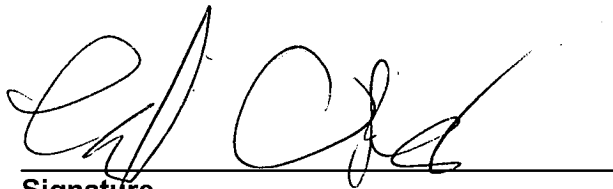


CERTIFICATE OF POSTING

(Posting required under the provisions of NRS Chapter 241)

Ed Oakley _____, an employee of the City of Las Vegas, Nevada,
says that on the 1st day of April, 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 8th
day of April, 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



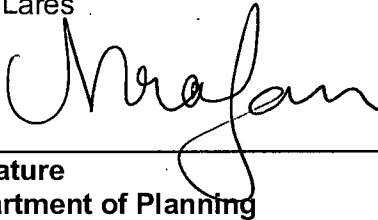
Signature
Department of Planning

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 1st day of April, 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 8th day of
April, 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

Nora Lares

Distribution List Name: Agenda Mailing

Members:

/o=City of Las Vegas/ou=EMPIRE/cn=Recipients/cn=CC_Container/cn=swolfson

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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 1st day of April, 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 8th day of
April, 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

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Las Vegas, Nevada 89120

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

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15 Holly Tree Court
Henderson, Nevada 89052-6658

Dr. Robert E. Fowler, Sr.
Victory Missionary Baptist Church
500 West Monroe Avenue
Las Vegas, Nevada 89106

Ms. Juanita Wilson
Koala Motel & Apartments
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Las Vegas, Nevada 89101

Mr. Patrick Smith
3109 Connors Drive
Las Vegas, Nevada 89107

Mr. Ron Lurie
Arizona Charlie's
740 South Decatur Boulevard
Las Vegas, Nevada 89107

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Las Vegas, Nevada 89102

Ms. Jean Hall
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Las Vegas, Nevada 89101

Ms. Diana Howe
Peccole Ranch Community Association
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Las Vegas, Nevada 89117

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Charleston Neighborhood Preservation
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Las Vegas, Nevada 89107

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Greater New Jerusalem MBC
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Latin American Press
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Las Vegas, Nevada 89112

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McCarran International Airport
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Las Vegas, Nevada 89111

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Las Vegas, Nevada 89108

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VTN Nevada
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Las Vegas, Nevada 89146

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Las Vegas, Nevada 89107

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Las Vegas, Nevada 89107-1820

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Rancho/Oakey Neighborhood Association
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Las Vegas, Nevada 89107

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Carson City, Nevada 89712

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Kids n' Motion
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Henderson, Nevada 89074-1765

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Las Vegas, Nevada 89107

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Las Vegas, Nevada 89107

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Las Vegas, Nevada 89149

John's Loans and Jewelry
Attn: Howard Bock
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Las Vegas, Nevada 89104

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Las Vegas, Nevada 89104-1413

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Las Vegas, Nevada 89106

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Las Vegas, Nevada 89141

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Las Vegas, Nevada 89106

Boulder Dam Home Site Addition Association
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G. Norton
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Las Vegas Review Journal
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Las Vegas, Nevada 89106



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.

April 8, 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 FEBRUARY 11, 2014 AND MARCH 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.

