

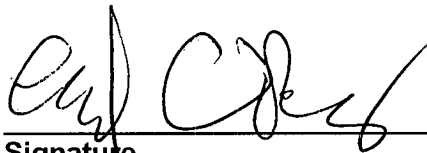
CERTIFICATE OF POSTING

(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 **March**, **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 **March**, **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 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 March, 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
March, 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

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 March, 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
March, 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



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.

March 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 JANUARY 14, 2014 AND FEBRUARY 11, 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.

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. **ANX-52635 - ANNEXATION - APPLICANT/OWNER: NOE HERRERA** - For possible action on a Petition to Annex 0.42 acres at 1841 North Michael Way (APN 138-24-305-018), Ward 5 (Barlow). Staff recommends APPROVAL.
8. **VAC-52698 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: DENDR8, LLC** - For possible action on a request for a Petition to Vacate a 10-foot public drainage easement on 0.97 acres at 2480 Professional Court (APN 138-15-410-051), C-PB (Planned Business Park) Zone, Ward 1 (Tarkanian) [PRJ-52689]. Staff recommends APPROVAL.
9. **VAC-52702 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: TOLL NORTH LV, LLC** - For possible action on a Petition to Vacate public sewer, drainage and utility easements generally located west of Shaumber Road, east of Puli Road and north of Elkhorn Road, Ward 6 (Ross) [PRJ-52593]. Staff recommends APPROVAL.
10. **SUP-52706 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: 612 CARSON, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 2,000 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT, WITH 685 SQUARE FEET OF OUTDOOR SEATING AREA at 622 East Carson Avenue (APN 139-35-211-024), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-52609]. Staff recommends APPROVAL.
11. **SUP-52707 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: 612 CARSON, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,633 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT, WITH 497 SQUARE FEET OF OUTDOOR SEATING AREA at 618 East Carson Avenue (APN 139-35-211-024), C-2 (General Commercial) Zone, Ward 3 (Coffin). [PRJ-52609]. Staff recommends APPROVAL.
12. **SUP-52708 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/ OWNER: 612 CARSON, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 875 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT, WITH 760 SQUARE FEET OF OUTDOOR SEATING AREA at 612 East Carson Avenue (APN 139-35-211-024), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-52609]. Staff recommends APPROVAL.
13. **SUP-52605 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: HIBACHI GRILL & SUPREME BUFFET, INC. - OWNER: STEWART & NELLIS PARTNERS, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN A PROPOSED 13,048 SQUARE-FOOT RESTAURANT at 313 North Nellis Boulevard (APN 140-32-601-005), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-51770]. Staff recommends APPROVAL.
14. **SUP-52659 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: OLIVE CREST - OWNER: S L P NORTHBROOKE 5, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED SOCIAL SERVICE PROVIDER at 4285 North Rancho Drive, Suite #160 (APN 138-02-712-010), C-2 (General Commercial) Zone, Ward 4 (Anthony) [PRJ-52361]. Staff recommends APPROVAL.
15. **SUP-52704 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BONEFISH GRILL, LLC - OWNER: MICAH 6:8 HOLDING LIMITED PARTNERSHIP** - For possible action on a request for a Special Use Permit FOR A PROPOSED RESTAURANT WITH ALCOHOL USE at 8701 West Charleston Boulevard (APN 163-05-502-001), C-1 (Limited Commercial) Zone, Ward 2 (Beers) [PRJ-52644]. Staff recommends APPROVAL.
16. **RQR-52209 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: BEAFREE 2, LLC - OWNER: TETON DURANGO 2008, LLC** - For possible action on a Required Review of an approved Special Use Permit (SUP-35224) FOR ACCESSORY PACKAGE LIQUOR OFF-SALE WITHIN AN EXISTING 2,510 SQUARE-FOOT CONVENIENCE STORE at 8053 North Durango Drive, Suite #160 (APN 125-08-806-003), C-1 (Limited Commercial) Zone, Ward 6 (Ross). Staff recommends APPROVAL.

PUBLIC HEARING ITEMS

17. **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.
18. **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.
19. **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.
20. **ABEYANCE - 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.
21. **ABEYANCE - 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.
22. **ABEYANCE - 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.
23. **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.
24. **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.

