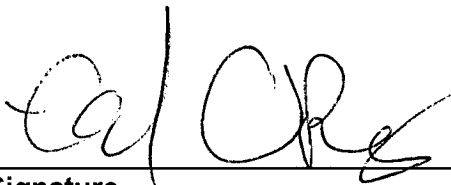


CERTIFICATE OF POSTING

(Posting required under the provisions of NRS Chapter 241)

Ed Oakley, an employee of the City of Las Vegas, Nevada,
says that on the 4th day of February, 2014, at the hour of
5:00PM there 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 11th
day of February, 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

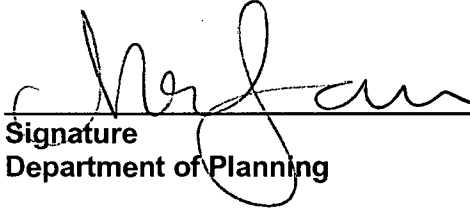
CERTIFICATE OF MAILING

(Posting required under the provisions of NRS Chapter 241)

Nora Lares

_____, an employee of the City of Las Vegas, Nevada,
says that on the 4th day of February, 2014, a copy 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 11th day of
February, 2014, at 6:00PM, in Las Vegas, Nevada, was
deposited in the United States Mail, Postage prepaid, First Class Mail, to each person and/or
organization whose name appears on the list maintained in the Department of Planning.

Nora Lares



Signature
Department of Planning

CERTIFICATE OF ELECTRONIC MAILING

(Posting required under the provisions of NRS Chapter 241)

Nora Lares
_____, an employee of the City of Las Vegas, Nevada,
says that on the **4th** day of **February**, **2014**, a copy 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 **11th** day of
February, **2014**, at **6:00PM**, in Las Vegas, Nevada, was
electronically mailed (emailed) to each person and/or organization whose name appears on the list
maintained in the Department of Planning.

Nora Lares



Signature
Department of Planning

Mr. Pete Cipro
5515 McLeod
Las Vegas, Nevada 89120

Mr. Woodrow Wagner
4618 Meadows Lane
Las Vegas, Nevada 89107

Ms. Marianne Clark
15 Holly Tree Court
Henderson, Nevada 89052-6658

Dr. Robert E. Fowler, Sr.
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500 West Monroe Avenue
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Ms. Juanita Wilson
Koala Motel & Apartments
520 South Casino Center Boulevard
Las Vegas, Nevada 89101

Mr. Patrick Smith
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Mr. Ron Lurie
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Ms. Jean Hall
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Peccole Ranch Community Association
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Las Vegas, Nevada 89107

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Nora Lares

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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.

February 11, 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 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 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 TO APPROVE THE FINAL MINUTES FOR THE PLANNING COMMISSION MEETING OF DECEMBER 10, 2013 AND JANUARY 14, 2014
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. **ANX-52272 - ANNEXATION - APPLICANT/OWNER: ESTEVAN PEREZ** - For possible action on a Petition to Annex 1.91 acres at 3031 Coran Lane (APN 139-20-301-003), Ward 5 (Barlow). Staff recommends APPROVAL.
8. **EOT-52239 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: TRUE LOVE BAPTIST CHURCH** - For possible action on a request for an Extension of Time of a previously approved Site Development Plan Review (SDR-43718) FOR A PROPOSED 5,445 SQUARE-FOOT ADDITION TO AN EXISTING CHURCH/HOUSE OF WORSHIP on 2.28 acres at 1941 H Street (APN 139-21-703-003), C-V (Civic) Zone, Ward 5 (Barlow)[PRJ-52152]. Staff recommends APPROVAL.

