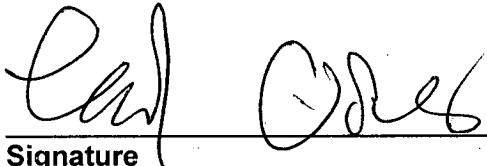


CERTIFICATE OF POSTING

(Posting required under the provisions of NRS Chapter 241)

Ed Oakley _____, an employee of the City of Las Vegas, Nevada,
says that on the 2nd day of SEPTEMBER, 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 9TH
day of SEPTEMBER, 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



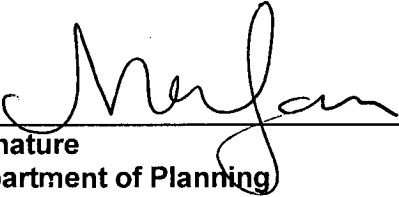
Signature
Department of Planning

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 2nd day of SEPTEMBER, 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 9TH day of
SEPTEMBER, 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

/o=City of Las

Vegas/ou=EMPIRE/cn=Recipients/cn=CC_Container/cn=swolfson

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David Riggelman
Dennis Moyer
Detrick Sanford
Diane Phomninh
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Gina Venglass
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James Dee
Jay Lean
Jean Miniaci
Joe Pantuso
John Curran
Kami Dempsey
Karen Hertberg
Kathleen Ray
Keith Spencer
Kim Bush
Kimberly Crawford
Kimberly Reid
Lisa K Bach
Liz Carrasco
Lois Tarkanian
Lora Kalkman
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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 2nd day of SEPTEMBER, 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 9TH day of
SEPTEMBER, 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
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Las Vegas, Nevada 89107

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Henderson, Nevada 89052-6658

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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

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Las Vegas, Nevada 89107

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Arizona Charlie's
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Las Vegas, Nevada 89107

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Las Vegas, Nevada 89102

Ms. Jean Hall
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Las Vegas, Nevada 89101

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Peccole Ranch Community Association
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Las Vegas, Nevada 89117

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Charleston Neighborhood Preservation
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Greater New Jerusalem MBC
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McCarran International Airport
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VTN Nevada
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Las Vegas, Nevada 89146

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Las Vegas, Nevada 89107

Ms. Dorothy Orr
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Las Vegas, Nevada 89107-1820

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Rancho/Oakey Neighborhood Association
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Las Vegas, Nevada 89102

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Charleston Neighborhood Preservation
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Las Vegas, Nevada 89107

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Henderson, Nevada 89074-1765

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Las Vegas, Nevada 89107

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Las Vegas, Nevada 89113

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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 89106

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Leeds, Utah 84746-1150

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Ms. Beatrice Turner
1300 Ralston Drive
Las Vegas, Nevada 89106

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Las Vegas, Nevada 89101

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Las Vegas, Nevada 89101

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Las Vegas, Nevada 89134

5

Ms. Lisa K. Bach
Reporter
Las Vegas Review Journal
PO Box 70
Las Vegas, Nevada 89125



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.