7. **ANX-52941 - ANNEXATION - APPLICANT/OWNER: MICHAEL BAIG** - For possible action on a Petition to Annex 1.36 acres at 6131 Rio Vista (APNs 125-27-610-062, 063, 064), Ward 6 (Ross) [PRJ-52797]. Staff recommends APPROVAL.
8. **TMP-53058 - TENTATIVE MAP - SKYE CANYON - APPLICANT: NINETY FIVE MANAGEMENT, LLC - OWNERS: SECTION 12, LLC ET AL** - For possible action on a request for a Tentative Map FOR A 45-LOT SUBDIVISION (PARENT TENTATIVE MAP) on 1,661.8 acres approximately 1,800 feet north of Horse Drive on the west side of Oso Blanca Road (APNs 126-12-000-001, 125-06-401-001, 005, 127-07-101-005, 007, 125-07-201-001, 003, 125-07-301-001, 002, 125-07-401-001, 002, 125-07-602-005, 125-07-602-005, 001, 125-06-701-001, 125-06-301-002, 125-06-501-001 and 125-06-101-001), T-D (Traditional Development) Zone, Ward 6 (Ross) [PRJ-52975]. 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. **VAR-52810 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RYLAND HOMES NEVADA, LLC** - For possible action on a request for a Variance TO ALLOW A WALL HEIGHT OF 15 FEET FOR A 50-FOOT SECTION OF A PERIMETER WALL ADJACENT TO THE BELTWAY WHERE 12 FEET IS THE MAXIMUM HEIGHT ALLOWED on a portion of 7.97 acres located adjacent to the south side of Deer Springs Way, approximately 1,010 feet east of Hualapai Way (APNs 125-19-301-004, 005 and 013) R-CL (Single Family Compact-Lot) Zone, Ward 6 (Ross) [PRJ-52766]. Staff recommends APPROVAL.
10. **SUP-52981 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: LOLA E. POKORNY** - For possible action on a request for a Special Use Permit FOR A PROPOSED 6,275 SQUARE-FOOT RESTAURANT WITH ALCOHOL USE at 1220 North Town Center Drive (APN 138-30-217-006), PC (Planned Community) Zone [VC (Village Commercial) Summerlin Special Land Use Designation], Ward 2 (Beers) [PRJ-52740]. Staff recommends APPROVAL.
11. **SUP-52991 - SPECIAL USE PERMIT- PUBLIC HEARING - APPLICANT: JOSEPH SORACI - OWNER: SEA BREEZE VILLAGE, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED RESTAURANT WITH ALCOHOL USE WITHIN AN EXISTING 5,548 SQUARE-FOOT RESTAURANT WITH 420 SQUARE-FOOT OUTSIDE SEATING at 1780 North Buffalo Drive, Suite #101 (APN 138-22-418-008), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-52724]. Staff recommends APPROVAL.

PUBLIC HEARING ITEMS

12. **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.

13. **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.
14. **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.
15. **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.
16. **GPA-53055 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request to amend MAP 2A of the Transportation & Streets and Highways Element of the Las Vegas 2020 Master Plan to include assigning classifications and right-of-way alignments to several roadways in the northwest portion of the city, Ward 4 (Anthony) and Ward 6 (Ross) [PRJ-52928]. Staff recommends APPROVAL.
17. **GPA-52964 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CHURCH MOUNT SINAI MISSIONARY** - For possible action on a request for a General Plan Amendment FROM: MLA (MEDIUM LOW ATTACHED DENSITY RESIDENTIAL) TO: PF (PUBLIC FACILITIES) on 1.28 acres at the northeast and southeast corner of Concord Street and Balzar Avenue (APNs 139-21-610-012, 013, 014 and 139-21-510-281 and 282), Ward 5 (Barlow). Staff recommends APPROVAL.
18. **ZON-52961 - REZONING RELATED TO GPA-52964 - PUBLIC HEARING - APPLICANT/OWNER: CHURCH MOUNT SINAI MISSIONARY** - For possible action on a request for a Rezoning FROM: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL) TO: C-V (CIVIC) on 1.28 acres at the northeast and southeast corner of Concord Street and Balzar Avenue (APNs 139-21-610-012, 013, 014 and 139-21-510-281 and 282), Ward 5 (Barlow). Staff recommends APPROVAL.
19. **SDR-52956 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-52964 AND ZON-52961 - PUBLIC HEARING - APPLICANT/OWNER: CHURCH MOUNT SINAI MISSIONARY** - For possible action on a request for a Site Development Plan Review TO ADD RELIGIOUS CLASSROOMS AND OFFICES TO AN EXISTING RELIGIOUS FACILITY on 1.28 acres at the northeast and southeast corner of Concord Street and Balzar Avenue (APNs 139-21-610-012, 013, 014 and 139-21-510-281 and 282), Ward 5 (Barlow). Staff recommends DENIAL.
20. **GPA-53013 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: R I V LIVING TRUST** - For possible action on a request for a General Plan Amendment FROM: R (RURAL DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 0.43 acres on the north side of Lake Mead Boulevard, approximately 300 feet west of Decatur Boulevard (APN 138-24-611-064), Ward 5 (Barlow) [PRJ-52911]. Staff recommends APPROVAL.
21. **ZON-53014 - REZONING RELATED TO GPA-53013 - PUBLIC HEARING - APPLICANT/OWNER: R I V LIVING TRUST** - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL) on 0.43 acres on the north side of Lake Mead Boulevard, approximately 300 feet west of Decatur Boulevard (APN 138-24-611-064), Ward 5 (Barlow) [PRJ-52911]. Staff recommends APPROVAL.