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. **ABEYANCE - 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.
10. **MSP-51851 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT: DTG LAS VEGAS, LLC - OWNER: 220 NORTH 4TH STREET LV, LLC, ET AL** - For possible action on a request for a Major Amendment of an approved Master Sign Plan (MSP-45918) TO ADD ONE FREESTANDING SIGN AND INCREASE THE AREA OF AN APPROVED WALL SIGN AT AN EXISTING HOTEL/CASINO on 3.73 acres at 206 North 3rd Street, 221 North 3rd Street and 220 North 4th Street (APNs 139-34-514-007 through 009; and 139-34-510-019), C-2 (General Commercial) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.
11. **VAC-51781 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: D R HORTON, INC.** - For possible action on a request for a Petition to Vacate a 30-foot wide portion of Haley Avenue and U.S. Government Patent Easements generally located at the southwest corner of Dorrell Lane and Eula Street, Ward 6 (Ross). Staff recommends APPROVAL.
12. **VAR-52347 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: D R HORTON, INC.** - For possible action on a request for a Variance TO ALLOW A 3.5-FOOT SIDE YARD SETBACK WHERE 5 FEET IS THE MINIMUM REQUIRED FOR A SINGLE FAMILY DWELLING on 0.15 acres at 6187 Maxmar Court (APN 138-14-716-001), R-1 (Single Family Residential) Zone, Ward 5 (Barlow) [PRJ-52220]. Staff recommends APPROVAL.
13. **SUP-52351 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ALADDIN BAIL NV, INC. - OWNER: GARCES VENTURE, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED BAILBOND SERVICE at 626 South Las Vegas Boulevard (APN 139-34-311-141), C-2 (General Commercial) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.
14. **SUP-52371 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: AARON LUELLING - OWNER: PROVIEW SERIES, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 7,508 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE WITH ANCILLARY BREW PUB at 10 East Charleston Boulevard (APN 162-03-110-074), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-52313]. Staff recommends APPROVAL.

15. **SUP-52384 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LV STEAK HOLDINGS, LLC/VILLAGE - OWNER: TRAILS VILLAGE CENTER COMPANY** - For possible action on a request for a Special Use Permit FOR A PROPOSED 3,865 SQUARE-FOOT BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN A PROPOSED RESTAURANT WITH OUTDOOR SEATING at 1910 Village Center Circle, Suite #1 (APN 138-19-719-006), P-C (Planned Community) Zone [VC (Village Commercial) Summerlin Special Land Use Designation], Ward 2 (Beers) [PRJ-52340]. Staff recommends APPROVAL.
16. **SUP-52420 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: PLKNV, INC. - OWNER: CLARK COUNTY CREDIT UNION** - For possible action on a request for a Special Use Permit FOR A DRIVE-THROUGH FACILITY IN CONJUNCTION WITH A PROPOSED RESTAURANT at 7065 North Durango Drive (APN 125-20-114-003), T-C (Town Center) Zone [Mixed-Use Commercial Montecito Town Center Land Use Designation], Ward 6 (Ross) [PRJ-52374]. Staff recommends APPROVAL.