25. **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.
26. **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.
27. **ZON-52433 - REZONING - PUBLIC HEARING - APPLICANT: CG-211, LLC - OWNER: SOUTH PROVIDENCE HOLDINGS, LLC AND S P-5, LLC** - For possible action on a request for a Rezoning FROM: U (UNDEVELOPED) TO: PD (PLANNED DEVELOPMENT) on 14.12 acres located at the northeast corner of Centennial Parkway and Shaumber Road (APN 126-24-401-006), Ward 6 (Ross) [PRJ-51934]. Staff recommends APPROVAL.
28. **VAC-52434 - VACATION - PUBLIC HEARING - APPLICANT: CG-211, LLC - OWNER: SOUTH PROVIDENCE HOLDINGS, LLC, S P-5, LLC and N V R E, LLC** - For possible action on a request for a Petition to Vacate approximately 310 linear feet of public right-of-way (Darling Road) and a U.S. Government Patent Easement generally located south of the southeast corner of Rome Road and Shaumber Road, Ward 6 (Ross) [PRJ-51934]. Staff recommends APPROVAL.
29. **TMP-52435 - TENTATIVE MAP RELATED TO ZON-52433 AND VAC-52434 - PROVIDENCE-POD 308 - PUBLIC HEARING - APPLICANT:CG-211, LLC - OWNER: SOUTH PROVIDENCE HOLDINGS, LLC AND S P-5, LLC** - For possible action on a request for a Tentative Map FOR AN 82-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on approximately 14.12 acres located at the northeast corner of Centennial Parkway and Shaumber Road (APNs 126-24-410-003 and 126-24-401-006), U (Undeveloped) Zone, PD (Planned Development) Zone [M (Medium Density Residential) Cliff's Edge Special Land Use Designation], Ward 6 (Ross) [PRJ-51934]. Staff recommends APPROVAL.
30. **VAR-52660 - VARIANCE - PUBLIC HEARING - APPLICANT: ANGEL PARK - OWNER: CITY OF LAS VEGAS** - For possible action on a request for a Variance TO ALLOW A 30-FOOT TALL, 187 SQUARE-FOOT FREE STANDING SIGN WHERE A 12-FOOT TALL, 48 SQUARE-FOOT FREE STANDING SIGN IS THE MAXIMUM ALLOWED AND TO ALLOW A 1.5-Foot WIDE SINGLE POLE SUPPORT WHERE A 2.9-FOOT SINGLE SUPPORT IS THE MINIMUM ALLOWED on 140.75 acres at 100 South Rampart Boulevard (APNs 138-29-801-002 and 003), C-V (Civic) Zone, Ward 2 (Beers) [PRJ-52484]. Staff recommends DENIAL.
31. **MSP-52661 - MASTER SIGN PLAN RELATED TO VAR-52660 - PUBLIC HEARING - APPLICANT: ANGEL PARK - OWNER: CITY OF LAS VEGAS** - For possible action on a request for a Master Sign Plan FOR AN EXISTING GOLF COURSE on 140.75 acres at 100 South Rampart Boulevard (APNs 138-29-801-002 and 003), C-V (Civic) Zone, Ward 2 (Beers) [PRJ-52484]. Staff recommends DENIAL.
32. **VAR-52719 - VARIANCE - PUBLIC HEARING - APPLICANT: WESTCARE - OWNER: SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY** - For possible action on a request for Variance TO ALLOW 29 PARKING SPACES WHERE 62 SPACES ARE REQUIRED at 323 North Maryland Parkway (APNs 139-35-211-071, 072 and 093), C-1 (Limited Commercial) Zone, Ward 5 (Barlow) [PRJ-52498]. Staff recommends APPROVAL.
33. **SUP-52715 - SPECIAL USE PERMIT RELATED TO VAR-52719 - PUBLIC HEARING - APPLICANT: WESTCARE - OWNER: SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY** - For possible action on a request for a Special Use Permit FOR A SOCIAL SERVICE PROVIDER at 323 North Maryland Parkway (APNs 139-35-211-071, 072 and 093), C-1 (Limited Commercial) Zone, Ward 5 (Barlow) [PRJ-52498]. Staff recommends APPROVAL.