September 9, 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 JULY 8, 2014 AND AUGUST 12, 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. **SUP-55212 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: TENAYA CREEK BREWERY - OWNER: RANK BREWING, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,877 SQUARE-FOOT BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN A PROPOSED 13,170 SQUARE-FOOT MANUFACTURING, HEAVY USE (BREWERY) at 831 West Bonanza Road (APN 139-28-801-010 and 011), M (Industrial) Zone, Ward 5 (Barlow) [PRJ-55210]. Staff recommends APPROVAL.
8. **SUP-55214 - SPECIAL USE PERMIT RELATED TO SUP-55212 - PUBLIC HEARING - APPLICANT: TENAYA CREEK BREWERY - OWNER: RANK BREWING, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,877 SQUARE-FOOT BEER/WINE/COOLER OFF-SALE ESTABLISHMENT WITHIN A PROPOSED 13,170 SQUARE-FOOT MANUFACTURING, HEAVY USE (BREWERY) at 831 West Bonanza Road (APN 139-28-801-010 and 011), M (Industrial) Zone, Ward 5 (Barlow) [PRJ-55210]. Staff recommends APPROVAL.
9. **SUP-54967 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SMASHBURGER AQUISITIONS LAS VEGAS, LLC - OWNER: NATIONAL SOLUTIONS, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN AN EXISTING 1,886 SQUARE-FOOT RESTAURANT at 6300 West Charleston Boulevard, Suite #170 (APN 138-35-816-003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-54670]. Staff recommends APPROVAL.
10. **SUP-55195 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DAVIS FUNERAL HOME & MEMORIAL PARK - OWNER: HART VOLLAND ENTERPRISES, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED MORTUARY OR FUNERAL CHAPEL USE at 1401 South Rainbow Boulevard (APN 163-03-501-022), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-55088]. Staff recommends APPROVAL.
11. **SUP-55200 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: YOJIE JAPANESE FONDUE - OWNER: 9440 WEST SAHARA HOLDINGS, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,575 SQUARE-FOOT BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A HOUSE OF WORSHIP WHERE 400 FEET IS REQUIRED at 9440 West Sahara Avenue, Suite #175 (APN 163-06-816-027), C-1 (Limited Commercial) Zone, Ward 2 (Beers) [PRJ-54873]. Staff recommends APPROVAL.
12. **SUP-55235 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: TARGET CORPORATION** - For possible action on a request for a Special Use Permit FOR AN ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 135,000 SQUARE-FOOT GENERAL RETAIL ESTABLISHMENT at 8750 West Charleston Boulevard (APN 138-32-412-003), C-1 (Limited Commercial) Zone, Ward 2 (Beers) [PRJ-54924]. Staff recommends APPROVAL.
13. **SUP-55239 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: TARGET CORPORATION** - For possible action on a request for a Special Use Permit FOR AN ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 131,810 SQUARE-FOOT GENERAL RETAIL ESTABLISHMENT at 6371 North Decatur Boulevard (APN 125-25-512-001), C-1 (Limited Commercial) Zone, Ward 6 (Ross) [PRJ-54928]. Staff recommends APPROVAL.
14. **SUP-55245 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: TARGET CORPORATION** - For possible action on a request for a Special Use Permit FOR AN ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 132,281 SQUARE-FOOT GENERAL RETAIL ESTABLISHMENT at 3210 North Tenaya Way (APN 138-10-815-002), C-1 (Limited Commercial) Zone, Ward 4 (Anthony) [PRJ-54923]. Staff recommends APPROVAL.

15. **VAC-55329 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: SUMMIT CHEYENNE, LLC** - For possible action on a request for a Petition to Vacate Bureau of Land Management Patent Easements generally located at 10302 West Cheyenne Avenue, Ward 4 (Anthony) [PRJ-54946]. Staff recommends APPROVAL.

PUBLIC HEARING ITEMS

16. **GPA-55281 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: NV ENERGY** - For possible action on a request TO RELOCATE ELECTRICAL TRANSMISSION LINES GENERALLY ALONG MARTIN L. KING BOULEVARD NORTH OF ALTA DRIVE, DESERT LANE BETWEEN ALTA DRIVE AND HASTINGS AVENUE, AND EAST OF INTERSTATE 15 NORTH AND SOUTH OF CHARLESTON BOULEVARD (APNs Multiple), Wards 1, 3 and 5 (Tarkanian, Coffin and Barlow) [PRJ-53660]. Staff recommends APPROVAL.
17. **MOD-55204 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT/OWNER: SWECKER & LIPP TENAYA AZURE, LLC** - For possible action on a request for a Major Modification to the Town Center Development Standards Land Use Map FROM: SUBURBAN MIXED USE (SX-TC) TO: GENERAL COMMERCIAL (GC-TC) on 2.33 acres on the south side of Azure Drive, approximately 330 feet west of Tenaya Way (APN 125-27-222-013), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-54831]. Staff recommends DENIAL.
18. **VAR-55205 - VARIANCE RELATED TO MOD-55204 - PUBLIC HEARING - APPLICANT/OWNER: SWECKER & LIPP TENAYA AZURE, LLC** - For possible action on a request for a Variance TO ALLOW 74 PARKING SPACES WHERE 82 PARKING SPACES ARE REQUIRED on 2.33 acres on the south side of Azure Drive, approximately 330 feet west of Tenaya Way (APN 125-27-222-013), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-54831]. Staff recommends DENIAL.
19. **SUP-55202 - SPECIAL USE PERMIT RELATED TO MOD-55204 AND VAR-55205 - PUBLIC HEARING - APPLICANT/OWNER: SWECKER & LIPP TENAYA AZURE, LLC** - For possible action on a request for a Special Use Permit FOR A 6,500 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPERATION FROM AN EXISTING SCHOOL WHERE 400 FEET IS REQUIRED on 2.33 acres on the south side of Azure Drive, approximately 330 feet west of Tenaya Way (APN 125-27-222-013), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-54831]. Staff recommends DENIAL.
20. **SUP-55203 - SPECIAL USE PERMIT RELATED TO MOD-55204, VAR-55205 AND SUP-55202 - PUBLIC HEARING - APPLICANT/OWNER: SWECKER & LIPP TENAYA AZURE, LLC** - For possible action on a request for a Special Use Permit FOR A 6,500 SQUARE-FOOT GAMING ESTABLISHMENT, RESTRICTED USE WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPERATION FROM A SINGLE-FAMILY DETACHED DWELLING WHERE 330 FEET IS REQUIRED on 2.33 acres on the south side of Azure Drive, approximately 330 feet west of Tenaya Way (APN 125-27-222-013), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-54831]. Staff recommends DENIAL.
21. **SDR-55201 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-55204, VAR-55205, SUP-55202 AND SUP-55203 - PUBLIC HEARING - APPLICANT/OWNER: SWECKER & LIPP TENAYA AZURE, LLC** - For possible action on a request for a Site Development Plan Review FOR A 6,500 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) on 2.33 acres on the south side of Azure Drive, approximately 330 feet west of Tenaya Way (APN 125-27-222-013), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-54831]. Staff recommends DENIAL.
22. **VAR-54991 - VARIANCE - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: VALENCIA A13004 INVESTORS, LLC** - For possible action on a request for a Variance TO ALLOW A 10-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED ON PROPOSED LOT 1 on a portion of 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), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian) [PRJ-54959]. Staff recommends DENIAL.
23. **VAR-54992 - VARIANCE - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: VALENCIA A13004 INVESTORS, LLC** - For possible action on a request for a Variance TO ALLOW A 10-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED ON PROPOSED LOT 2 on a portion of 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), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian) [PRJ-54959]. Staff recommends DENIAL.