PUBLIC HEARING ITEMS

17. **ABEYANCE - VAR-50841 - VARIANCE - PUBLIC HEARING - APPLICANT: V & V TACK AND FEED - OWNER: MARY BARTSAS 13, LLC** - For possible action on a request for a Variance TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE A 10-FOOT SIDE YARD SETBACK IS REQUIRED AND TO ALLOW A FIVE-FOOT REAR YARD SETBACK WHERE A 20-FOOT SETBACK IS REQUIRED on 1 acre at the northwest corner of Rancho Drive and Michael Way (APN 138-12-301-016), C-2 (General Commercial) Zone, Ward 5 (Barlow) [PRJ-50625]. Staff recommends DENIAL.
18. **ABEYANCE - VAR-50842 - VARIANCE - PUBLIC HEARING - APPLICANT: V & V TACK AND FEED - OWNER: MARY BARTSAS 13, LLC** - For possible action on a request for a Variance TO ALLOW 17 PARKING SPACES WHERE 71 SPACES ARE REQUIRED on 1 acre at the northwest corner of Rancho Drive and Michael Way (APN 138-12-301-016), C-2 (General Commercial) Zone, Ward 5 (Barlow) [PRJ-50625]. Staff recommends DENIAL.
19. **ABEYANCE - SDR-50840 - SITE DEVELOPMENT PLAN REVIEW RELATED VAR-50842 AND VAR-50841 - PUBLIC HEARING - APPLICANT: V & V TACK AND FEED - OWNER: MARY BARTSAS 13, LLC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 12,400 SQUARE-FOOT COMMERCIAL DEVELOPMENT AND 1,880 SQUARE-FOOT OUTSIDE STORAGE AREA WITH A WAIVER TO ALLOW A ZERO-FOOT WIDE LANDSCAPE BUFFER ALONG THE NORTH, SOUTH, AND WEST INTERIOR PROPERTY LINES WHERE AN EIGHT-FOOT WIDE LANDSCAPE BUFFER IS REQUIRED on 1 acre at the northwest corner of Rancho Drive and Michael Way (APN 138-12-301-016), C-2 (General Commercial) Zone, Ward 5 (Barlow) [PRJ-50625]. Staff recommends DENIAL.
20. **ABEYANCE - 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.
21. **ABEYANCE - 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.
22. **ABEYANCE - 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.

23. **ABEYANCE - 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.
24. **ABEYANCE - 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.
25. **ABEYANCE - 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.
26. **ABEYANCE - 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.
27. **ABEYANCE - 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.
28. **ABEYANCE - 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.
29. **ABEYANCE - 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.
30. **ABEYANCE - 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.
31. **ABEYANCE - 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.