34. **SUP-52717 - SPECIAL USE PERMIT RELATED TO VAR-52719 AND SUP-52715 - PUBLIC HEARING - APPLICANT: WESTCARE - OWNER: SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY** - For possible action on a request for a Special Use Permit FOR A FACILITY TO PROVIDE TESTING, TREATMENT, OR COUNSELING FOR DRUG OR ALCOHOL ABUSE at 323 North Maryland Parkway (APNs 139-35-211-071, 072 and 093), C-1 (Limited Commercial) Zone, Ward 5 (Barlow) [PRJ-52498]. Staff recommends APPROVAL.
35. **VAC-52721 - VACATION RELATED TO VAR-52719, SUP-52715 AND SUP-52717 - PUBLIC HEARING - APPLICANT: WESTCARE - OWNER: SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY** - For possible action on a petition to Vacate a PUBLIC RIGHT OF WAY at 323 North Maryland Parkway (APNs 139-35-211-071, 072 and 093), Ward 5 (Barlow) [PRJ-52498]. Staff recommends APPROVAL.
36. **VAR-52727 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DROCK 3RD STREET, LLC** - For possible action on a request for a Variance TO ALLOW A SIX-FOOT TALL FENCE ALONG THE FRONT PROPERTY LINE WHERE A MAXIMUM HEIGHT OF FIVE FEET IS ALLOWED on 2.76 acres at 200 South 3rd Street (APN 139-34-210-047), C-V (Civic) Zone, Ward 3 (Coffin). Staff recommends DENIAL.
37. **SDR-52726 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-52727 - PUBLIC HEARING - APPLICANT/OWNER: DROCK 3RD STREET, LLC** - For possible action on a request for a Site Development Plan Review FOR A TEMPORARY PARKING LOT AND WAIVER OF THE DOWNTOWN CENTENNIAL PLAN PARKING LOT SCREENING FENCE STANDARD on 2.76 acres at 200 South 3rd Street (APN 139-34-210-047), C-V (Civic) Zone, Ward 3 (Coffin). Staff recommends DENIAL.
38. **VAR-52650 - PUBLIC HEARING - VARIANCE - APPLICANT/OWNER: JOSHUA HAMILTON AND LYNN HOLT** - For possible action on a request for a Variance TO ALLOW AN ACCESSORY STRUCTURE (CLASS II) [DETACHED FRONT LOADED GARAGE] TO BE LOCATED IN THE FRONT YARD WHERE SUCH IS NOT PERMITTED, TO ALLOW A FIVE-FOOT SEPARATION FROM THE PRIMARY DWELLING WHERE A SIX-FOOT SEPARATION IS REQUIRED AND TO ALLOW A FIVE-FOOT FRONT YARD SETBACK WHERE A 21-FOOT SETBACK IS REQUIRED FOR A PROPOSED ACCESSORY STRUCTURE (CLASS II) [GARAGE] on 0.53 acres at 4 Crescent Drive (APN 162-04-210-035), R-E (Residence Estates) Zone, Ward 1 (Tarkanian) [PRJ-52102]. Staff recommends DENIAL.
39. **SUP-52694 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: FOUNDERS ACADEMY OF LAS VEGAS - OWNER: 4025 RANCHO, LLC AND INTEREST INCOME PARTNERS** - For possible action on a request FOR A PRIVATE SCHOOL, PRIMARY USE at 4025, 4035 and 4039 North Rancho Drive (APNs 138-02-814-032, 033, and 034), C-2 (General Commercial) Zone, Ward 4 (Anthony) [PRJ-52039]. Staff recommends APPROVAL.
40. **SUP-52696 - SPECIAL USE PERMIT RELATED TO SUP-52694 - PUBLIC HEARING - APPLICANT: FOUNDERS ACADEMY OF LAS VEGAS - OWNER: 4025 RANCHO, LLC AND INTEREST INCOME PARTNERS** - For possible action on a request FOR A PRIVATE SCHOOL, SECONDARY USE at 4025, 4035 and 4039 North Rancho Drive (APNs 138-02-814-032, 033, and 034), C-2 (General Commercial) Zone, Ward 4 (Anthony) [PRJ-52039]. Staff recommends APPROVAL.
41. **SUP-52718 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: 611 FREMONT, LLC - OWNER: ENCRYPTIC, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 6,448 SQUARE-FOOT RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR WITHIN A PROPOSED MARKET at 611 Fremont Street (APN 139-34-611-019), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-52658]. Staff recommends APPROVAL.
42. **SUP-52720 - SPECIAL USE PERMIT RELATED TO SUP-52718 - PUBLIC HEARING - APPLICANT: 611 FREMONT, LLC - OWNER: ENCRYPTIC, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 6,448 SQUARE-FOOT BEER/WINE/COOLER ON- AND OFF-SALE, WITH 200 SQUARE FEET OF OUTDOOR SEATING AREA WITHIN A PROPOSED MARKET AND RESTAURANT at 611 Fremont Street (APN 139-34-611-019), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-52658]. Staff recommends APPROVAL.
43. **SUP-52709 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: 1028 FREMONT STREET, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,017 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT WITH 1,732 SQUARE-FOOT OUTDOOR SEATING AREA at 1028 Fremont Street (APN 139-35-211-025), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-52610]. Staff recommends APPROVAL.

44. **SDR-52716 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: SHIPPING CONTAINERS, LLC - OWNER: 707 FREMONT, LLC** - For possible action on a request for a Major Amendment to Site Development Plan Review (SDR-45945) FOR A WAIVER TO ALLOW NO SCREENING OF THE MECHANICAL EQUIPMENT FROM THE STREET LEVEL AND SURROUNDING BUILDING VIEWS on 1.29 acres at 707 Fremont Street (APN 139-34-612-005), C-2 (General Commercial) Zone, Ward 5 (Barlow) [PRJ-52234]. Staff recommends DENIAL.

DIRECTOR'S BUSINESS:

45. **TXT-51220 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - For discussion and possible action to amend LVMC Title 19, Unified Development Code (UDC) of the City of Las Vegas, to introduce standards for the R-SL (Residential Small Lot) District and provide for other related matters. Staff has NO RECOMMENDATION.

CITIZENS PARTICIPATION:

46. **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**

Nora Lares

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