22. **GPA-53016 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: DROCK 3RD STREET, LLC** - For possible action on a request for a General Plan Amendment FROM: PF (PUBLIC FACILITIES) TO: GC (GENERAL COMMERCIAL) on 2.76 acres at 200 South 3rd Street (APN 139-34-210-047), Ward 3 (Coffin) [PRJ-52978]. Staff recommends APPROVAL.
23. **ZON-53017 - REZONING RELATED TO GPA-53016 - PUBLIC HEARING - APPLICANT/OWNER: DROCK 3RD STREET, LLC** - For possible action on a request for a Rezoning FROM: C-V (CIVIC) TO: C-2 (GENERAL COMMERCIAL) on 2.76 acres at 200 South 3rd Street (APN 139-34-210-047), Ward 3 (Coffin) [PRJ-52978]. Staff recommends APPROVAL.
24. **GPA-53037 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CAMBRIDGE COMPANIES, INC** - For possible action on a request for a General Plan Amendment FROM: ML (MEDIUM LOW DENSITY RESIDENTIAL) TO: M (MEDIUM DENSITY RESIDENTIAL) on 2.29 acres located approximately 597 feet north of Washington Avenue on the east side of Sandhill Road (APN 140-30-601-006), Ward 3 (Coffin) [PRJ-52944]. Staff recommends DENIAL.
25. **ZON-53038 - REZONING RELATED TO GPA-53037 - PUBLIC HEARING - APPLICANT/OWNER: CAMBRIDGE COMPANIES, INC** - For possible action on a request for a Rezoning FROM: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL) TO: R-3 (MEDIUM DENSITY RESIDENTIAL) on 2.29 acres located approximately 597 feet north of Washington Avenue on the east side of Sandhill Road (APN 140-30-601-006), Ward 3 (Coffin) [PRJ-52944]. Staff recommends DENIAL.
26. **VAR-53197 - VARIANCE RELATED TO GPA-53037 AND ZON-53038 - PUBLIC HEARING - APPLICANT/OWNER: CAMBRIDGE COMPANIES, INC** - For possible action on a request for a Variance TO ALLOW A RESIDENTIAL ADJACENCY SETBACK OF 41 FEET WHERE 81 FEET IS REQUIRED on 2.29 acres located approximately 597 feet north of Washington Avenue on the east side of Sandhill Road (APN 140-30-601-006), R-2 (Medium-Low Density Residential) Zone [Proposed R-3 (Medium Density Residential)], Ward 3 (Coffin) [PRJ-52944]. Staff recommends DENIAL.
27. **SDR-53040 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-53037, ZON-53038 AND VAR-53197 - PUBLIC HEARING - APPLICANT/OWNER: CAMBRIDGE COMPANIES, INC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED TWO-STORY 40 UNIT APARTMENT COMPLEX on 2.29 acres located approximately 597 feet north of Washington Avenue on the east side of Sandhill Road (APN 140-30-601-006), R-2 (Medium-Low Density Residential) Zone [Proposed R-3 (Medium Density Residential)], Ward 3 (Coffin) [PRJ-52944]. Staff recommends DENIAL.
28. **GPA-53191 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: NVRE LLC** - For possible action on a request for a General Plan Amendment FROM: RNP (RURAL NEIGHBORHOOD PRESERVATION) TO: PCD (PLANNED COMMUNITY DEVELOPMENT) on 2.5 acres located on the north side of Centennial Parkway, approximately 328 feet east of Shaumber Road (APN 126-24-401-024), Ward 6 (Ross). Staff recommends APPROVAL.
29. **ZON-53192 - REZONING RELATED TO GPA-53191 - PUBLIC HEARING - APPLICANT/OWNER: NVRE LLC** - For possible action on a request for a Rezoning FROM: U (UNDEVELOPED) [RNP (RURAL NEIGHBORHOOD PRESERVATION) GENERAL PLAN DESIGNATION] TO: PD (PLANNED DEVELOPMENT) on 2.5 acres located on the north side of Centennial Parkway, approximately 328 feet east of Shaumber Road (APN 126-24-401-024), Ward 6 (Ross). Staff recommends APPROVAL.
30. **ZON-53065 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: CHETAK DEVELOPMENT CORPORATION** - For possible action on a request for a rezoning FROM: C-1 (LIMITED COMMERCIAL) TO: C-2 (GENERAL COMMERCIAL) on 2.4 acres at 2202-2252 Paradise Road (APNs 162-03-411-009, 010 and 011), Ward 3 (Coffin). Staff recommends APPROVAL.
31. **VAR-53020 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: LISA HOGSETTE** - For possible action on a request for a Variance TO ALLOW A 96 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS II) TO BE LOCATED 2.5 FEET FROM THE PRINCIPAL DWELLING UNIT WHERE SIX FEET IS THE MINIMUM DISTANCE REQUIRED on 0.23 acres at 7937 Bridge Gate Drive (APN 138-16-711-012), R-PD5 (Residential Planned Development - 5 Units Per Acre) Zone, Ward 4 (Anthony). Staff recommends DENIAL.