32. **ABEYANCE - 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.
33. **ZON-51413 - REZONING - PUBLIC HEARING - APPLICANT: JP MORGAN/CHASE - OWNER: VAUSE FAMILY TRUST** - For possible action on a request for a Rezoning FROM: C-D (DESIGNED COMMERCIAL) TO: O (OFFICE) on 0.70 acres at 2301 and 2319 West Charleston Boulevard (APNs 162-05-511-015 and 016), Ward 1 (Tarkanian). Staff recommends APPROVAL.
34. **VAR-51414 - VARIANCE RELATED TO ZON-51413 - PUBLIC HEARING - APPLICANT: JP MORGAN/CHASE - OWNER: VAUSE FAMILY TRUST** - For possible action on a request for a Variance TO ALLOW A 23-FOOT FRONT YARD SETBACK WHERE 25 FEET IS REQUIRED AND A 10-FOOT CORNER SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED on 0.70 acres at 2301 and 2319 West Charleston Boulevard (APNs 162-05-511-015 and 016), C-D (Designed Commercial) Zone [PROPOSED: O (Office)], Ward 1 (Tarkanian). Staff recommends APPROVAL.
35. **SUP-51415 - SPECIAL USE PERMIT RELATED TO ZON-51413 AND VAR-51414 - PUBLIC HEARING - APPLICANT: JP MORGAN/CHASE - OWNER: VAUSE FAMILY TRUST** - For possible action on a request for a Special Use Permit FOR A PROPOSED DRIVE-THROUGH WITH NO INTERVENING BUILDING BETWEEN THE DRIVE-THROUGH AND RESIDENTIALLY ZONED PROPERTY at 2301 and 2319 West Charleston Boulevard (APNs 162-05-511-015 and 016), C-D (Designed Commercial) Zone [PROPOSED: O (Office)], Ward 1 (Tarkanian). Staff recommends APPROVAL.
36. **SDR-51412 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-51413, VAR-51414 AND SUP-51415 - PUBLIC HEARING - APPLICANT: JP MORGAN/CHASE - OWNER: VAUSE FAMILY TRUST** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 24-FOOT TALL, 3,475 SQUARE-FOOT FINANCIAL INSTITUTION, GENERAL AND DRIVE-THROUGH WITH A WAIVER TO ALLOW A FIVE-FOOT PERIMETER LANDSCAPE BUFFER ALONG THE NORTH PROPERTY LINE WHERE 10 FEET IS REQUIRED on 0.70 acres at 2301 and 2319 West Charleston Boulevard (APNs 162-05-511-015 and 016), C-D (Designed Commercial) Zone [PROPOSED: O (Office)], Ward 1 (Tarkanian). Staff recommends APPROVAL.
37. **ZON-52112 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: 126 11TH ST, LLC** - For possible action on a request for a Rezoning FROM: R-4 (HIGH DENSITY RESIDENTIAL) TO: C-2 (GENERAL COMMERCIAL) on 0.31 acres at 116 and 126 South 11th Street (APNs 139-34-712-078 and 080), Ward 3 (Coffin) [PRJ-52056]. Staff recommends APPROVAL.
38. **SUP-52114 - SPECIAL USE PERMIT RELATED TO ZON-52112 - PUBLIC HEARING - APPLICANT/OWNER: 126 11TH ST, LLC** - For possible action on a request for a Special use Permit FOR A PROPOSED MIXED-USE RESIDENTIAL DEVELOPMENT WITH A WAIVER TO ALLOW NO GROUND FLOOR RETAIL WHERE SUCH USE IS REQUIRED at 116 and 126 South 11th Street (APNs 139-34-712-078 and 080), R-4 (High Density Residential) Zone [PROPOSED: C-2 (General Commercial)], Ward 3 (Coffin) [PRJ-52056]. Staff recommends APPROVAL.
39. **VAC-52115 - VACATION RELATED TO ZON-52112 AND SUP-52114 - PUBLIC HEARING - APPLICANT/OWNER: 126 11TH ST, LLC, ET AL** - For possible action on a Petition to Vacate a 20-foot wide public alley generally located west of 11th Street between Fremont Street and Carson Avenue, Ward 3 (Coffin) [PRJ-52056]. Staff recommends APPROVAL.
40. **TMP-52113 - TENTATIVE MAP - BUNKHOUSE (A COMMERCIAL SUBDIVISION) - PUBLIC HEARING - RELATED TO ZON-52112, SUP-52114 AND VAC-52115 - APPLICANT/OWNER: 126 11TH ST, LLC, ET AL** - For possible action on a request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 2.54 acres bounded by Fremont Street, Carson Avenue, 10th Street, and 11th Street (APNs 139-34-612-078 and 079, 139-34-712-070 through 080, and 139-34-712-082), C-2 (General Commercial) Zone and R-4 (High Density Residential) Zone [PROPOSED: C-2 (General Commercial)], Ward 3 (Coffin) [PRJ-52056]. Staff recommends APPROVAL.

