TO GPA-52133 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: PRECEDENT PROPERTIES, LLC** - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-1 (SINGLE FAMILY RESIDENTIAL) on 4.16 acres at the northwest corner of Sheleheda Avenue and Bradley Road (APN 125-01-301-006), Ward 6 (Ross) [PRJ-52085]. Staff recommends APPROVAL.
40. **TMP-52135 - TENTATIVE MAP RELATED TO GPA-52133 AND ZON-52134 - GRANITE FALLS 2 NORTH - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: PRECEDENT PROPERTIES, LLC** - For possible action on a request for a Tentative Map FOR A PROPOSED 10-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 4.16 acres at the northwest corner of Sheleheda Avenue and Bradley Road (APN 125-01-301-006), R-E (Residence Estates) Zone [PROPOSED: R-1 (Single Family Residential)], Ward 6 (Ross) [PRJ-52085]. Staff recommends APPROVAL.
41. **GPA-52399 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CHURCH GOD SEVENTH DAY ENGLISH** - For possible action on a request for a General Plan Amendment FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: PF (PUBLIC FACILITIES) on 2.00 acres at 3523 North Jones Boulevard (APN 138-11-704-009), R-E (Residence Estates) Zone, Ward 5 (Barlow) [PRJ-51204]. Staff recommends APPROVAL.
42. **ZON-52401 - REZONING RELATED TO GPA-52399 - PUBLIC HEARING - APPLICANT/OWNER: CHURCH GOD SEVENTH DAY ENGLISH** - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-V (CIVIC) on 2.00 acres at 3523 North Jones Boulevard (APN 138-11-704-009), R-E (Residence Estates) Zone, Ward 5 (Barlow) [PRJ-51204]. Staff recommends APPROVAL.
43. **SDR-52099 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-52399 AND ZON-52401 - PUBLIC HEARING - APPLICANT/OWNER: CHURCH GOD SEVENTH DAY ENGLISH** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 4,945 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP WITH A WAIVER TO ALLOW A NINE-FOOT LANDSCAPE BUFFER ALONG A PORTION OF THE EAST PERIMETER WHERE 15 FEET IS REQUIRED on 2.00 acres at 3523 North Jones Boulevard (APN 138-11-704-009), R-E (Residence Estates) Zone [PROPOSED: C-V (Civic)], Ward 5 (Barlow) [PRJ-51204]. Staff recommends APPROVAL.
44. **ZON-52100 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: ANN AND DURANGO HOLDING CO., LLC** - For possible action on a request for a Rezoning FROM: U (UNDEVELOPED) [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: R-D (SINGLE FAMILY RESIDENTIAL, RESTRICTED) on 3.95 acres at the northwest corner of corner Ann Road and Durango Drive (APN 125-29-808-009), Ward 6 (Ross) [PRJ-52030]. Staff recommends APPROVAL.
45. **SUP-52101 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: EASTERN 95, LLC** - For possible action on a request for a Special Use Permit FOR A RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 4,184 SQUARE-FOOT CONVENIENCE STORE WITH A WAIVER TO ALLOW A 242-FOOT DISTANCE SEPARATION FROM A CHURCH/HOUSE OF WORSHIP WHERE 400 FEET IS REQUIRED at 400 North Eastern Avenue (APN 139-36-210-003), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-51956]. Staff recommends DENIAL.

46. **SUP-52103 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: RAINBOW RANCHO, LLC** - For possible action on a request for a Special Use Permit FOR A RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 4,178 SQUARE-FOOT CONVENIENCE STORE WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A CHURCH/HOUSE OF WORSHIP WHERE 400 FEET IS REQUIRED at 5001 North Rainbow Boulevard (APN 125-34-712-007), C-2 (General Commercial) Zone, Ward 4 (Anthony) [PRJ-51955]. Staff recommends DENIAL.
47. **SUP-52105 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: SHARET HOLDINGS II, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED TAVERN-LIMITED ESTABLISHMENT USE at 814 South 3rd Street (APN 139-34-401-014), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-51975]. Staff recommends APPROVAL.
48. **SDR-52106 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-52105 - PUBLIC HEARING - APPLICANT/OWNER: SHARET HOLDINGS II, LLC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 53,885 SQUARE-FOOT, THREE-STORY COMMERCIAL RECREATION/AMUSEMENT (INDOOR) FACILITY (WALK-IN THEATER) WITH A TAVERN-LIMITED ESTABLISHMENT AND RESTAURANT on 0.80 acres at 814 South 3rd Street (APN 139-34-401-014), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-51975]. Staff recommends APPROVAL.
49. **SUP-52120 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: 11TH STREET TAVERN, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED TAVERN-LIMITED ESTABLISHMENT use at 120 South 11th Street (APN 139-34-712-079), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-51986]. Staff recommends APPROVAL.
50. **SDR-52121 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-52120 - PUBLIC HEARING - APPLICANT/OWNER: 11TH STREET TAVERN, LLC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 880 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT WITH A 8,654 SQUARE-FOOT PRIVATE OUTDOOR PLAZA on a portion of 0.33 acres at 120 South 11th Street (APN 139-34-712-079), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-51986]. Staff recommends APPROVAL.
51. **SUP-52268 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: THIN AIR, LLC - OWNER: ASSAF NEVADA, INC.** - For possible action on a request for a Special Use Permit FOR AN ALTERNATIVE PARKING STANDARD TO ALLOW ZERO ADDITIONAL PARKING SPACES WHERE 148 ADDITIONAL SPACES ARE REQUIRED FOR A PROPOSED COMMERCIAL RECREATION/AMUSEMENT (INDOOR) USE at 7350 Prairie Falcon Road (APN 138-15-310-048), C-PB (Planned Business Park) Zone, Ward 4 (Anthony) [PRJ-51974]. Staff recommends APPROVAL.
52. **SDR-51999 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: 228 SOUTH FOURTH, LLC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 23-STORY, 402,500 SQUARE-FOOT HOTEL AND PARKING GARAGE on 0.41 acres at 222 and 228 South 4th Street (APNs 139-34-210-079 and 080), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-51223]. Staff recommends APPROVAL.
53. **SDR-52089 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: GREAT WASH PARK, LLC** - For possible action on a request for a Major Amendment of an approved Site Development Plan Review (SDR-10770) TO REDUCE THE SOUTHEAST SIDE YARD SETBACK FROM 115 FEET TO 65 FEET AND TO REDUCE THE NUMBER OF RESIDENTIAL UNITS FROM 340 TO 300 OF AN EXISTING MIXED-USE DEVELOPMENT on 28.43 acres at 330, 340, 350 and 360 South Rampart Boulevard (APN 138-32-615-001), C-2 (General Commercial) Zone, Ward 2 (Beers) [PRJ-51517]. Staff recommends APPROVAL.

DIRECTOR'S BUSINESS:

54. **TXT-52369 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Discussion and possible action to update the Downtown Centennial Plan to add the Indoor Garden Supply/Plant Nursery use to the 18b Arts District. Staff has NO RECOMMENDATION.

CITIZENS PARTICIPATION:

55. 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