32. **VAR-53064 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: EVAPS, LLC** - For possible action on a request for a Variance TO ALLOW A ONE-FOOT SETBACK FROM THE PUBLIC RIGHT-OF-WAY FOR A PROPOSED SIGN WHERE FIVE FEET IS REQUIRED on 0.64 acres at 400 South 7th Street (APN 139-34-701-009), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-53033]. Staff recommends DENIAL.
33. **SDR-53067 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: CITRA REAL ESTATE CAPITAL - OWNER: CITY PARKWAY V, INC., ET AL** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED THREE-BUILDING, 318,975 SQUARE-FOOT MIXED-USE DEVELOPMENT CONSISTING OF ASSISTED LIVING APARTMENTS, SENIOR CITIZEN APARTMENTS, GENERAL RETAIL AND OFFICE SPACE WITH A SIX-LEVEL PARKING FACILITY, WITH WAIVERS OF SYMPHONY PARK BUILDING DESIGN, SERVICE ACCESS AND STREETScape STANDARDS on 3.30 acres at the southeast corner of City Parkway and Clark Avenue (a portion of APNs 139-34-211-002 and 139-34-110-010), PD (Planned Development) Zone, Ward 5 (Barlow) [PRJ-53019]. Staff recommends APPROVAL.

DIRECTOR'S BUSINESS:

34. **TXT-52778 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - For discussion and possible action to amend LVMC 19.12 and 19.18 to add regulations for Farmer's Markets as part of the Open Air Vending/Transient Sales Lot use, and to provide for other related matters. Staff recommends APPROVAL.

CITIZENS PARTICIPATION:

35. **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**