41. **ZON-52391 - REZONING - PUBLIC HEARING - APPLICANT: D R HORTON - OWNER: VALENCIA A13004 INVESTORS, LLC** - For possible action on a request for a Rezoning FROM : R-E (RESIDENCE ESTATES) TO R-1 (SINGLE FAMILY RESIDENTIAL) on 2.91 acres on the east side of Buffalo Drive, approximately 230 feet north of Oakey Boulevard (APNs 163-03-201-003, 004 and 005), Ward 1 (Tarkanian) [PRJ-52028]. Staff recommends APPROVAL.
42. **VAR-52392 - VARIANCE RELATED TO ZON-52391 - PUBLIC HEARING - APPLICANT: D R HORTON - OWNER: VALENCIA A13004 INVESTORS, LLC** - For possible action on a request for a Variance TO ALLOW A 1.0 CONNECTIVITY RATIO WHERE THE MINIMUM REQUIRED IS 1.30 AND TO ALLOW A PRIVATE STREET WITH NO GATE TO HAVE SIDEWALKS ON ONE SIDE OF THE STREET WHERE BOTH SIDES ARE REQUIRED on 2.91 acres on the east side of Buffalo Drive, approximately 230 feet north of Oakey Boulevard (APNs 163-03-201-003, 004 and 005), Ward 1 (Tarkanian) [PRJ-52028]. Staff recommends DENIAL.
43. **TMP-52393 - TENTATIVE MAP RELATED TO ZON-52391 AND VAR-52392 - BUFFALO/OAKEY - APPLICANT: D R HORTON - OWNER: VALENCIA A13004 INVESTORS, LLC** - For possible action on a request for a Tentative Map FOR AN 11-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 2.91 acres on the east side of Buffalo Drive, approximately 230 feet north of Oakey Boulevard (APNs 163-03-201-003, 004 and 005), Ward 1 (Tarkanian) [PRJ-52028]. Staff recommends DENIAL.
44. **VAR-52463 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: J W B INVESTMENT SERIES B, LLC** - For possible action on a request for a Variance TO ALLOW FOUR PARKING SPACES WHERE A MINIMUM OF SEVEN SPACES ARE REQUIRED on 0.16 acres at 344 South Jones Boulevard (APN 138-36-210-011), P-R (Professional Office and Parking) Zone, Ward 1 (Tarkanian) [PRJ-52403]. Staff recommends APPROVAL.
45. **SDR-52464 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-52463 - PUBLIC HEARING - OWNER/APPLICANT: J W B INVESTMENT SERIES B, LLC** - For possible action on a request for a Site Development Plan Review FOR THE CONVERSION OF A SINGLE FAMILY RESIDENCE TO A 1,853 SQUARE-FOOT OFFICE BUILDING WITH WAIVERS TO ALLOW A FIVE-FOOT LANDSCAPE BUFFER ALONG THE WEST PROPERTY LINE WHERE 15 FEET IS REQUIRED, A THREE-FOOT LANDSCAPE BUFFER ALONG THE NORTH PROPERTY LINE WHERE FIVE FEET IS REQUIRED AND A ZERO-FOOT LANDSCAPE BUFFER ALONG A PORTION OF THE SOUTH PROPERTY LINE WHERE FIVE FEET IS REQUIRED on 0.16 acres at 344 South Jones Boulevard (APN 138-36-210-011), P-R (Professional Office and Parking) Zone, Ward 1 (Tarkanian) [PRJ-52403]. Staff recommends APPROVAL.
46. **VAR-52377 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: MARK C & JENNIFER N TINGEY** - For possible action on a request for a Variance TO ALLOW A 21-FOOT FRONT YARD SETBACK WHERE 25 FEET IS THE MINIMUM REQUIRED FOR A PROPOSED EXPANSION OF A SINGLE FAMILY DWELLING on 0.39 acres at 4108 Everest Street (APN 138-05-411-005), R-PD2 (Residential Planned Development - 2 Units per Acre) Zone, Ward 4 (Anthony) [PRJ-52338]. Staff recommends DENIAL.
47. **VAR-52450 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: NEMO STRANG** - For possible action on a request for a Variance TO ALLOW A FOUR-FOOT, SIX-INCH SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED TO ENCLOSE AN EXISTING CARPORT on 0.24 acres at 1023 Norman Avenue (APN 162-03-512-048), R-1 (Single Family Residential) Zone, Ward 3 (Coffin) [PRJ-52432]. Staff recommends DENIAL.
48. **VAR-52451 - VARIANCE - PUBLIC HEARING - APPLICANT: WILLIAM & KELLY OAKLEY - OWNER: SHADY LADY TRUST** - For possible action on a request for a Variance TO ALLOW A FIVE-FOOT SIDE YARD SETBACK WHERE 10 FEET IS THE MINIMUM REQUIRED FOR A PROPOSED EXPANSION OF A SINGLE FAMILY DWELLING on 0.52 acres at 3201 Skipworth Drive (APN 139-32-211-039), R-E (Residence Estates) Zone, Ward 1(Tarkanian) [PRJ-52358]. Staff recommends DENIAL.
49. **VAR-52452 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ROBERT B FOSTER** - For possible action on a request for a Variance TO ALLOW A PROPOSED 595 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS II) [CASITA] IN FRONT OF THE PRIMARY STRUCTURE on 0.33 acres at 6224 Waterleaf Court (APN 125-26-511-035), R-PD3 (Residential Planned Development - 3 Units per Acre) Zone, Ward 6 (Ross). Staff recommends APPROVAL.