24. **VAR-54993 - VARIANCE - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: VALENCIA A13004 INVESTORS, LLC** - For possible action on a request for a Variance TO ALLOW A 10-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED ON PROPOSED LOT 3 on a portion of 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), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian) [PRJ-54959]. Staff recommends DENIAL.
25. **VAR-54994 - VARIANCE - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: VALENCIA A13004 INVESTORS, LLC** - For possible action on a request for a Variance TO ALLOW A 10-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED ON PROPOSED LOT 4 on a portion of 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), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian) [PRJ-54959]. Staff recommends DENIAL.
26. **VAR-54995 - VARIANCE - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: VALENCIA A13004 INVESTORS, LLC** - For possible action on a request for a Variance TO ALLOW A 10-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED ON PROPOSED LOT 5 on a portion of 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), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian) [PRJ-54959]. Staff recommends DENIAL.
27. **VAR-54996 - VARIANCE - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: VALENCIA A13004 INVESTORS, LLC** - For possible action on a request for a Variance TO ALLOW A 10-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED ON PROPOSED LOT 6 on a portion of 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), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian) [PRJ-54959]. Staff recommends DENIAL.
28. **VAR-54997 - VARIANCE - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: VALENCIA A13004 INVESTORS, LLC** - For possible action on a request for a Variance TO ALLOW A 10-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED ON PROPOSED LOT 7 on a portion of 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), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian) [PRJ-54959]. Staff recommends DENIAL.
29. **VAR-54998 - VARIANCE - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: VALENCIA A13004 INVESTORS, LLC** - For possible action on a request for a Variance TO ALLOW A 10-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED ON PROPOSED LOT 8 on a portion of 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), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian) [PRJ-54959]. Staff recommends DENIAL.
30. **VAR-54999 - VARIANCE - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: VALENCIA A13004 INVESTORS, LLC** - For possible action on a request for a Variance TO ALLOW A 10-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED ON PROPOSED LOT 9 on a portion of 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), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian) [PRJ-54959]. Staff recommends DENIAL.
31. **VAR-55000 - VARIANCE - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: VALENCIA A13004 INVESTORS, LLC** - For possible action on a request for a Variance TO ALLOW A 10-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED ON PROPOSED LOT 10 on a portion of 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), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian) [PRJ-54959]. Staff recommends DENIAL.
32. **VAR-55001 - VARIANCE - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: VALENCIA A13004 INVESTORS, LLC** - For possible action on a request for a Variance TO ALLOW A 10-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED ON PROPOSED LOT 11 on a portion of 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), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian) [PRJ-54959]. Staff recommends DENIAL.
33. **VAR-55335 - VARIANCE - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: PROVIEW SERIES 17, LLC** - For possible action on a request for a Variance TO ALLOW A ZERO-FOOT SIGN SETBACK WHERE FIVE FEET IS REQUIRED AND TO ALLOW TWO FREESTANDING SIGNS TO BE LOCATED WITHIN THE DOWNTOWN CASINO OVERLAY SPECIAL SIGNAGE DISTRICT WHERE SUCH IS NOT ALLOWED on 0.85 acres at 200 South Las Vegas Boulevard and 201 South 4th Street (APNs 139-34-610-023 and 031), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-54636]. Staff recommends DENIAL.