50. **VAR-52462 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JERRY VOZZOLA** - For possible action on a request for a Variance TO ALLOW A 15-FOOT FRONT YARD SETBACK WHERE A 20-FOOT SETBACK IS REQUIRED FOR A PROPOSED ACCESSORY STRUCTURE (CLASS II) [GARAGE] on 0.15 acres at 329 Lorenzi Street (APN 138-35-210-039), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian). Staff recommends DENIAL.
51. **SUP-52437 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: STORAGE ONE - OWNER: FNBN-CMLON I, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED MINI-STORAGE FACILITY WITH A WAIVER OF THE REQUIREMENT TO PROVIDE A RETAIL OR OFFICE FACADE ON ALL EXTERIOR WALLS at the southeast corner of Farm Road and Oso Blanca Road (portion of APN 125-17-301-006), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-52157]. Staff recommends APPROVAL.
52. **SUP-52438 - SPECIAL USE PERMIT RELATED TO SUP-52437 - PUBLIC HEARING - APPLICANT: STORAGE ONE - OWNER: FNBN-CMLON I, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED TRUCK RENTAL USE WITH A WAIVER TO ALLOW A 130-FOOT DISTANCE SEPARATION FROM A SINGLE-FAMILY DETACHED DWELLING WHERE 330 FEET IS REQUIRED at the southeast corner of Farm Road and Oso Blanca Road (portion of APN 125-17-301-006), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-52157]. Staff recommends APPROVAL.
53. **SDR-52440 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-52437 AND SUP-52438 - PUBLIC HEARING - APPLICANT: STORAGE ONE - OWNER: FNBN-CMLON I, LLC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED THREE-STORY, 122,325 SQUARE-FOOT MINI-STORAGE FACILITY WITH A WAIVER OF THE TOWN CENTER DEVELOPMENT STANDARDS TO ALLOW 10% OPEN SPACE WHERE 20% OPEN SPACE IS REQUIRED on 2.90 acres at the southeast corner of Farm Road and Oso Blanca Road (portion of APN 125-17-301-006), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-52157]. Staff recommends APPROVAL.
54. **SUP-52442 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: RIDE NOW, LLC - OWNER: CAM-MAC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 4,795 SQUARE-FOOT MOTORCYCLE/MOTOR SCOOTER SALES USE WITH A WAIVER TO ALLOW A MINIMUM GROSS FLOOR AREA UNDER 7,000 SQUARE FEET at 990 North Buffalo Drive (APN 138-27-220-005), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.

DIRECTOR'S BUSINESS:

55. **TXT-52502 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - For discussion and possible action to amend LVMC Chapter 19.12 related to Permitted Uses and Chapter 19.18 related to Definitions and Measures to add Medical Marijuana Dispensaries, Facilities for the Production of Edible Marijuana Products or Marijuana Infused Products and Marijuana Cultivation Facilities as permissible uses by adding zoning district applicability, descriptions and definitions for these activities as they are contemplated by SB 374 of the Nevada Revised Statutes and to provide for other related matters. Staff has NO RECOMMENDATION.
56. **TXT-52680 - TEXT AMENDMENT - PUBLIC HEARING APPLICANT/OWNER: CITY OF LAS VEGAS** - For discussion and possible action to amend LVMC Chapter 19.12 related to the Mixed-Use use by revising the applicability in the C-PB (Planned Business Park) District and to provide for other related matters. Staff recommends APPROVAL.

CITIZENS PARTICIPATION:

57. **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**