34. **SUP-55031 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/ OWNER: CCOB FAMILY TRUST -** For possible action on a request for a Special Use Permit FOR A PRIVATE SCHOOL, PRIMARY USE at 5705 North Rainbow Boulevard (APN 125-27-803-004), R-E (Residence Estates) Zone, Ward 6 (Ross) [PRJ-55030]. Staff recommends APPROVAL.
35. **SDR-55043 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-55031 - PUBLIC HEARING - APPLICANT/OWNER: CCOB FAMILY TRUST -** For possible action on a request for a Site Development Plan Review FOR A PROPOSED THREE BUILDING, 8,044 SQUARE-FOOT PRIVATE SCHOOL, PRIMARY WITH WAIVERS TO ALLOW A TWO-FOOT WIDE LANDSCAPE BUFFER ON A PORTION OF THE SOUTH SIDE OF THE PROPERTY, WHERE EIGHT FEET IS REQUIRED AND A ZERO-FOOT WIDE LANDSCAPE BUFFER ON THE EAST SIDE OF THE PROPERTY, WHERE FIFTEEN FEET IS REQUIRED on 0.95 acres at 5705 North Rainbow Boulevard (APN 125-27-803-004), R-E (Residence Estates) Zone, Ward 6 (Ross) [PRJ-55030]. Staff recommends APPROVAL.
36. **SUP-55236 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: TARGET CORPORATION -** For possible action on a request for a Special Use Permit FOR AN ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 141,892 SQUARE-FOOT GENERAL RETAIL ESTABLISHMENT WITH A WAIVER TO ALLOW A 153-FOOT DISTANCE SEPARATION FROM A CITY PARK WHERE 400 FEET IS REQUIRED at 6480 Sky Pointe Drive (APN 125-21-813-003), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-54926]. Staff recommends DENIAL.
37. **SUP-55328 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: DROCK 3RD STREET, LLC -** For possible action on a request for a Special Use Permit FOR A PROPOSED TAVERN-LIMITED ESTABLISHMENT FOR A 107,158 SQUARE-FOOT COMMERCIAL RECREATION/AMUSEMENT (OUTDOOR) USE at 200 South 3rd Street, (APN 139-34-210-047), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-55231]. Staff recommends APPROVAL.
38. **SDR-55324 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: HARRISON PROPERTIES, LTD -** For possible action on a request for a Site Development Plan Review FOR A PROPOSED 11,708 SQUARE-FOOT COMMERCIAL BUILDING WITH A WAIVER OF THE DOWNTOWN CENTENNIAL PLAN ARCHITECTURAL DESIGN STANDARDS on 0.16 acres at 725, 729 and 731 South Las Vegas Boulevard (APN 139-34-410-176), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-54961]. Staff recommends APPROVAL.

DIRECTOR'S BUSINESS:

39. **ABEYANCE - TXT-54664 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS -** For discussion and possible action regarding a request to amend LVMC Chapter 19.12 related to Permitted Uses and Chapter 19.18 related to Definitions and Measures to consolidate various liquor uses and to provide for other related matters. Staff recommends APPROVAL.
40. **TXT-51717 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS -** For discussion and possible action on a request to amend LVMC Chapter 19.12 regarding the Utility Transmission Line and Electric Generating Plant uses. Revisions include adding new language and an appeals process as required by the Nevada Revised Statutes. Staff recommends APPROVAL.
41. **TXT-54945 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS -** For discussion and possible action on a request to amend LVMC Chapter 19.00 and 19.10.100(D) related to the Downtown Design Review Committee name and scope of review, and to provide for other related matters. Staff recommends APPROVAL.
42. **TXT-55362 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS -** For discussion and possible action on a request to amend LVMC Chapter 19.18 related to Definitions and Measures to redefine the term "On-Premise Sign," and to provide for other related matters. Staff has NO RECOMMENDATION.

CITIZENS PARTICIPATION:

43. **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**